

Lewes Article 4 Direction

Protecting the Lewes Conservation Area



What is the Article 4 Direction?

Some development and certain minor works to residential buildings, such as changes to doors, windows and colours can normally be carried out without obtaining planning permission from the Council. Such development is called “permitted development”. The special nature of Lewes Conservation Area (see map) and past problems of erosion of its special character, led to the removal of the right to “permitted development” in certain circumstances in this area. This is called the Lewes Article 4 Direction and has been in force since November 1995.

Why is it needed?

Small changes in themselves may have little impact on individual properties, but in Lewes where the town centre contains many residential properties, the effect of many small changes leads to the gradual erosion of the quality of the Lewes Conservation Area. Many properties are terraced and the character is very dependent on the effect of the group of buildings as a whole. The architectural unity is important here, but in other areas of mixed styles, materials and details are an important consideration for the character of the area.



What is controlled by the Direction?

All houses within the Conservation Area need planning permission for works that front a *highway, river, watercourse or open space, where the work proposed is included on the following list:

- Any alteration to a roof, including roof coverings, roof lights and solar panels
- Building a porch
- Erecting sheds and temporary buildings
- Building a swimming pool
- Building a hard standing
- Installing a satellite dish or antenna
- Removing, building or altering chimneys
- Removing, or building walls, gates, fences or other means of enclosure
- Exterior painting of previously unpainted surfaces or changes of external colour schemes
- Any enlargement or improvement or alteration such as an extension or conservatory
- Any change to doors or windows, including changed materials, details and designs and types of decorative finish

There is no fee for planning applications needed only as a result of the Article 4 Direction.

*Highway includes all public roads, footpaths, bridleways and byways over which the public have right of way.

What about repairs?

The aim of these controls is to encourage good design quality restoration and “like for like” repairs. Such repair work may not need planning permission. If you wish to undertake alterations you should check with the Planning Department and inform your architect, solicitor and builder that you live in a Conservation Area and that there is an Article 4 Direction. If inappropriate alterations take place without planning permission, enforcement action may be taken. Listed Buildings will also need Listed Building consent for any alterations which may affect the character of the building. You are also advised to check with Building Control for compliance with Building Regulations.