

From 22nd November 2006, you will need planning permission to carry out any of the following:-

- Alterations to elevations of any building (including painting).
- Alterations to roof slope including cladding materials and heights.
- Truncating, raising or adding chimney stacks.
- Adding aerials, satellite dishes or antennas to roofs, walls or within the curtilage fronting a relevant location.
- New attic Dormer windows.
- Replacing doors or windows, if in a different design or material - ie UPVC
- Removing, inserting or altering boundary treatments, such as brick walls or railings.
- Creating hard-standings or surfaces.
- Adding, altering or removing porches.
- Development in a garden fronting a highway, water course or public open space.

There will be no planning fees payable for determining planning applications as a result of the Article 4(2) Direction.

A copy of the Direction may be inspected free of charge between the hours of 9.00am - 16.30pm, Monday to Friday (excluding Bank Holidays) at the Planning Department, Town Hall, Darlington, DL1 5QT.

A copy of the Direction and map can also be inspected online at: www.darlington.gov.uk/conservation



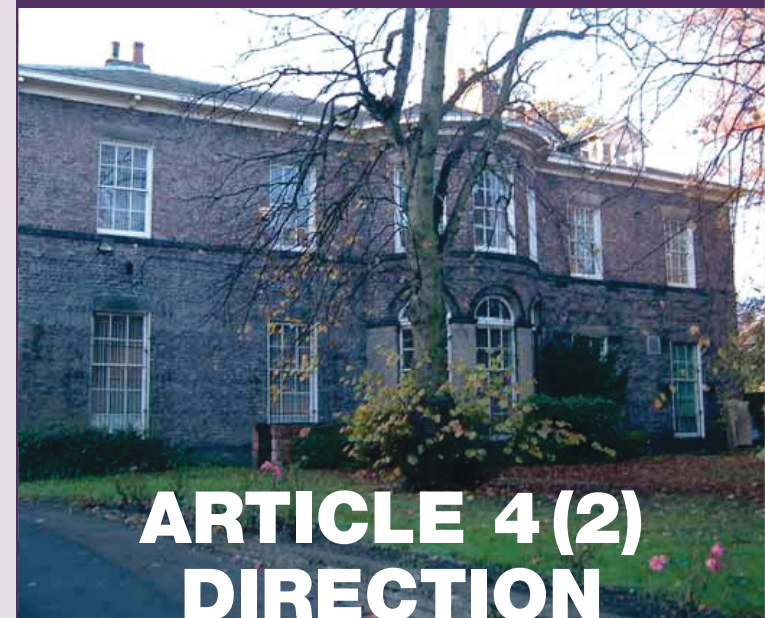
Properties on Northgate prior to restoration



After grant-aided restoration, with new slate roof, timber sash windows, chimney pots and traditional shop fronts

For further advice about the Article 4(2) Direction affecting the Northgate Conservation Area, call the Planning Services section on 01325 388799 or the Conservation Officer on 01325 388604 or email: planning.projects@darlington.gov.uk

