



# **this is** Saltburn Conservation Area

## **Article 4 Direction and Local Development Order 2021**





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## THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

### DIRECTION MADE UNDER ARTICLE 4(2)

#### SALTBURN CONSERVATION AREA

Whereas Redcar & Cleveland Borough Council being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015, is satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on the land shown edged in red on the attached plan, known as Saltburn Conservation Area, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

Now therefore the said Council in pursuance of the power conferred on them by Article 4 (2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the Schedule below:

#### **SCHEDULE ONE**

##### Schedule 2, Part 1

- Class A - The enlargement, improvement or other alteration of a dwellinghouse.
- Class C - Any other alterations to the roof of a dwellinghouse.
- Class G - The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.
- Class H - The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

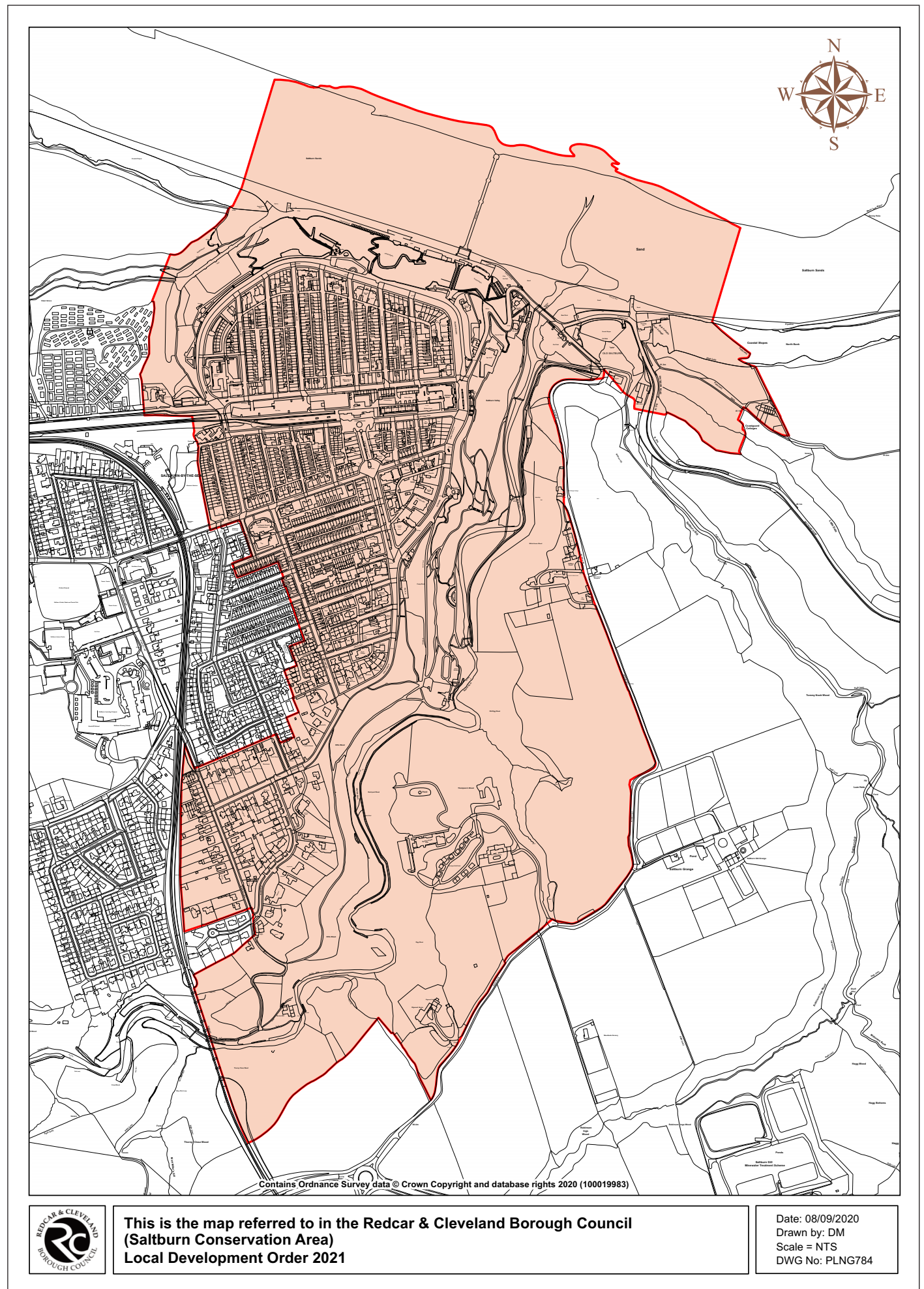
##### Schedule 2, Part 2

- Class A - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Class C - Exterior painting.

#### **SCHEDULE TWO**

Properties to which this Direction applies

Every building within Saltburn Conservation Area, the boundary of which is shown on the attached plan:



## SALTBURN CONSERVATION AREA LOCAL DEVELOPMENT ORDER 2021

This order is adopted by Redcar & Cleveland Borough Council ("the Council") under the powers conferred on the Council as the local planning authority for the land described in Schedule 1 by sections 61A – 61D and Schedule 4a of the Town and Country Planning Act 1990 (as amended) ("the Act") and pursuant to the Town and Country Planning (Development Management Procedure) (England) Order 2015 and shall be known as the Saltburn Conservation Area Local Development Order ("the Order").

1. In this Order:

- 1.1 Definitions in the Town and Country Planning (Use Classes) Order 1987 (as amended) apply to the interpretation of this Order and references in this Order to a "Use Class" are accordingly a reference to the relevant Use Class as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended); and
- 1.2 'Development Specification' means the Development Specification attached to this order at Appendix 2.
- 1.3 'RCBC LDO Drawings' means the drawings attached to this Order as Appendix 3.
- 1.4 'Principal Building' means the main building on any planning unit and does not include any out buildings or other structures in the curtilage of any principal building.
- 1.5 'Principal Elevation' means the elevation of any building that faces a highway or other place that the public have access to as of right.
- 1.6 'Shop Window' means the window or other opening of a commercial building that is used to display or allow passing members of the public to view the goods or learn about the services offered by the user of those premises.
- 1.7 'Shop Door' means the ground floor or other opening of a commercial building that is used to display or allow passing members of the public to view the goods or learn about the services offered by the user of those premises and includes the entrance to those premises.

