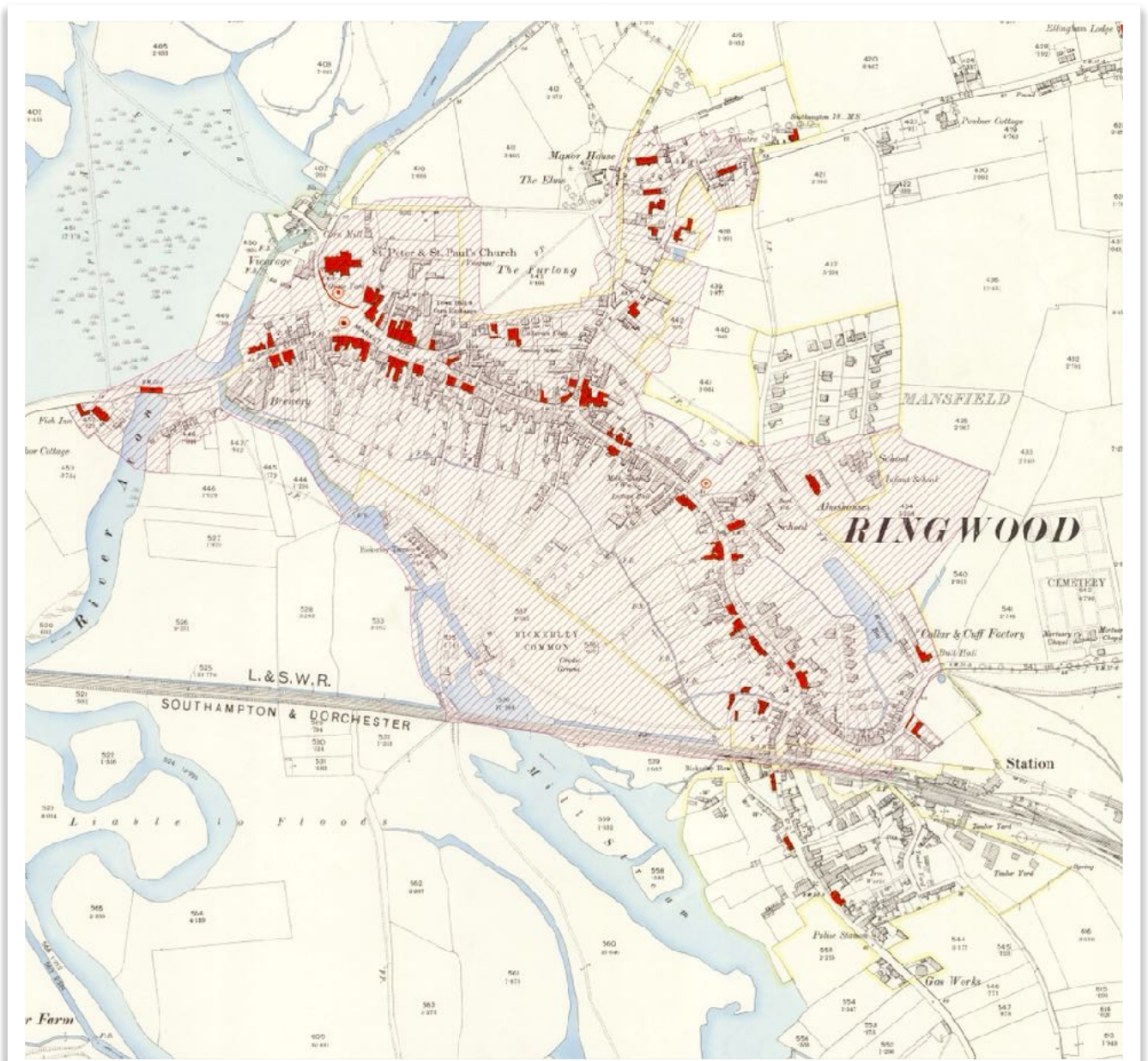


# Article 4 Directions for Ringwood Conservation Area

RNP Design & Heritage Group

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**DRAFT**



## Introduction

The Ringwood Neighbourhood Plan Design & Heritage Team is of the opinion that, in addition to the work set out in our action plan, we ought to explore the case for Article 4 Directions which restrict certain Permitted Development rights in the town.

This document outlines the policy situation and develops a preliminary case for considering the use of Article 4 Directions in Ringwood. This is intended for consideration by the RNP Steering Group.

## Permitted Development

A right to undertake a variety of specified building operations is assured by national legislation within the GDPO.



