
King's Lynn Article 4 Direction

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Norfolk County Council
at your service



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Background

- restrict permitted development rights
- can cover one or more properties
- can restrict one or more classes of permitted development
- clear justification required
- do not imply permission will be refused



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Background: conservation area



- historic centre designated in 1969
 - enlarged in 1972 and later to include areas of terrace housing
 - 1983 Article 4 Direction
 - removed permitted development rights on windows, doors, dormers, cladding and roofs
 - no survey undertaken so no baseline record
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Research methodology

- lack of baseline = not possible to produce detailed rates of change from the start of Article 4 Direction
- changes were measured against the *original* design, as built



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Scope

Kings Lynn Conservation Area Survey Sheet

Name of street... *Gladstone Street*

Date.....

Surveyor.....

Erosion: O = Original R = replacement L = loss

Property no. or name	Erosion	Survival %	Existing material	Comment
Listed? Y/N				
Chimney				

- 21 streets surveyed
- 441 properties
- survey sheets
- digital photographic record
- 'control' areas: three late 19th century streets outside the conservation area

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Weighting method

Element	%	Weighting score
walls	30	3
windows	25	2.5
doors	20	2
roofs	15	1.5
chimneys	10	1
total	100	10

- to provide a generalised sense of the impact of changes on a whole street
- some changes more apparent than others and influence perception of change
- weighting based on visual importance of each element

Based on formula developed by The Conservation Studio in a research report for English Heritage *Measuring Change in Conservation Area* (2004)

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General results

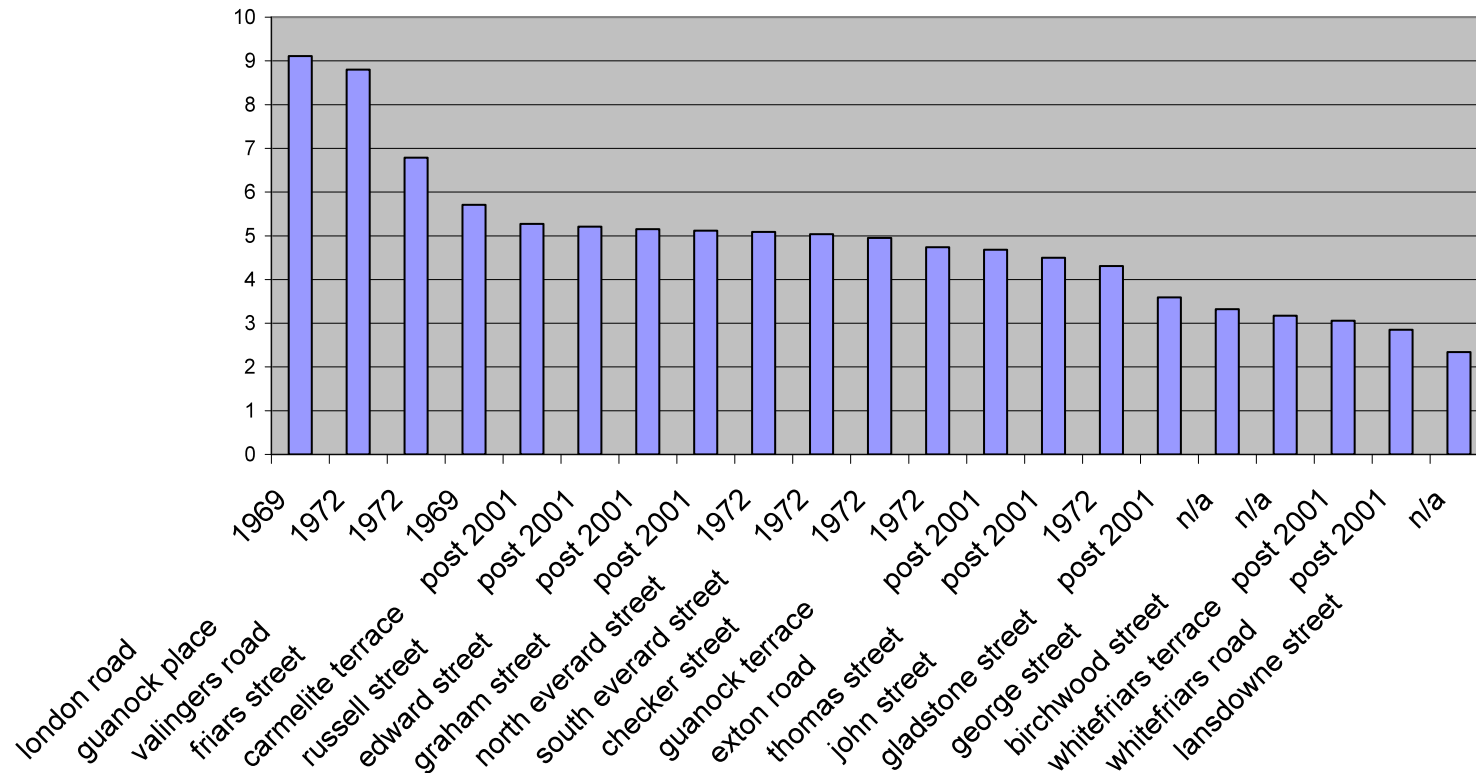


- considerable rate of erosion
 - less than 40% of original windows in unlisted terraces survive in the earlier designated areas
 - 11% in the post 2001 areas
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General results

total weighting of each street



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Conclusion

- similar level of survival in majority of streets regardless of whether within the Article 4 area since 1983 or 2001.
- the imposition of the Article 4 has had no significant effect on the appearance of the conservation area.



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Further results



- current survey data compared with surveys from 1988 and 1993 for six streets.
- results for the earlier surveys often identical or only marginally different
- 2008 results show a notable decrease in survival of historic features.



King's Lynn Article 4 Direction *Lessons*

- regular advertisement
- visible monitoring and survey
- photographic baseline
- cataloguing and updating



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