2. Subject to the provisions of this Order, planning permission is hereby granted for the types of development set out in Schedule 2 subject to relevant exceptions, limitations or conditions specified in the relevant part of Schedule 2.
3. In the event that this Order is withdrawn or expires and a material operation has been initiated in respect of any development permitted by this Order at the time this Order expires or is withdrawn, that said development may be lawfully completed, subject to any transitional arrangements.
4. This order comes into force on the date on which it is made as indicated below and subject to the Council's power to revoke this Order under s.61(a) (6) of the Act, will remain in force.

### Schedule 1

Land within Saltburn Conservation Area, being shown edged red on the map sealed by the Council and bearing the legend 'This is the map referred to in the Redcar & Cleveland Borough Council (Saltburn Conservation Area) Local Development Order 2021' at Appendix 1.

### Schedule 2

#### Permitted Development

#### **PART A – THE REPLACEMENT OR ALTERATION OF ANY WINDOW IN AN EXTERNAL WALL OR ANY OTHER EXTERNAL VERTICAL SURFACE OF ANY BUILDING**

##### Permitted Development

- A. The replacement or alteration of any window in an external wall or on any other external vertical surface of any building, subject to the following conditions and exclusions:

##### Conditions:

- A.2 The replacement or alteration shall only be constructed in accordance with the Development Specification at Appendix 2.
- A.3 The replacement or alteration must be of the same height and width as the original and must not involve any alteration of the opening in the wall or vertical surface other than in accordance with the Development Specification at Appendix 2.

##### Exclusions:

- A.1 Development is not permitted by Part A if –
- (a) The property is or is within the curtilage of a listed building, as defined in Section I (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) or in the equivalent provision of any Act revoking and re-enacting it with or without modification.
  - (b) The window being altered or replaced is a Shop Window.
  - (c) Notwithstanding the definition of Shop Window above, the application of this part to any former church, former church hall or meeting room is not permitted.

#### **PART B – THE REPLACEMENT OR ALTERATION OF ANY DOOR IN AN EXTERNAL WALL OR ON ANY OTHER EXTERNAL VERTICAL SURFACE OF ANY BUILDING**

##### Permitted Development

- B. The replacement or alteration of any door in an external wall or on any other external vertical surface of any building, subject to the following conditions and exclusions:

##### Conditions:

- B.2 The replacement or alteration shall only be constructed in accordance with the Development Specification at Appendix 2.
- B.3 The replacement or alteration must be of the same height and width as the original and must not involve any alteration of the opening in the wall or vertical surface.

##### Exclusions:

- B.1 Development is not permitted by Part B if –
- (a) The property is or is within the curtilage of a listed building, as defined in Section I (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) or in the equivalent provision of any Act revoking and re-enacting it with or without modification.
  - (b) The door being replaced or altered is a Shop Door.
  - (c) Notwithstanding the definition of Shop Door above, the application of this part to any former church, former church hall or meeting room is not permitted.
  - (d) The installation of doors is such as to enclose the entrance to what are, or were originally, open porches.

#### **PART C – THE REPLACEMENT OF THE ROOF ON ANY BUILDING**

##### Permitted Development

- C. The replacement or alteration of the roof on any building, subject to the following conditions and exclusions:

##### Conditions:

- C.2 The roof being shall only be replaced or altered in accordance with the Development Specification at Appendix 2.

##### Exclusions:

- C.1 Development is not permitted by Part C if –
- (a) The property is or is within the curtilage of a listed building, as defined in Section I (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) or in the equivalent provision of any Act revoking and re-enacting it with or without modification.

# APPENDIX 2

## Development Specification

### Windows

#### 1. Schedule 2 Part A – The replacement or alteration of any window in any external wall or on any other vertical surface of any building.

1.1 This LDO permits the installation of replacement windows that accord with the construction method and proportions in the drawings at Appendix 3.

#### Timber vertically sliding sash windows

1.2 SCA LDO Drawing no.1 shows traditionally made timber double hung vertically sliding sash windows, with optional double glazing incorporated into the specification. The use of windows of any type as shown in SCA LDO Drawing no. 1 is permitted for use in the openings of buildings marked in blue on the attached plan entitled "Saltburn LDO Area Windows Type".

#### Timber casement windows

1.3 SCA LDO Drawing no.2 shows traditional timber, casement windows, with optional double glazing incorporated into the specification. The installation of windows shown in SCA LDO Drawing no. 2 is permitted for use in the openings of buildings marked in orange on the attached plan entitled "Saltburn LDO Area Windows Type". Stained glass is permitted in upper casements.

### Finish

1.4 All external timber shall be finished in paint.

### Window Openings

1.5 Changes to the shape and size of window openings in any external wall or on any other vertical surface of any building are only permitted where such work is necessary to reinstate the original shape and size of the window. It is strongly advised that Building Regulations requirements are checked prior to carrying out the work to the openings.

1.6 All window openings shall be constructed and finished to exactly match the original window openings in terms of appearance, construction, shape and dimensions.

1.7 In altered window openings in brickwork and masonry, the size, colour and finish of the brick and masonry, along with the coursing, pattern, bond, mortar mix, finished colour of the and appearance of the mortar, must exactly match the original brickwork, masonry and mortar.

1.8 In altered window openings in rendered walls, the render must exactly match the original in appearance, texture and materials

### Doors

#### 2. Schedule 2 Part B – The replacement or alteration of any door in an external wall or any other external vertical surface of any Building.

2.1 This LDO permits the installation of replacement doors that accord with the construction method and proportions in the drawings at Appendix 3.

2.2 SCA LDO Drawing no.3 shows traditionally made timber doors. The installation of doors of any type as shown in SCA LDO Drawing no. 3 is permitted for use in the openings of buildings marked in blue or orange on the attached plan entitled "Saltburn LDO Area Windows Type". Stained glass is permitted in door glazing.

### Porches

2.3 A number of later Victorian and Edwardian houses have open porches or verandas, which are a feature of Arts & Crafts style architecture. This LDO does not permit the installation of doors to enclose verandas or porches originally designed to be open.

2.4 This LDO does permit the removal of doors and associated material which enclose an originally open porch, provided the entrance and any damaged original features are re-instated and/or repaired in a like for like manner in both materials and appearance.