This one is even possible in a National Park, an Area of Outstanding Natural Beauty, a Conservation Area, or a World Heritage Site ☺

Permitted Development possible in a Conservation Area (via Planning Jungle)

In the above example:

*Class A: allows the replacement or insertion of windows (no restrictions on the number, position, or size).*

*Class C: allows the re-roofing of the front roof slope (with no restrictions on materials).*

*Class C: allows the insertion of front rooflights (with no restrictions on the number, position, or size).*

*Class C: allows the removal of the front turret.*

*Class D: allows the erection of the front porch (with no restrictions on materials).*

*Class F: allows hardstanding in the front garden (with no restrictions on the area, so long as porous).*

*Part 2 Class A: allows the erection of walls, fences, gates, etc.*

*Part 2 Class C: allows the painting of any part of the building (including previously unpainted brickwork).*

## What an Article 4 Direction can do

Planning Authorities can use their powers to make an 'Article 4 direction' that removes specified permitted development rights within a defined area. Permitted development rights allow certain types of development, including some changes of use of premises, to take place without needing planning permission from the Planning Authority. However when an Article 4 Direction comes into effect, changes of use covered by it will need consent from the Council.

It is common for Article 4 areas to apply to parts of conservation areas or primary shopping areas. It is important to remember that this would not automatically stop certain types of development but would require any proposals to be properly assessed via the planning application route.

The screenshot shows the Wandsworth.gov.uk website. The header includes the Wandsworth logo, the text 'Wandsworth.gov.uk', and a 'My Accounts' link. Below the header is a navigation bar with a 'Menu' icon, a search bar with the text 'Enter your search', and a 'News' icon. The breadcrumb trail reads 'Home / Planning and Building Control / Permitted development'. The main content area is titled 'Article 4 Directions' and contains a grid of 13 green boxes, each representing a different Article 4 Direction. Each box has a title and an 'Info' link with a circular icon.

What is an Article 4 Direction? Info ⓘ	Dover House Estate Conservation Area Info ⓘ	Heaver Estate Conservation Area Info ⓘ	Latchmere Estate Info ⓘ
Putney Lower Common Conservation Area Info ⓘ	Roeampton Village Conservation Area Info ⓘ	Shaftesbury Park Estate Conservation Area Info ⓘ	Totterdown Fields Estate Conservation Area Info ⓘ
Wandsworth Common Conservation Area Info ⓘ	Public houses and bars Info ⓘ	Change of use from A1 (shops) to A2 (financial and professional services) Info ⓘ	Change of use from B1a (offices) to C3 (dwellinghouses) Info ⓘ
Change of use from Class E (commercial, business and service uses) to C3 (dwellinghouses) Info ⓘ			

Some local authorities make extensive use of Article 4 Directions.

<https://www.winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/article-4-directions>

<https://www.wandsworth.gov.uk/planning-and-building-control/permitted-development-and-article-4-directions/article-4-directions/>

## **When can local authorities make article 4 directions?**

This is guided by paragraph 53 of the National Planning Policy Framework.

*53. The use of Article 4 directions to remove national permitted development rights should:*

- where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)*
- in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)*
- in all cases, be based on robust evidence, and apply to the smallest geographical area possible.*



