

What does the Article 4 Direction mean for me?

The Article 4 Direction does not mean that these things cannot be done but it does mean that you must apply for planning permission **before** carrying out any of the alterations listed, and that the work carried out may be restricted.

For further guidance, please see the Council's Whitwell Conservation Area Appraisal and Management Plan.

In most circumstances there will be no fee for planning permission for any of these alterations. If you are a tenant, you should inform your landlord if you wish to make any of the above alterations and ensure that all necessary consents are obtained.

Failure to apply for planning permission to carry out these alterations may result in enforcement action, which could lead to prosecution.

What do I do to find out more?

The documents referred to in this leaflet and more information can be found at www.bolsover.gov.uk. Alternatively, the Heritage Conservation Section can be contacted on 01246 242424.

If you have difficulty in reading or understanding this document, please contact the Council and it will be made available to you in a different format. Alternatively, an employee of the Council can go through it with you.

A copy of the Direction and a copy of the map defining the Conservation Area may be inspected at the council offices, Sherwood Lodge, Bolsover, Derbyshire, S44 6NF between the following times:

Monday	9.00 a.m. to 5.00 p.m.
Tuesday	9.00 a.m. to 5.00 p.m.
Wednesday	9.00 a.m. to 5.00 p.m.
Thursday	9.00 a.m. to 5.00 p.m.
Friday	9.00 a.m. to 5.00 p.m.
Saturday	9.00 a.m. to 12.30 p.m.



Whitwell Article 4 Direction



April 2010

What is an Article 4 Direction?

An Article 4 Direction is a legal control of alterations to buildings in a conservation area. A Direction for the Whitwell Conservation Area has been in place since July 1987. A new Direction has been made to continue and extend the controls and this came into force in April 2010.

Why Whitwell?

Whitwell retains the character of both its agricultural and its industrial phases of growth through the survival of both buildings and undeveloped pieces of land from these two periods. As a result, the Whitwell Conservation Area was designated to preserve and enhance this special architectural and historic interest.

The survival of original features, such as windows, doors and boundary walls, has been important to retaining this special character and the Article 4 Direction has ensured that these key elements have been protected.

To protect these key elements, the Article 4 Direction removes certain 'permitted development rights' and requires an application for planning permission for the following works.

What works need permission?

The following works need permission:

- an extension or porch
- external cladding, fixture or render to any part of the property
- alterations to a roof or chimney
- replacement of a window or external door
- installation or relocation of a satellite dish / antenna
- provision or alteration of a gate, fence or wall
- demolition of any part of the property including gates, fences and walls
- installation of solar photo-voltaic or solar thermal equipment
- erection or alteration of agricultural buildings on some open areas

For a full schedule of the relevant works, please see the direction or official notice.

Which properties are affected?

The Direction applies to all residential properties in the conservation area, with the exception of some residential properties on:

- Scotland Street
- Portland Street
- Welbeck Street
- No.s 15 & 17 Spring Hill

In addition to this, certain works on some undeveloped land in Whitwell need planning permission.

A map has been prepared to illustrate the properties and land affected.

However, to be certain that your property is not covered, you are advised to contact the Council on the numbers provided overleaf.