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Raikes Hall conservation area

Last Modified February 22, 2022



Blackpool Borough Council

Town and Country Planning Act 1990, as amended

Town and Country Planning (general permitted development) (England) Order 2015, as amended

Confirmation of the Article 4 Direction relating to the Raikes Hall conservation area

Blackpool Borough Council (“the council”), being the appropriate local planning authority, made a non-immediate Article 4 Direction on Friday 10 May 2019 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (“the Order”). The direction applies to land within the Raikes Hall conservation area shown edged red (for identification purposes only) on the annexed Plan attached to the Direction.

The direction relates to development in the first schedule below and removes permitted development rights for these types of development from the date when the direction comes into force. Planning Permission will therefore be required for development comprised within the first schedule once the direction is in force.

A copy of the direction, including the plan defining the area covered, can be viewed on the council’s website under www.blackpool.gov.uk and at the council’s Customer First, Municipal Buildings, Corporation Street, Blackpool between the hours of 9.30am and 5.00 pm, Monday to Friday. A copy is also available to be viewed during its opening hours at Blackpool Central Library, Queen Street, Blackpool, FY1 1PX.

The council invited representations on the Article 4 Direction between Thursday 23 May 2019 to Friday 19 July 2019 and has considered all the representations received during this period.

This document gives notice that the Article 4 Direction has been confirmed by the council on Tuesday 19 November 2019. The Article 4 Direction shall come into force on Monday 1 June 2020.

Dated this 22 day of November 2019

Michael Caveney On behalf of: Blackpool Borough Council, PO Box 11, Town Hall, Blackpool, FY1 1NB

Schedule

(a) The enlargement, improvement or other alteration of a dwelling-house being development comprised within Class A referred to in Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;

This means that you cannot make any enlargements, improvements or other alterations to a dwelling-house unless planning permission is granted.

This class covers many external alterations to a house, including replacing windows, doors and adding external insulation.

In historic buildings, traditional materials, such as timber windows and doors, must be used as appropriate. For modern properties, materials such as UPVC and aluminium windows and doors may be original to those buildings and would therefore be considered

appropriate. In buildings where there is uniformity in the materials and design, such as in a terrace, this uniformity may be part of the character of the building, and contribute to the character and appearance of the conservation area, and should be retained. If you already have UPVC windows and wish to replace them please discuss your proposals with the conservation officer in the first instance.

(b) The enlargement of a dwelling-house consisting of an addition or alteration to its roof being development comprised within class B referred to in part 1 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot enlarge the dwelling-house by adding another roof or by making any alterations to the roof unless planning permission is granted.

(c) Any other alteration to the roof of a dwelling-house being development comprised within class C referred to in part 1 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot make any alterations to the roof of a dwelling-house unless planning permission is granted.

This class covers development such as changing the roofing materials and inserting rooflights into the roof slopes. In historic buildings, traditional materials, such as clay tiles and slates, must be used as appropriate. For modern properties, materials such as metal sheeting and concrete tiles may be original to those buildings and would therefore be considered appropriate. In groups of buildings where there is uniformity in the roofing materials, such as in a terrace, this uniformity may be part of the character of the building, and contribute to the character and appearance of the conservation area, and should be retained.

(d) The erection or construction of a porch outside any external door of a dwelling-house within class D referred to in part 1 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot erect or construct a porch outside any external door of a dwelling-house unless planning permission is granted. Porches may be a feature of a street or group of buildings, in which case the reinstatement of a missing porch or the provision of a new porch would be considered appropriate. In other cases, however, the introduction of a porch into an elevation which is not typified by porches could detract from the appearance of the building or terrace and may therefore be considered inappropriate.

(e) The provision within the curtilage of the dwelling-house of:-

a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling-house as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas; being development comprised within class E referred to in part 1 of schedule 2 to the said order and not being development comprised within any other class;

This means that you cannot build or construct any building, enclosure, swimming pool or other pool within the curtilage of a dwelling-house unless planning permission is granted. Further, you cannot build a container used for domestic heating purposes for the storage of oil or liquid petroleum gas within the curtilage of a dwelling-house unless planning permission is granted.