Northgate Conservation Area



ARTICLE 4 (2) DIRECTION



July 2007

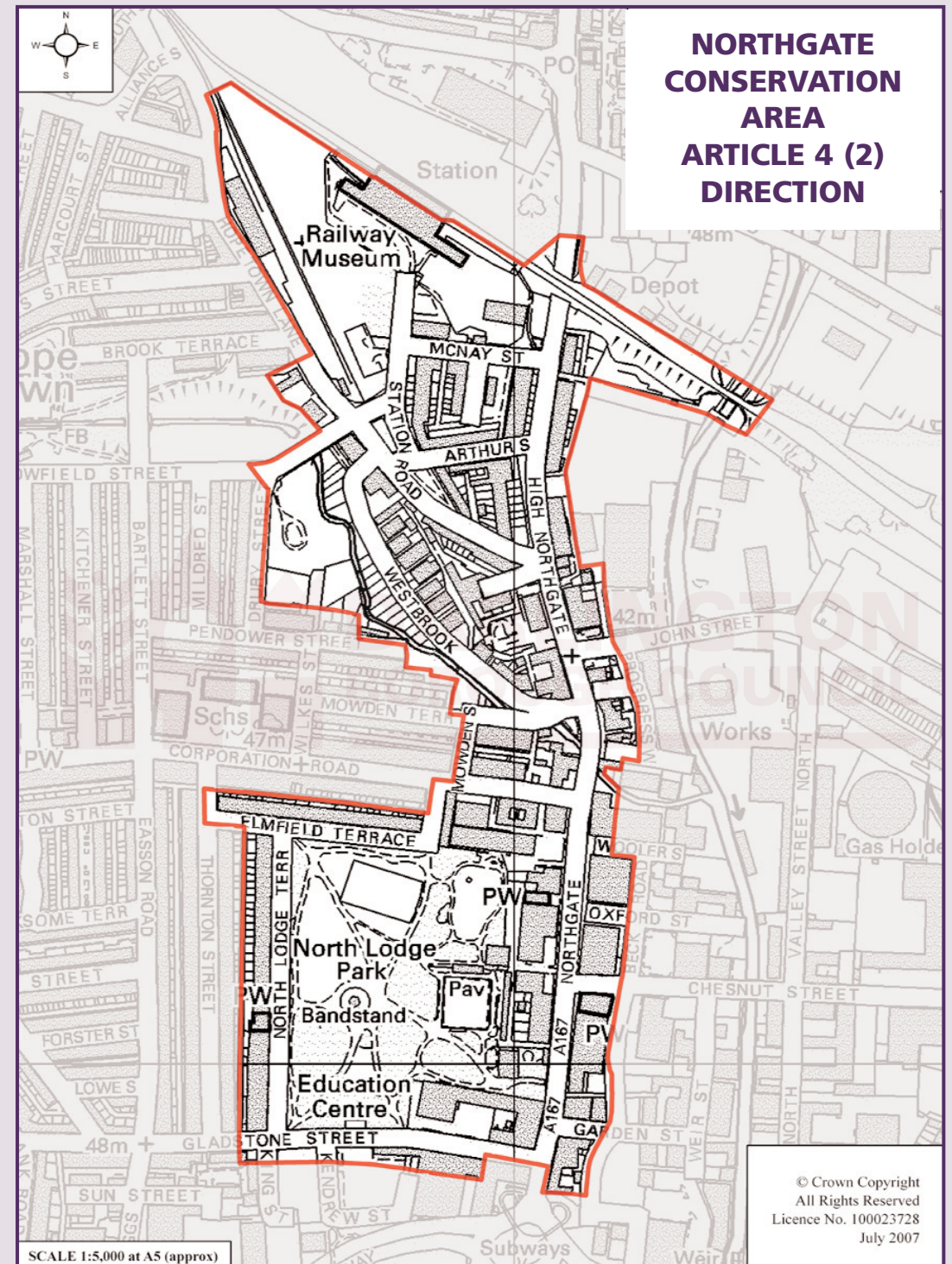
NORTHGATE CONSERVATION AREA ARTICLE 4 (2) DIRECTION

Following the large financial investment made by English Heritage and Darlington Borough Council in the 1990s and 2000s through various grant schemes aimed at re-introducing or restoring historic or architectural features, an Article 4(2) Direction has been implemented for the Northgate Conservation Area. This Direction came into effect on 22nd November 2006 under Article 4 (2) of the Town and Country Planning (General Permitted Development) Order 1995.

When an Article 4 (2) Direction is put in place, 'Permitted Development Rights' (that is planning permission for minor work granted automatically by the Government) no longer apply. Now, for example, small changes to external elevations fronting a highway, water course or public open space will require an application for Planning permission to be made.

The aim of the Northgate Article 4 (2) Direction is to encourage the retention of historic and period architectural features to the exteriors of buildings, and to preserve and enhance the character of the Conservation Area, of which these buildings are a part. The Direction affects only **residential**, not commercial properties.

"Like-for-like" repairs or reinstatement of lost architectural features will be encouraged, along with the removal of previously unsympathetic external changes to buildings.



NORTHGATE CONSERVATION AREA ARTICLE 4 (2) DIRECTION

SCALE 1:5,000 at A5 (approx)

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