### Finish

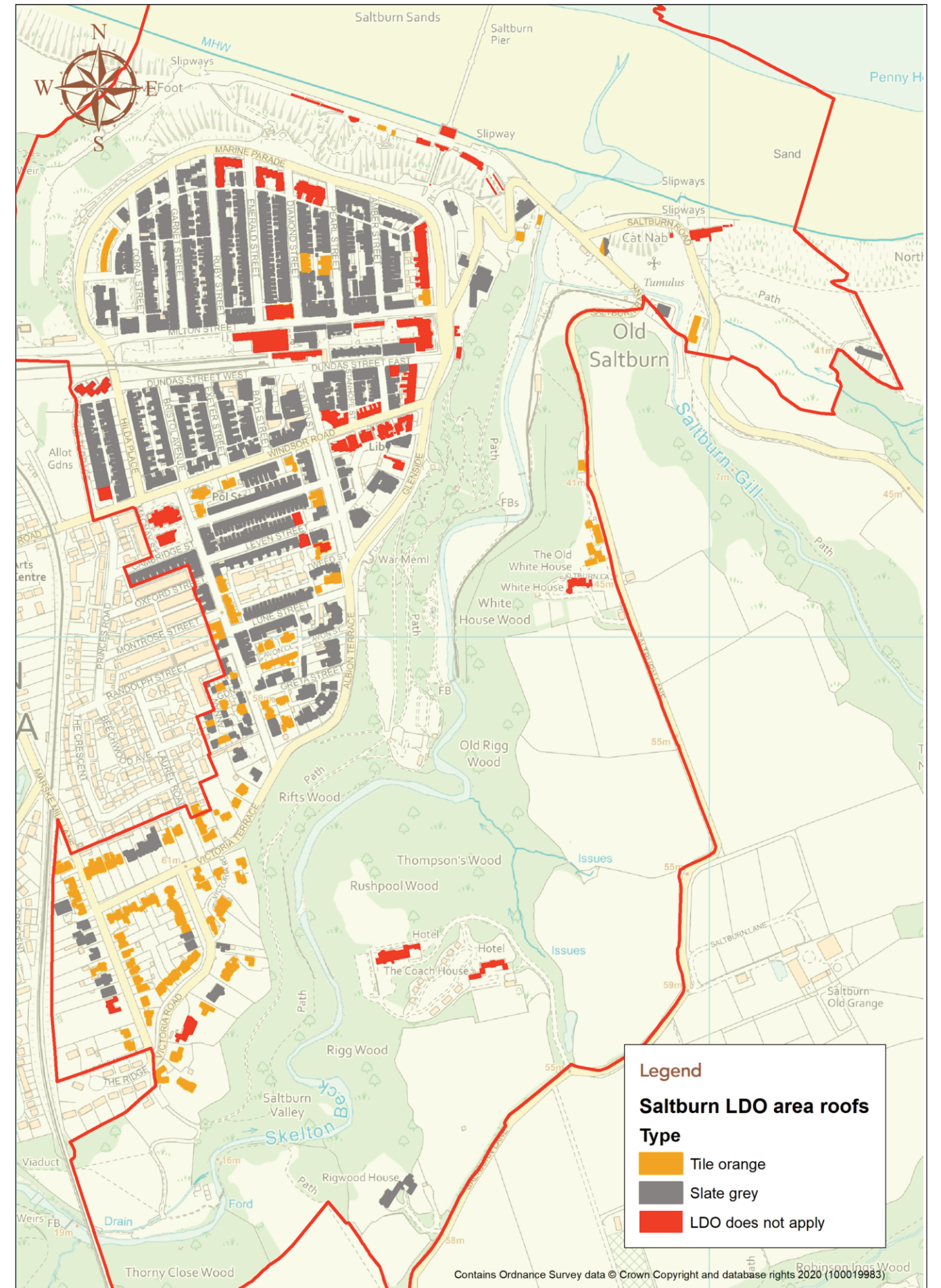
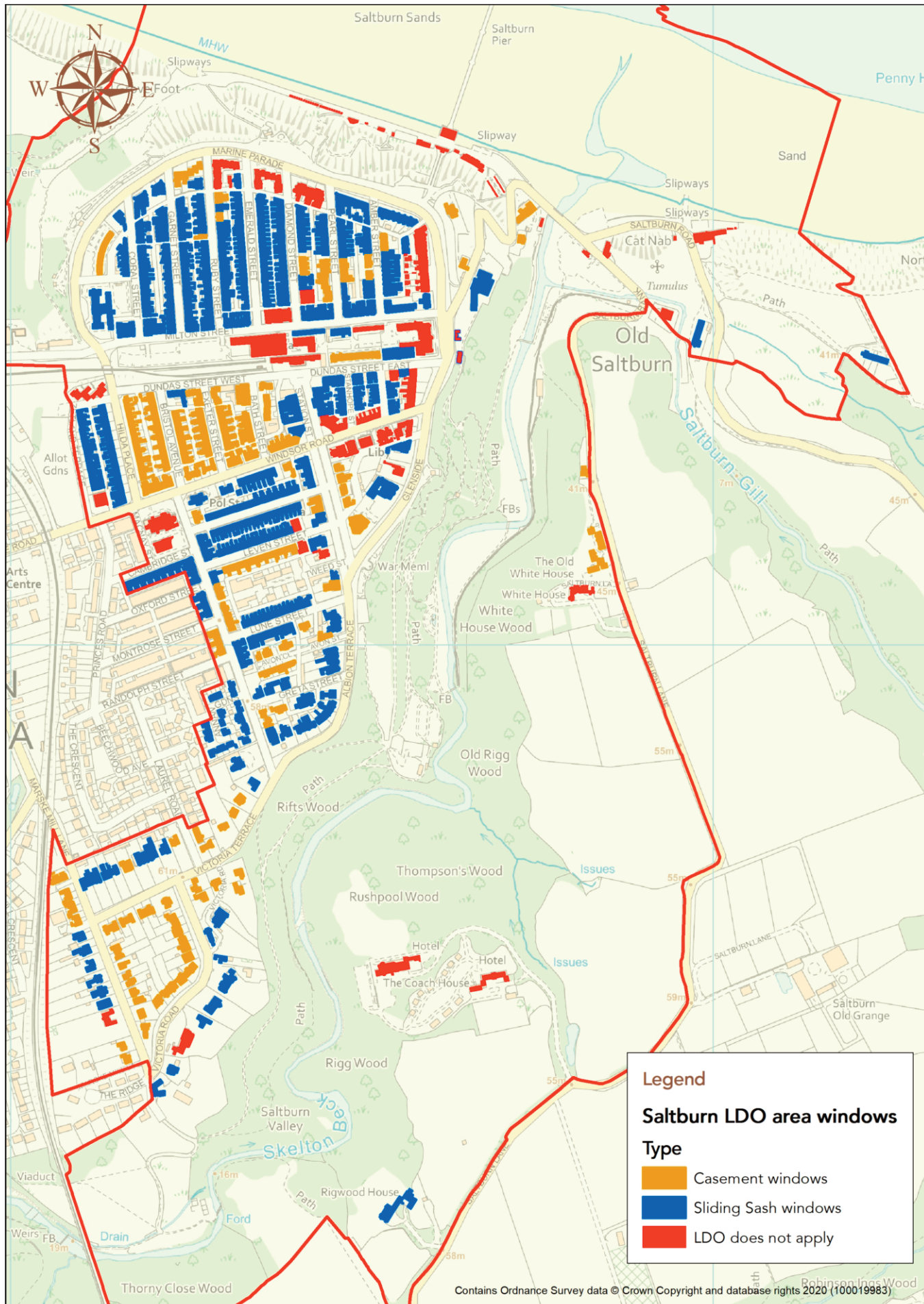
2.5 All external timber doors shall be finished in paint.