(f) Development consisting of:

a) the provision within the curtilage of a dwelling-house of a hard surface for any purpose incidental to the enjoyment of the dwelling-house as such; or

b) the replacement in whole or in part of such a surface; being development comprised within class F referred to in part 1 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot build or construct a hard surface or replace such a surface within the curtilage of a dwelling-house unless planning permission is granted.

The development permitted by this class allows for the paving or surfacing over of gardens and paths. In some parts of the conservation areas gardens make a positive contribution to the character and appearance of the area and should be retained. Original tiles paths and traditional paving should also be retained and missing features reinstated.

(g) The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling-house being development comprised within class G referred to in part 1 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a chimney, flue or soil and vent pipe on a dwelling-house unless planning permission is granted.

Chimneys can be prominent and ornate features which contribute to the appearance of individual buildings and terraces. The removal or unsympathetic alteration of such features may detract from the character and appearance of the individual building or group of buildings and the conservation area.

(h) The installation, alteration or replacement of a microwave antenna on a dwelling-house or within the curtilage of a dwelling-house being development comprised within class H referred to in part 1 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a microwave antenna on or within the curtilage of a dwelling-house unless planning permission is granted.

(i) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development comprised within class A referred to in part 2 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot erect or alter a gate, fence, wall or other enclosure unless planning permission is granted.

Many streets in the conservation areas have boundary walls, railings and fences which enclose gardens and give a strong character to area. These means of enclosure should be retained and inappropriate designs and materials replaced with original or traditional designs and materials. Again, uniformity can be important as groups or terraces often share a common boundary design. Gaps within the built frontage also detract from the character and appearance of the conservation areas so the reinstatement of missing boundary structures with appropriate designs is encouraged.

Minor works, such as re-painting railings or re-staining a fence on a like-for-like basis, do not require planning permission

(j) The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule (other than by class A of part 2 of schedule 2) being development comprised within class B referred to in part 2 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot form, lay out and construct a means of access to a highway unless planning permission is granted.

The provision of a new access can result in a large gap in an otherwise built-up frontage and result in the loss of green areas/gardens and boundary structures, detracting from the character and appearance of the conservation area.

(k) The painting of the exterior of any building or work being development comprised within class C referred to in part 2 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot paint the exterior of any building unless planning permission is granted.

In some areas, contrasting brickwork is used to form patterns in brick walls or for decorative brick detailing such as arched openings, quoins or window and door surrounds. Terracotta is also used to provide ornate decorative features. Fair-faced and decorative brickwork should be left unpainted.

Elevations which are already painted should be painted in appropriate colours. Changing the colour to a similar shade or from one pastel shade to another pastel shade would not require planning permission. Making a colour change which is significantly different, however, does require planning permission.

Most property owners paint their joinery in traditional colours. Repainting joinery does not, therefore, usually require planning permission. The use of colours which are not traditional or appropriate to the building and/or conservation area, does require planning permission.

Painting which constitutes an advertisement also requires planning permission and possibly advertisement consent.

(l) The installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles being development comprised within class D referred to in part 2 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace, within an area lawfully used for off-street parking, an electrical outlet mounted on a wall for recharging electric vehicles unless planning permission is granted.

Planning permission is required for recharging units which would be fixed to the front wall of the building (and a side wall which fronts a highway) or boundary wall. This is to ensure that the unit is sited sympathetically on the structure, with regard to its features, and also to ensure it does not detract from the character or appearance of the conservation area.

(m) The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles being development comprised within class E referred to in part 2 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace, within an area lawfully used for off-street parking, an upstand with an electrical outlet mounted on it for recharging electric vehicles unless planning permission is granted.

(n) The installation, alteration or replacement on a building of a closed circuit television camera to be used for security purposes being development comprised within class F referred to in part 2 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace on a building, CCTV to be used for security purposes unless planning permission is granted. Please discuss proposals with the conservation officer in the first instance.

