

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Dear Resident

Town and Country Planning (General Permitted Development) Order 1995 (as amended) and Town and Country Planning (General Permitted Development) Order 2015

Heslington Conservation Area: Notice of Confirmation of an Article 4 Direction

I wrote to you in June last year to consult you about an Article 4 Direction for Heslington Conservation Area (“the Direction”). The results of the consultation were supportive and the Direction has now been confirmed. The Direction will take effect on 10 June 2023. Please find **enclosed** a copy of the Direction and map showing the properties which are affected by the Direction.

The Direction is made under Article 4(1) of the The Town and Country Planning (General Permitted Development) (England) Order 2015. The Direction applies to certain houses in Main Streets, Holburns Croft, Hall Park and School Lane as shown shaded red on the plan accompanying the Direction.

The Direction removes permitted development rights for the types of development described in the Schedule to the Direction, consisting of the enlargement, improvement or other alteration of a dwelling house, any alteration to the roof (i.e roofing materials and roof-lights) of a dwelling house, and the erection or construction or demolition of a porch outside any external door of a dwelling house, where the aforementioned works are to front or side elevations facing a highway; the installation, alteration including demolition of a chimney or flue which projects proud of the roof slope on a dwelling house; the installation, alteration of microgeneration solar PV or solar thermal equipment on the front or side facing roof

slopes of a dwelling house or a block of flats or a building situated within the curtilage of a dwelling house or a block of flats; the erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure facing a highway. These types of works will require planning permission from 10 June 2023.

The definition of a highway includes roads and public footpaths. In all cases, planning permission would only be required for **alterations**, not for works of maintenance or “like for like” repair or replacement. “Like for like” means using the same materials, the same design and the same details in maintenance/ and or replacement works to what was there previously. Where permission is required you will need to submit a planning application in the usual way and pay the applicable fee, and the application would be subject to the planning normal processes for advertisement and consultation.

Some of the types of work which may require planning permission include works to improve the energy efficiency of homes, such as replacement windows and installation of solar panels. The Council wish to support energy efficiency measures and in many instances it is likely that such works will continue to be permitted development (i.e. where they would not face the street or a footpath, or are undertaken on a like for like basis, in accordance with the stipulations of the General Permitted Development Order). Where proposals would affect the special qualities of the Conservation Area decisions will be taken in accordance with current planning policies. In developing proposals the Council would encourage residents to consider guidance from Historic England available from the Retrofit and Energy Efficiency in Historic Buildings area of their website. The Council is also working on a climate change supplementary planning document which will include guidance on micro energy generation and alterations to building which should be available during 2023.

A copy of the Direction and the map may also be viewed at www.york.gov.uk/ConservationAreas or in person at City of York Council, West Offices, Station Rise, York YO1 6GA during opening hours. If you have any questions or wish to discuss the Direction please do not hesitate to contact me.

If you are not the owner or occupier of this property, please make sure that any owner or occupier of this property has seen this letter.

Yours faithfully,

Edward Freedman
Conservation Officer