### Roofs

2.6 Schedule 2 Part C – The replacement of the roof on any building.

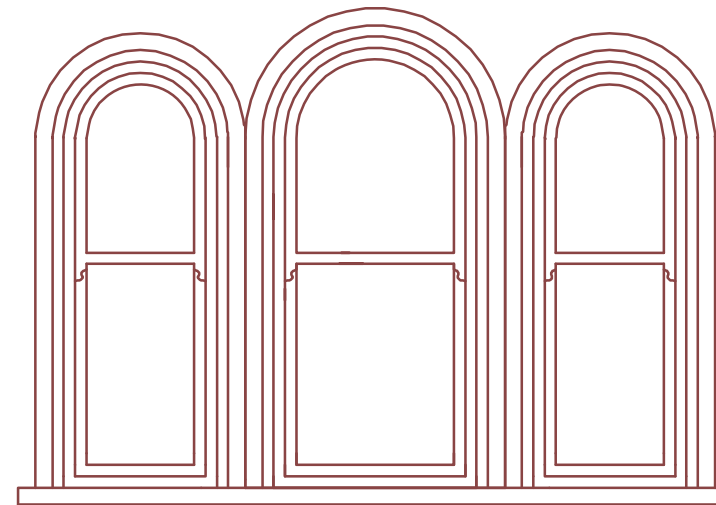
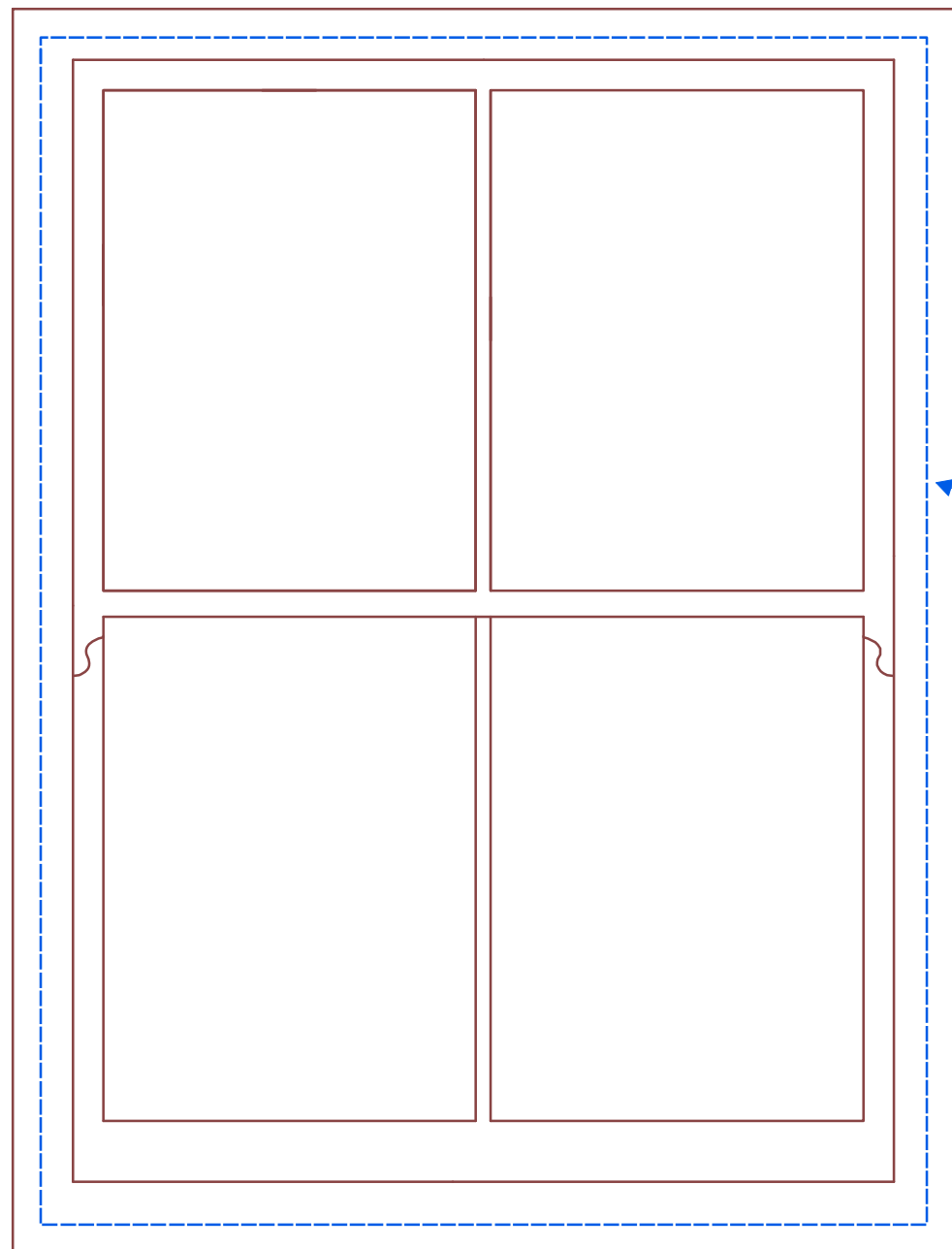
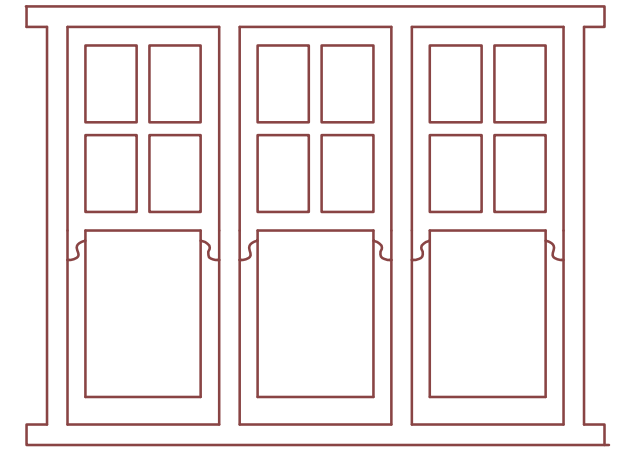
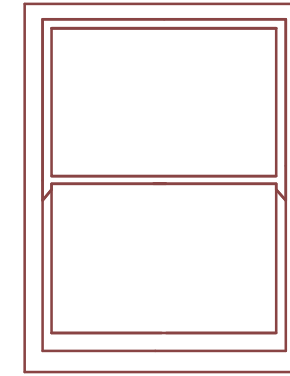
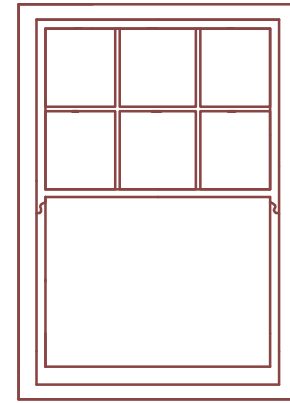
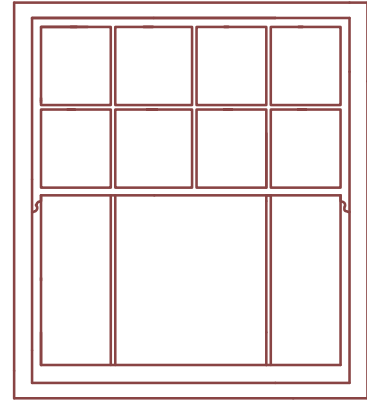
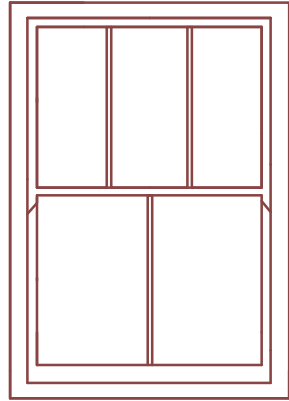
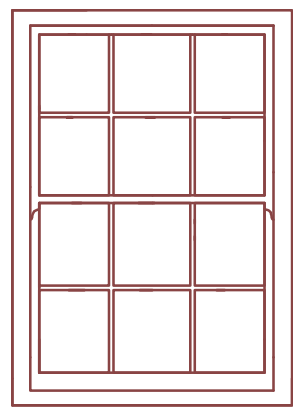
2.7 The SCA LDO permits the replacement of non-traditional roofing materials with slate on buildings marked in grey on the attached plan entitled "Saltburn LDO Area Roofs Type".

