

For further general information about the Article 4(2) Direction please contact: The Conservation Officer - Telephone: 0151 934 3584/3574

For further information on whether you will need planning permission please contact - Development Control - Telephone: 0151 934 3568/3572

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Sefton Council 

MOOR PARK

YOUR GUIDE TO HOW ARTICLE 4(2) AFFECTS YOU

Moor Park is one of 25 Conservation Areas within the Borough of Sefton. It was originally designated in July 1987 because of its special architectural and historic interest.

Moor Park Conservation Area is an attractive and spacious Edwardian suburb displaying fine examples of housing styles from that period. The area has a distinctive arcadian layout and overall the design of the area demonstrates a sentimentality for a countryside idyll and very much reflects ideas which were fashionable at the beginning of the 20th Century.



A series of covenants were placed on the estate which continue to underpin its character and appearance. These included requirements for hedges and restrictions on kerbs, roofing materials and subdivision of plots. These 'limits' have helped to create unity and a rural appearance.

Particularly important to the character of the area is its 'greenness'. Mature trees that line the avenues and trees in gardens, together with the hedges and grass verges combine with the leafiness of private front gardens to create a sense of a rural idyll as was initially intended.

The Council prepared an appraisal of Moor Park which, following public consultation and support, was formally adopted by the Council in March 2008. The appraisal can be viewed at www.sefton.gov.uk/conservationareas

The appraisal found that inappropriate alterations to houses had taken place involving the loss of traditional features. Many of these changes had been carried out under 'permitted development rights', and therefore without needing planning permission.

To help prevent detrimental changes and ensure that only alterations that preserve and enhance the character of Moor Park are permitted, Sefton Council has introduced an Article 4(2) Direction.

What is an Article 4(2) Direction?

Normally residents can carry out a range of minor works to properties without needing to apply for planning permission. These minor works are known as 'permitted development'.

An Article 4(2) Direction reduces the range of work that can be carried out through 'permitted development' rights.

The Article 4(2) Direction means that applications for planning permission will now be required for a greater variety of alterations to houses. The effect of the Direction means that only work which conserves the character of the conservation area will be granted consent, and this will help to prevent uncharacteristic alterations taking place and preserve the special character of the area.

What are the benefits of an Article 4(2) Direction?

The aim of these controls is to protect the special character and architectural appearance of Moor Park, encourage good quality restoration and 'like for like' repairs.

The additional controls will greatly help to retain and improve the attractive appearance of Moor Park. Exercising greater care in the way in which houses are altered protects and enhances property values. Experience shows that sympathetic changes to period buildings and retention of original features make them more marketable than properties that have been unsympathetically modernised.

The controls do not mean that changes to houses are no longer allowed and that planning permission would be refused. Each application will be assessed against the Council's planning policies and the Moor Park Conservation Area Appraisal and reasonable changes that safeguard and enhance the conservation area will be permitted.

What will need planning permission as a result?

Works which now require planning permission include the following. These are additional to the normal requirements for planning permission and conservation area consent in the conservation area.

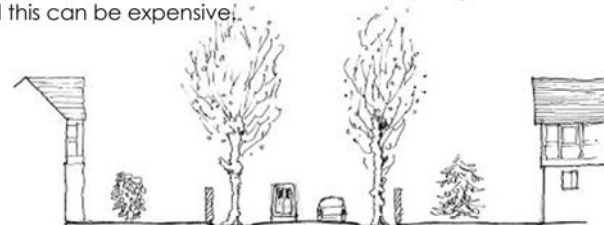
- The alteration of any features of a house, fronting a highway or open space.
- Altering, replacing or enlarging any window fronting a highway or open space with a new window made from different materials, for example, replacing timber windows with plastic ones, replacing sash windows with casement windows or adding/removing glazing bars or stained glass.
- The demolition or alteration of a chimney on the main house or any outbuilding. This includes removal of chimney pots or reducing an existing chimney in height.
- Replacing the roof covering with a material that does not match the existing roof covering - for example, replacing a clay roof tile with a concrete tile, or replacing small tiles with large ones, where the roof slope fronts a highway or open space.
- Installation of a rooflight or any form of roof glazing where any part would front a highway or open space.
- Building a porch outside a door which fronts a highway or open space.
- Construction, alteration or removal (in whole or in part) of any means of enclosure facing a highway or open space, including any boundary wall.
- Forming a hard surface where it would front a highway or open space (including on verges).
- Painting of external walls or features, fronting a highway or open space, (other than maintenance).

(NB/ the above list is not a comprehensive list of all works which now require planning permission. If you are considering any works you should contact the planning department for advice as to whether planning permission is needed.)

In a general sense, planning permission will not be granted for work which seeks to remove traditional features or replace them with uncharacteristic details or materials. For example plastic windows and concrete roof tiles will be considered inappropriate and in the case of boundaries, the replacement of hedges with brick walls will not be favourably considered.

No fee will be charged for submitting a planning application arising from the Article 4(2) Direction providing that permission would not have been required for the same work prior to the Direction.

Never start any work until you are sure you don't need permission. Alterations carried out without permission may have to be removed and the building reinstated to the requirements of the Council and this can be expensive.



What about repairs, maintenance and internal changes?

Basic household repairs and maintenance works will not need permission as long as they do not involve alterations. Internal alterations do not require planning permission, however may need building regulations approval. If you are in any doubt whatsoever, contact Sefton Council's Development Control Team.



I would like to make an alteration to my property – what should I do next?

This leaflet only gives informal advice and is not an authoritative statement of the law. Before carrying out any building works or alterations to your property, we recommend that you contact the Planning Department to check if planning permission is required. Don't start work until you are sure you don't need planning permission. The work you propose may also require other consents – for example building regulations approval.