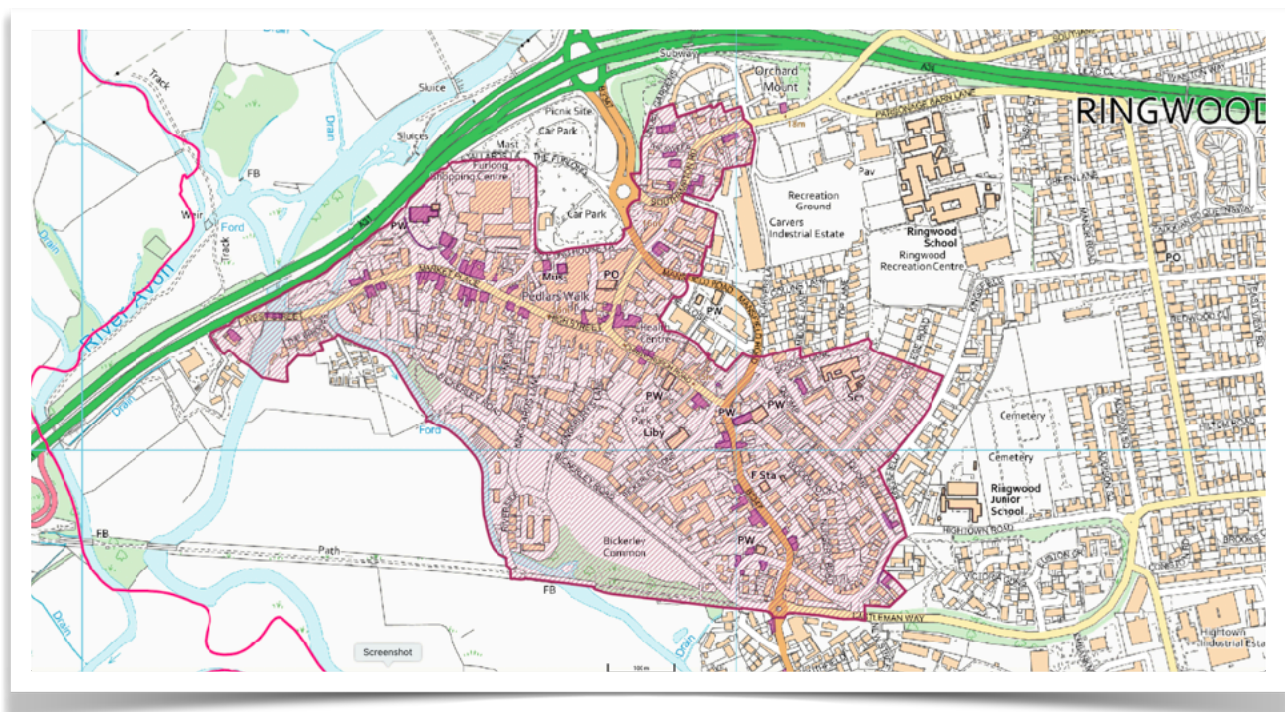
## Our Conservation Areas

Two conservation areas include land within the parish of Ringwood which establish certain protections for an 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. For example side extensions and demolition of whole buildings cannot take place without planning permission.

### The Ringwood Conservation Area

Established in 1970 and expanded in 1983 the Ringwood Conservation Area includes the majority of the surviving historic core of the town. It is located entirely within NFDC's area of control and includes the primary shopping area and some residential streets.

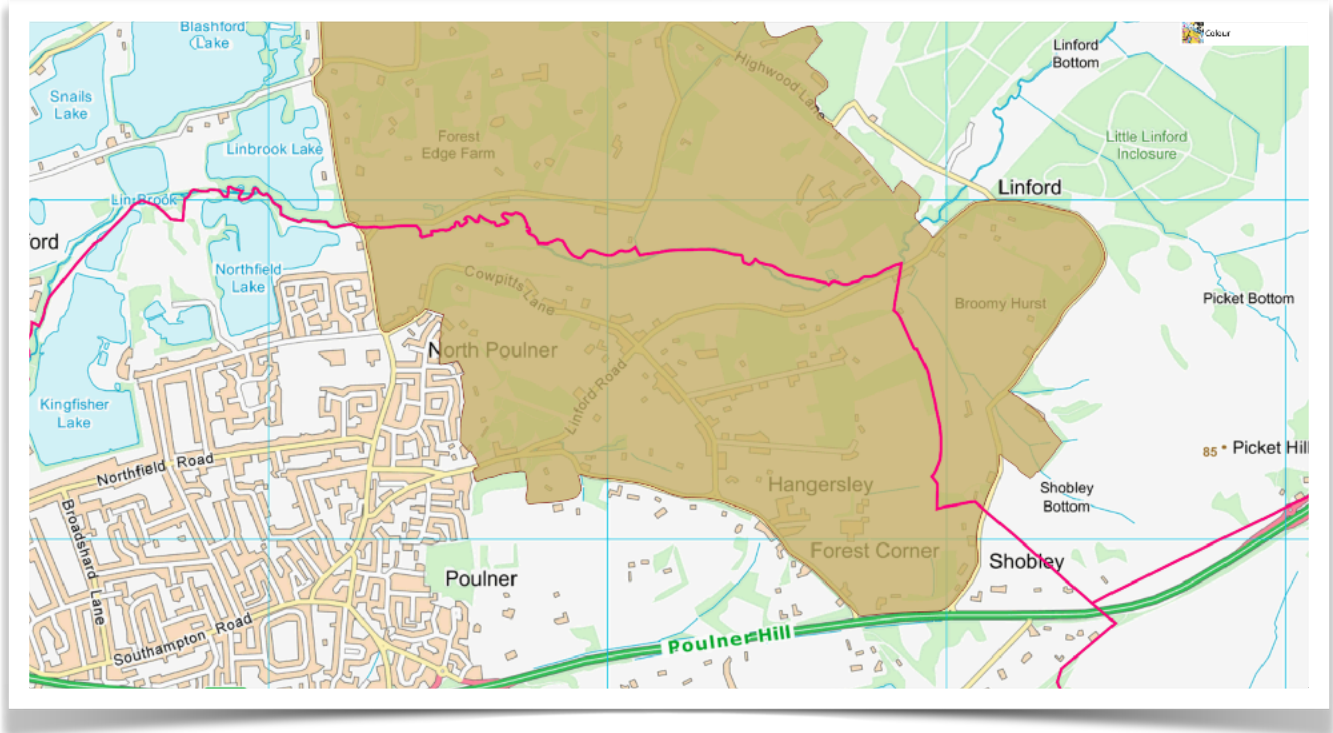
The quality of the Conservation Area is a town amenity and also directly affects the shopping visitor experience, as one associated with independent shops in a historic market town, specifically in contrast to an out of town shopping experience.