2.8 The SCA LDO permits the replacement of non-traditional roofing materials with red clay tiles on buildings marked in orange on the attached plan "Saltburn LDO Area Roofs Type".





# APPENDIX 3 - SCA LDO Drawing No. 1

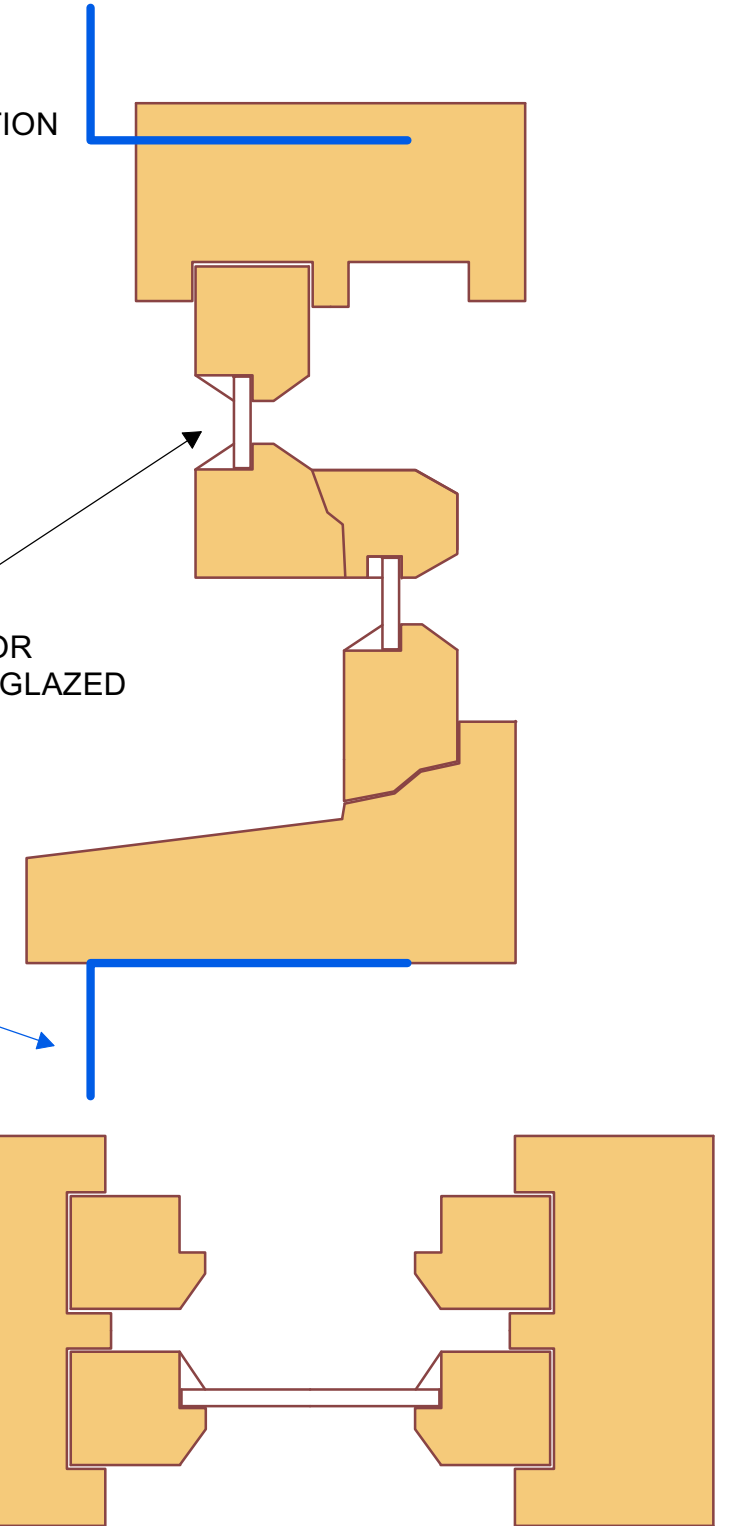


REBATES AND REVEALS TO BE PRESERVED

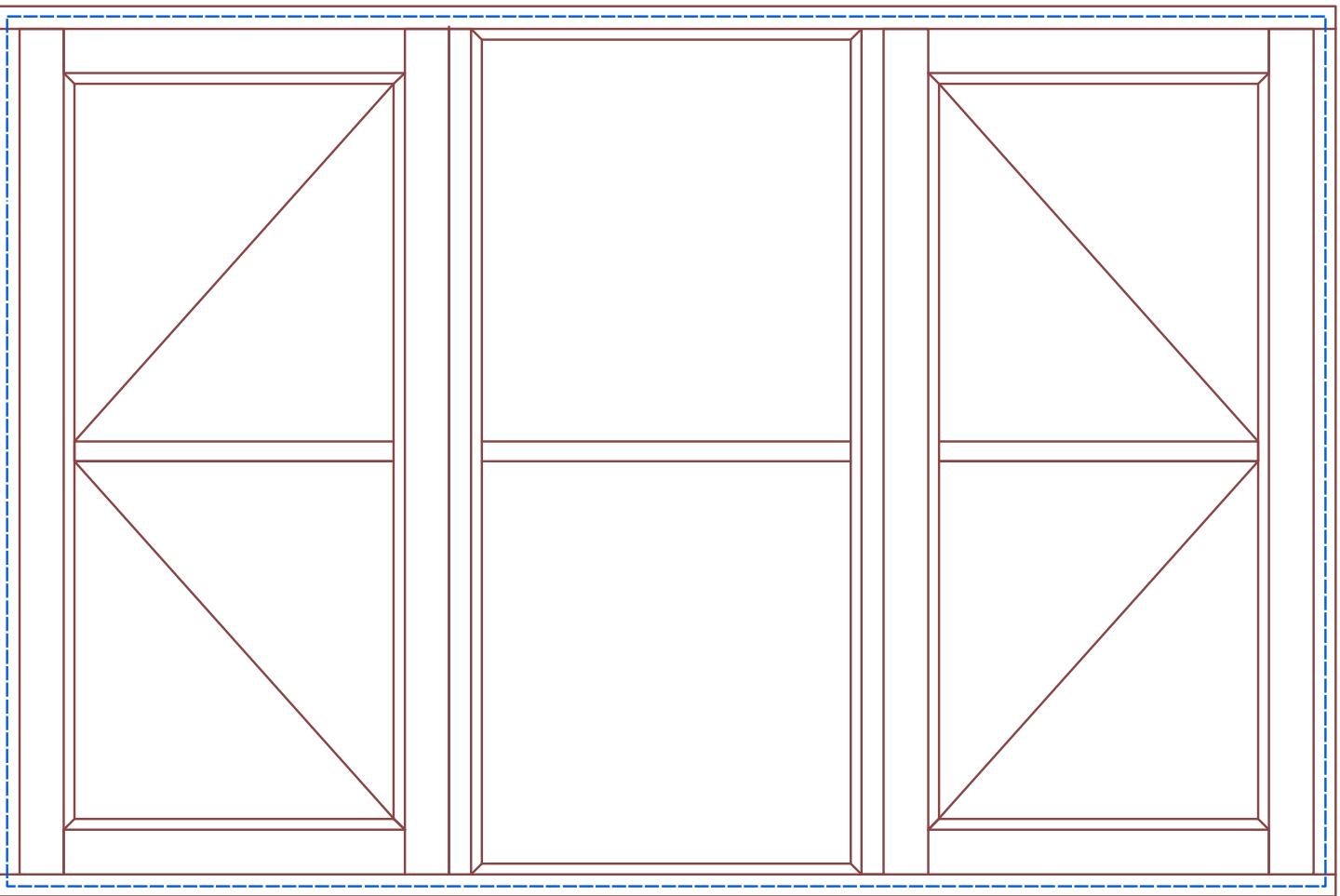
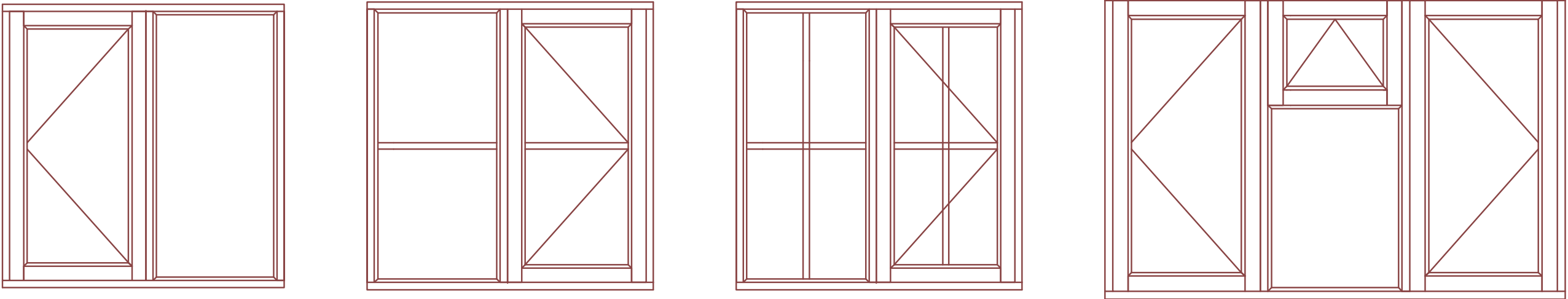
TYPICAL SECTION

