

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
01439 772700

Planning enquiries: planning@northyorkmoors.org.uk

Building Conservation enquiries: building@northyorkmoors.org.uk

www.northyorkmoors.org.uk



Andy Wilson
Chief Executive

Article 4 Directions in the North York Moors National Park What you need to know

What is an Article 4 Direction?

Article 4 Directions remove certain permitted development rights. This means that planning permission is required for some work that you could previously carry out without applying for consent.

What type of work now requires consent?

For most Conservation Areas you will need to apply for planning permission to carry out any works of alteration to an **elevation facing a highway, waterway or important open space**. If you live in Runswick Bay, Helmsley or Staithes the Article 4 Direction is slightly different – see the note at the end of this document and please contact us if you are unsure whether you are within the Conservation Area or whether any work you are looking to carry out would be caught by the Direction.

- A **highway** is defined as an area of land which the public at large have the right to use. This includes roads of all classifications and public rights of way e.g. roads, footpaths, bridleways and byways open to all traffic (BOATs).
- **Important open spaces** will normally be defined as gap sites, large gardens or orchards, greens or commons and spaces at the entrance of the Conservation Area.
- A **waterway** is a river, canal or other body of water serving as a route or way of travel or transport.

Alterations which now need planning permission include:

1. The construction, alteration or demolition of a chimney;
2. Any other changes to a roof including changes to the design, materials or profile e.g. changing pantiles to concrete tiles, installing roof lights or solar panels, changing a slate roof with diminishing courses to a plain slate roof;
3. The installation of a satellite dish or satellite aerial on a roof, chimney or wall;
4. The construction of a porch or other extension;
5. The rendering or painting of previously non-rendered and unpainted elevations e.g. painting brick, stone or timber walls, rendering brick or stone walls;
6. The alteration of guttering or rainwater goods and the installation of fascia boards e.g. loss of gutter spikes and hoppers, change from cast iron to plastic;
7. Alterations to the appearance, style and method of opening of doors and windows e.g. changing sliding sash windows to top hung, mock sash windows, changing timber doors/windows to upvc, changing flush casement windows to storm proof windows, changing the profile of reveals of sills, increasing the width or altering the profile of glazing bars, removing paint and staining windows and doors, painting untreated doors and windows;
8. The erection, alteration or removal of a wall, fence or gate.

Please Note: The alterations mentioned above outline the main types of work which will require planning permission. We advise you to check with the Authority before undertaking any other work in case these are also covered.

**Planning permission is not required for exact like for like repair or maintenance work.
A separate Guidance Note is available for what constitutes 'like for like'.**

How do I apply for work covered by the Article 4 Direction?

A formal planning application is required by law for applications resulting from an Article 4 Direction. Applications can be submitted online at www.planningportal.co.uk. Alternatively application forms can be obtained by downloading them from the National Park's website at www.northyorkmoors.org.uk or by telephoning the Authority's Development Management Administration Team on 01439 772700. There is now a charge for these applications which is set out in the 'Planning Application Fee Sheet' which has been set by national Government.

Application forms are accompanied by guidance notes advising on how they should be completed. You will need to submit a small scale map or plan showing where your property is located. Our Development Management Administration Team can assist you in suggesting sources of suitable location plans.

For a normal planning application scale drawings are required showing existing and proposed elevations, or photocopies of suppliers' brochures or annotated sketches showing dimensions and proposed materials accompanied by a description of the development will normally be sufficient to demonstrate proposals.

The Authority provides a structured pre-application enquiry service in order to enable homeowners to access professional planning advice on the acceptability of your proposal. There is a small charge for this service and further details can be found on the National Park's website.

How long will it take?

Every planning application must be advertised for a minimum period of three weeks. This restricts how quickly we can process applications but we aim to determine planning applications within six to eight weeks. If you are in any doubt as to whether you require consent for proposed works please do not hesitate to contact the Planning Team on 01439 772700.

Conservation Area Enhancement Grants

The National Park Authority has a commitment to the preservation and enhancement of its Conservation Areas and grants are currently available to assist with enhancement works. Eligible works include the reinstatement of missing features such as railings, sash windows, panel doors, chimneys, replacement of concrete roof tiles and the removal of unattractive dormer windows, porches and extensions.

If you would like to improve the appearance of your property and are interested in applying for grant please contact the Building Conservation Team at building@northyorkmoors.org.uk or by telephone on 01439 772700.

Conservation Areas with an Article 4 Direction:

Aislaby	Fylingthorpe	Lealholm	Rosedale Abbey
Ampleforth	Gillamoor	Levisham	Runswick Bay***
Appleton le Moors	Hawnby	Lockton	Sinnington
Boltby	Helmsley*	Lythe	Staithes****
Carlton in Cleveland	Hutton Buscel	Nether Silton	Swainby
Castleton	Hutton le Hole	Old Byland	Thimbleby
Cold Kirby	Hutton Lowcross**	Osmotherley	Thornton le Dale
Coxwold	Kepwick	Oswaldkirk	West/East Ayton
Egton	Kilburn	Rievaulx	
Egton Bridge	Lastingham	Robin Hood's Bay	

(Cloughton, Goathland, Sandsend and Scalby Conservation Areas do not have Article 4 Directions)

***Helmsley** - The Article 4 Direction covering the original Helmsley Conservation Area removes permitted development rights on all elevations. The Elmslac Road area (which forms an extension to the original Conservation Area carried out in 2013) is covered by a separate Article 4 Direction which is only applies to elevations which face a highway, waterway or important open space only.

****Hutton Lowcross** - Only part of Conservation Area is affected. Direction relates to elevations which face a highway, waterway or important open space.

*****Runswick Bay** – Provisions 4, 6, 7 & 8 do not apply. Direction relates to elevations which face a highway, waterway or important open space.

******Staithes** - Provisions 5 & 6 do not apply. Direction relates to all elevations.