The Ringwood Conservation Area hatched (Listed Buildings are shaded)

## The Western Escarpment Conservation Area

Very different in character to the Town Centre Area, the WECA comprises a dispersed rural settlement pattern. The southernmost part is within Ringwood but the whole area extends 14km to the North.



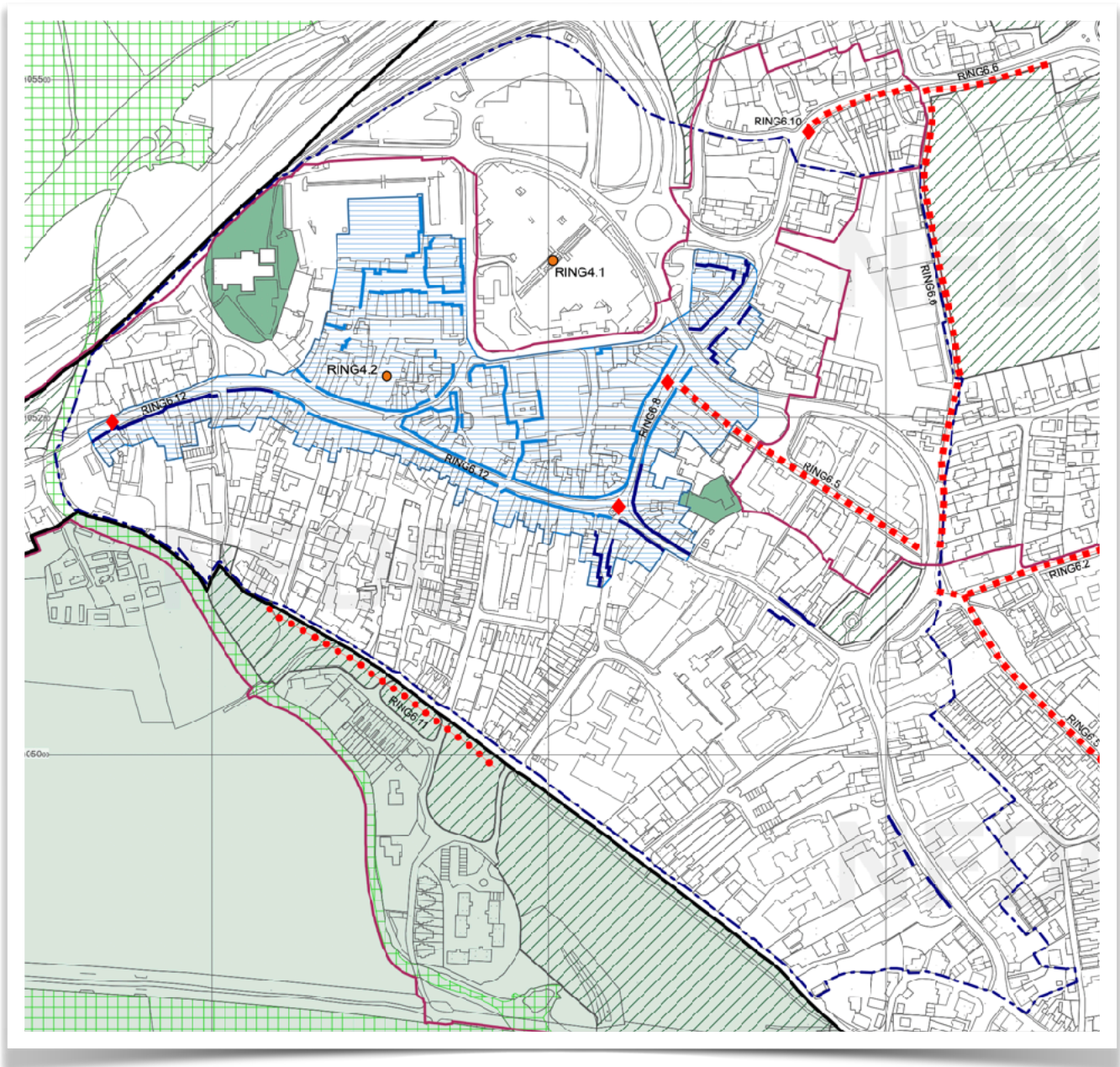
The southernmost part of the Western Escarpment Conservation Area lies within the Ringwood NP area