(o) Any building operation consisting of the demolition of a building being development comprised within class B referred to in part 11 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot demolish a building unless planning permission is granted.

(p) Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure being development comprised within class C referred to in part 11 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot demolish the whole or part of any gate, fence, wall or other means of enclosure unless planning permission is granted.

The purpose is to prevent the loss of boundary structures which make a positive contribution to the character or appearance of the conservation area.

Please note that the demolition and erection of boundary structures over 1m in height where they front a highway and over 2m in height elsewhere already require planning permission. This applies when any part of the structure, such as the gate piers, exceed the relevant height.

(q) The installation, alteration or replacement of micro generation solar PV or solar thermal equipment on—

a) a dwelling-house or a block of flats; or

b) a building situated within the curtilage of a dwelling-house or a block of flats; being development comprised within class A referred to in Part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace solar panels or equipment on a dwelling-house or block of flats or on a building within the curtilage of a dwelling-house or block of flats unless planning permission is granted.

Renewable energy products can have a significant impact on the appearance of buildings and the wider area. The scale of some buildings and the local topography means that roof slopes, including those on the rear of buildings, can be visible from various vantage points. The purpose of this restriction is therefore to prevent installations which would harm the character or appearance of a conservation area. Microgeneration measures will generally only be acceptable at the rear of buildings.

(r) The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwelling-house or a block of flats being development comprised within class B referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace stand-alone solar equipment within the curtilage of a dwelling-house unless planning permission is granted.

(s) The installation, alteration or replacement of a microgeneration ground source heat pump within the curtilage of a dwelling-house or a block of flats being development comprised within class C referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a ground source heat pump within the curtilage of a dwelling-house or block of flats unless planning permission is granted.

(t) The installation, alteration or replacement of a microgeneration water source heat pump within the curtilage of a dwelling-house or a block of flats being development comprised within class D referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a water source heat pump within the curtilage of a dwelling-house or a block of flats unless planning permission is granted.

(u) The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a dwelling-

house or a block of flats being development comprised within class E referred to in part 14 of Schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a flue, forming part of a biomass heating system, on a dwelling-house or block of flats unless planning permission is granted.

(v) The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a dwelling-house or a block of flats being development comprised within class F referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a flue, forming part of a combined heat and power system, on a dwelling-house or block of flats unless planning permission is granted.

(w) The installation, alteration or replacement of a microgeneration air source heat pump— a) on a dwelling-house or a block of flats; orb) within the curtilage of a dwelling-house or a block of flats, including on a building within that curtilage. being development comprised within class G referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace an air source heat pump on or within the curtilage of a dwelling-house or a block of flats; or on a building within that curtilage unless planning permission is granted.

(x) The installation, alteration or replacement of a microgeneration wind turbine on – a) a detached dwelling-house; orb) a detached building situated within the curtilage of a dwelling-house or a block of flats. being development comprised within class H referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a wind turbine on a detached dwelling-house or detached building situated within the curtilage of a dwelling-house or block of flats unless planning permission is granted.

(y) The installation, alteration or replacement of a stand-alone wind turbine for microgeneration within the curtilage of a dwelling-house or a block of flats being development comprised within class I referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a stand-alone wind turbine within the curtilage of a dwelling-house or a block of flats unless planning permission is granted.

(z) The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a building other than a dwelling-house or a block of flats being development comprised within class K referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace stand-alone solar equipment within the curtilage of a building other than a dwelling-house or block of flats unless planning permission is granted.

(aa) The installation, alteration or replacement of a microgeneration ground source heat pump within the curtilage of a building other than a dwelling-house or a block of flats being development comprised within class L referred to in part 14 of schedule 2 of the said order and not being development comprised within any other class;

This means that you cannot install, alter or replace a ground source heat pump within the curtilage of a building other than a dwelling-house or a block of flats unless planning permission is granted.

End of notice

Additional information

[Article 4 direction - Raikes Hall](#)

[Raikes Hall conservation area addresses](#)

[Raikes conservation area plan](#)

Blackpool Council

Municipal Buildings
Corporation Street
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