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Article 4 direction

Last Modified August 24, 2022



Householders in England and Wales are allowed to make minor changes to their properties without planning permission from the local planning authority - known as 'permitted development rights'.

Sometimes these rights need to be removed to protect the character of an area, for example to prevent a large number of houses in multiple occupation or the loss of original features in a conservation area.

The application of an Article 4 Direction removes these rights and is a way in which we can control building works and changes of use which would ordinarily be 'permitted development'.

You can however apply for planning permission to carry out certain works within an Article 4 Direction area.

For more information please contact the planning department 01253 476206 or the conservation team 01523 476332.

Issue of Article 4 Directions

Article 4 Directions are issued by the council in circumstance where specific control over development is required, mainly where the character of an area of acknowledged importance would be threatened. They are more commonly applied to conservation areas.

Please note: It is important to read the legal information accompanying each individual Article 4(1) Direction as each is different.

Existing Article 4 Directions

Blackpool has 4 Article 4 Directions - The Promenade, Stanley Park and Raikes Hall

- [Article 4 Direction - Promenade](#)
- [Article 4 Direction Map - Promenade](#)

The Article 4 Direction that covers Stanley Park, which is in a conservation area, has recently been amended due to changes in legislation and a new one created to cover technology. Information of the amendments to the existing Article 4 and the newly created Article 4 are shown below

- [Amended Article 4 Direction](#) [PDF 50KB]
- [New Article 4 Direction](#) [PDF 62KB]
- [Notice of confirmation of an Article 4 Direction relating to Stanley Park Conservation Area](#) [PDF 75KB]

[Original Article 4 Direction](#) [PDF 53KB] - No longer in operation

[Press Notice for New Article 4 Direction](#) [PDF 5.09MB]

[Letter sent to homeowners in Stanley Park Area](#) [PDF 135KB]

[List of address Article 4 Direction letter was sent to](#) [PDF 35KB]

The Article 4 Direction that covers Raikes Hall is a conservation Area

- [Notice for Article 4 Direction for Raikes Hall](#)
- [Article 4 Direction Raikes](#)
- [Raikes Hall Conservation area location plan](#)
- [List of Addresses for Raikes Hall area](#)

Introduction of a new Article 4 Direction C3-C4.

The Council has confirmed a new [Article 4 Direction](#) that will apply to the entire borough. The Direction will remove permitted development rights that allow dwelling houses (a C3 planning use) to convert into small houses in multiple occupancy (HMOs, a C4 planning use) without the need for planning permission.

The Order was sealed on 1 October 2021 and confirmed on 23 February 2022

The Direction will come into force on 3 October 2022.

Introduction of a new Article 4 Direction Locally Listed Buildings

The council is introducing a new [Article 4 Direction](#) that will apply to all buildings on the List of Buildings of Local Architectural and/or Historic Interest (Local List) outside conservation areas.

These locally listed buildings are vulnerable to demolition because they currently fall outside the scope of planning legislation. In addition, the painting of previously unpainted brick and stonework changes the character and appearance of historic buildings. For example, pubs have been the subject of damaging exterior paintwork changes during rebranding exercises.

The proposed Article 4 direction will therefore remove the permitted development rights which allow total demolition, or painting of exterior walls, of locally listed buildings outside conservation areas. This means that planning permission will be required for these changes in future.

The order was sealed on 23 February 2022 and will be subject to public consultation for 8 weeks until 5.00pm on 20 April 2022. Any comments on this matter should be made in writing either to builtheritage@blackpool.gov.uk, or the Built Heritage and Conservation Team, 81 Central, 77 to 81 Church Street, Blackpool, FY1 1HU, and should include your name, postal and email address.

The direction will come into force on 24 February 2023

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Blackpool Council

Municipal Buildings
Corporation Street
Blackpool
FY1 1NF

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