Because of its location entirely within the NPA we do not feel that the RNP is the appropriate vehicle for assessing and bringing forward policy changes.



## Ringwood's Primary Shopping Area & Frontages

Closure of through traffic to West Street has presented Ringwood with a time limited window of opportunity to reimagine how the core of the primary shopping area (West Street, Market Place, High Street & Fridays Cross) serves the wider town centre area.



Primary Shopping Area hatched in blue & primary frontages light blue.

There is also a risk that the coming period of transition arising from the closure of West Street causes a decline in the number of non-residential uses within this area through change of use to residential.



## Examples of losses

### *DESIGN*



Loss of turrets and slate roof covering on the Right hand pair. Loss of archways on the left. Loss of sash windows to both.



Painted brickwork, door & window alterations, UPVC windows. Roof coverings & ornate barge boards remain.





Unsympathetic roof coverings & window alterations. SVP to front elevation.

## **USE**



Loss of Public House & part change to residential in the Market Place (Listed Building) Primary shopping area





Conversion to residential Inside CA & *secondary* shopping frontage



Conversion to residential Inside CA & *secondary* shopping frontage



## Examples of what we can protect

(but the Conservation Area designation alone cannot)



Largely original window patterns, chimneys and roof coverings (some poor windows)



Original openings, brick features & windows





Good recreation of historic building damaged by fire. Roof coverings, windows & timber gutter. (Shopfront in primary shopping area)



# Recommendations

## Design

Preliminary assessment of alterations to buildings within the Conservation area suggests Ringwood meets the NPPF criteria and Article 4 directions are required to:

*Protect the amenity provided by the remaining historical significance of the Ringwood Conservation Area and settings of the large concentration of nationally listed buildings. e.g. unsympathetic alterations.*

The Design & Heritage group therefore proposes to add this to our work and take developed recommendations to NFDC. Following that we would expect to do the foundational work associated with the Article 4 Direction and rely on NFDC to implement it.

Without strengthened protections we are concerned the quality of the Conservation Area could be irretrievably eroded.

## Use

That our group assist the Town Centre Group in consideration of whether an Article 4 Direction may be required to:

*Protect the essential core of the primary shopping frontages from change of use to residential. e.g. use of Class MA\* within the Market Place.*

*\*<https://www.planninggeek.co.uk/gpdo/changes-of-use/class-ma/>*

## Appendices

# Proposed Article 4 Directions

### Suggested Article 4 Directions (see Management Issues Map)

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
<b>BARFORD LANE</b>							
1 Parsonage Farm Cottages	■	■	■		■		■
2 Parsonage Farm Cottages	■	■	■		■		■
1 Sims Cottages	■	■	■		■		■
2 Sims Cottages	■	■	■		■		■
Meadowcroft	■	■	■		■		■
Pops Cottage	■	■	■		■		■
Anchor Cottage	■	■	■		■		■
Yambrook	■		■		■	■	■
Yew Tree Cottage	■		■		■	■	■
1 Carver Cottages	■		■		■	■	■
2 Carver Cottages	■		■		■	■	■
<b>CHURCH HATCH</b>							
The Old Malthouse	■	■	■		■		■
1	■	■	■		■		■
2	■	■	■		■		■
3	■	■	■		■		■
<b>HIGH STREET</b>							
22	■	■	■				■
24	■	■	■				■
<b>LODE HILL</b>							

Proposed Article 4 Direction in the Downton CAA using simple tabulated format

# High Street & Fridays Cross

THE RINGWOOD SOCIETY



Listed Buildings with settings potentially harmed by PD alterations



# Market Place & West Street

THE RINGWOOD SOCIETY