SINGLE OR DOUBLE GLAZED

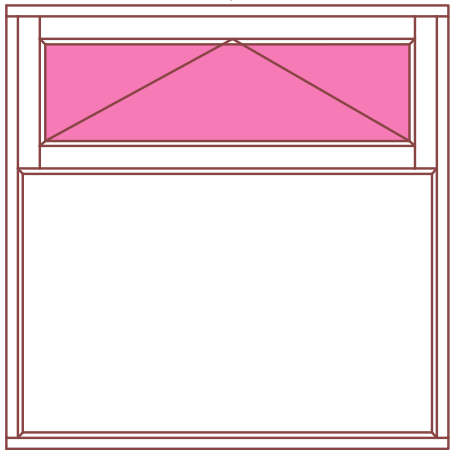
TYPICAL PLAN



APPENDIX 3 - SCA LDO Drawing No. 2



STAINED GLASS PERMITTED  
IN UPPER CASEMENT



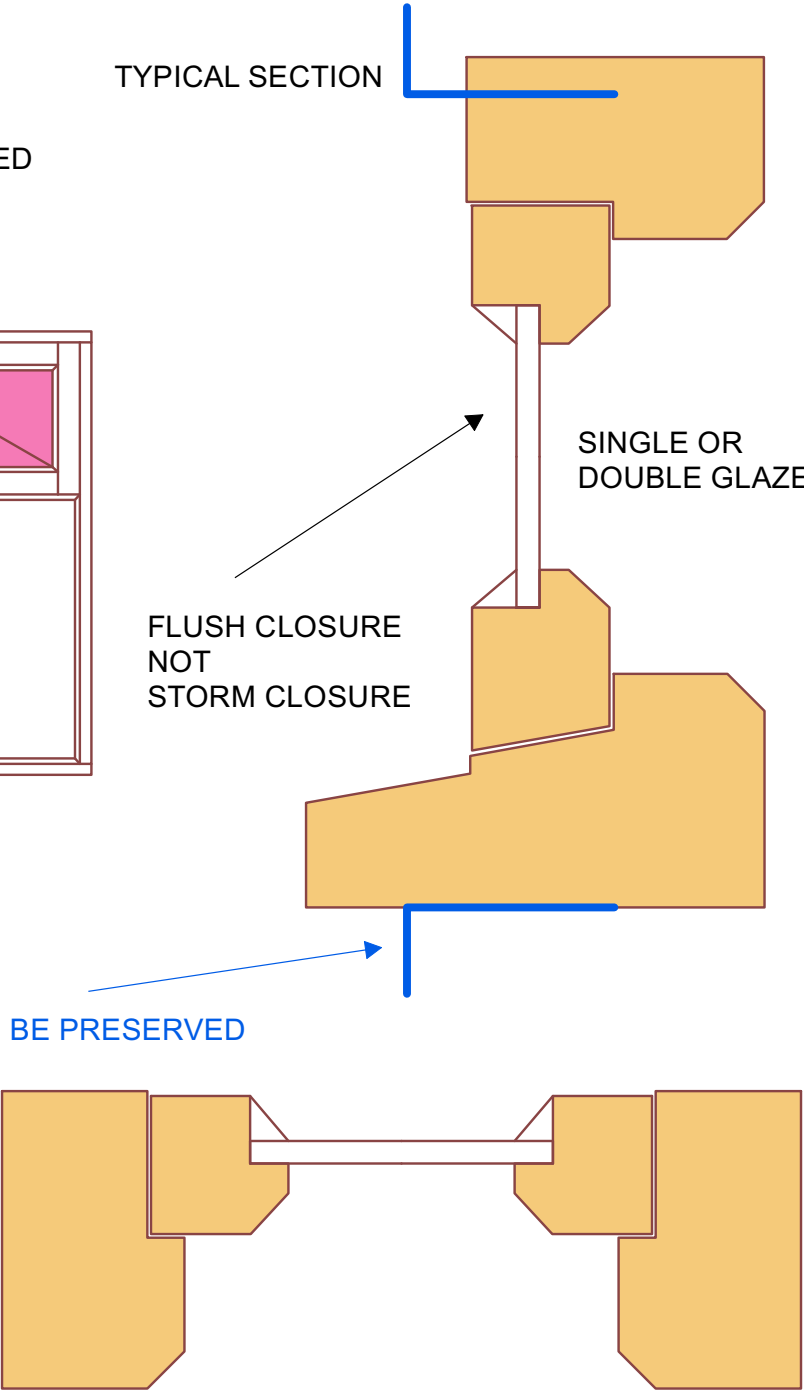
TYPICAL SECTION

SINGLE OR  
DOUBLE GLAZED

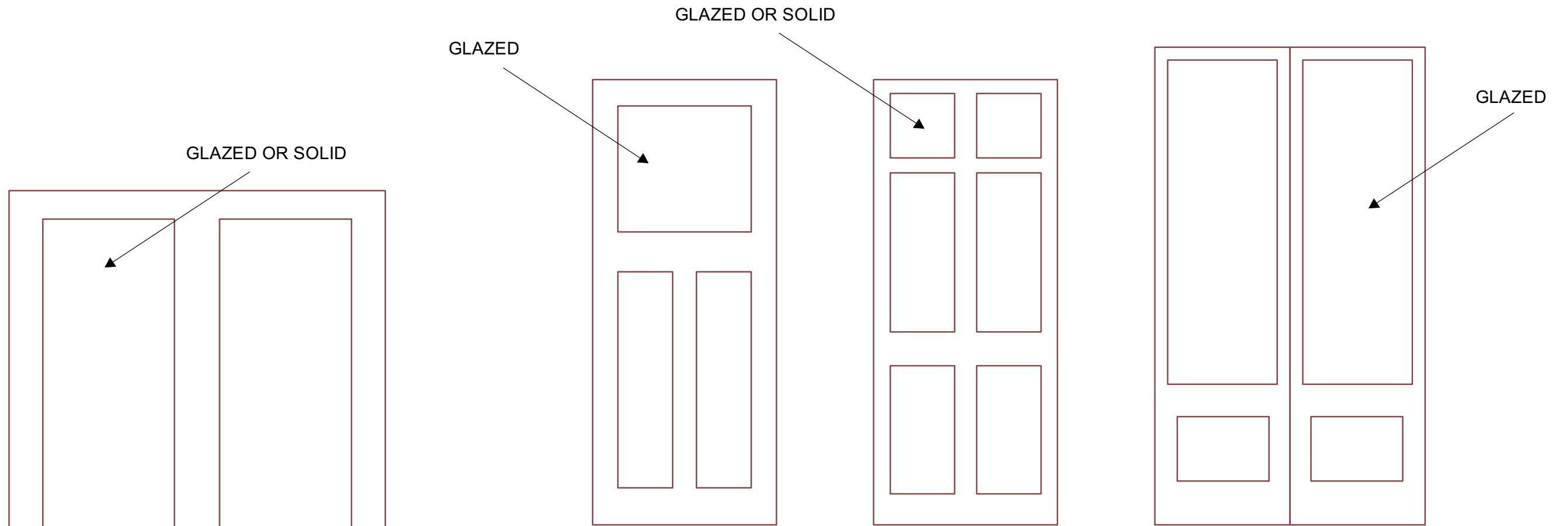
FLUSH CLOSURE  
NOT  
STORM CLOSURE

REBATES AND REVEALS TO BE PRESERVED

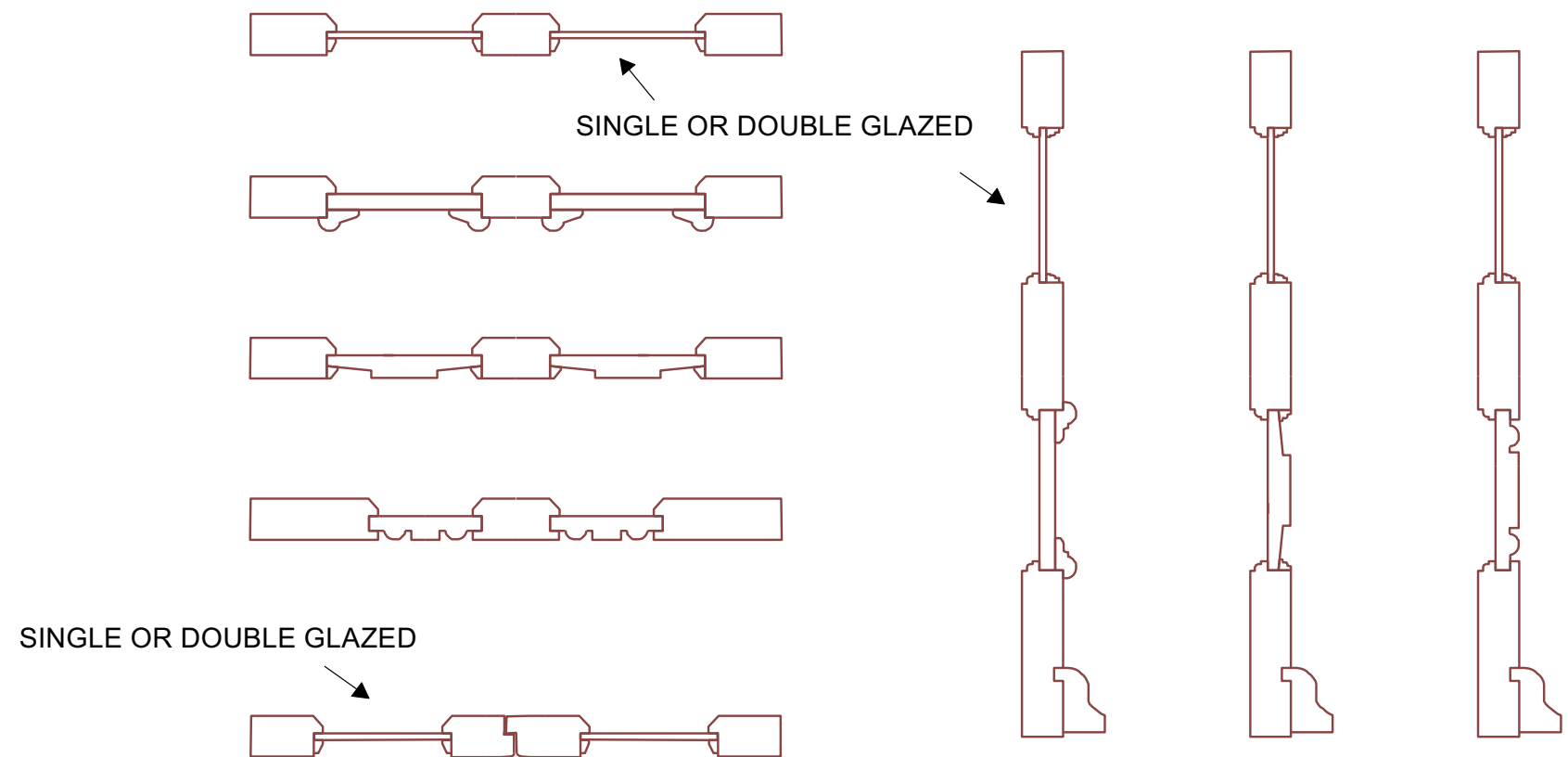
TYPICAL PLAN



# APPENDIX 3 - SCA LDO Drawing No. 3



EXAMPLES OF ACCEPTABLE PLANS  
VARIATIONS OF TRADITIONAL MOULDINGS ARE PERMITTED



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**Redcar & Cleveland**

**Growth & Enterprise Directorate**  
Redcar & Cleveland House  
Kirkleatham Street  
Redcar  
TS10 1RT

[www.redcar-cleveland.gov.uk](http://www.redcar-cleveland.gov.uk)