

MALDON DISTRICT COUNCIL - PUBLIC NOTICE
Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order
2015, as amended



NOTICE OF CONFIRMATION OF ARTICLE 4(1) DIRECTION RELATING TO
PROPERTIES IN THE WOODHAM WALTER CONSERVATION AREA:

NOTICE IS GIVEN that Maldon District Council has confirmed a Direction under Article 4(1) of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('GPDO').

The Direction was made on 28 March 2017 and confirmed on 13 June 2017 and applies to:-

Church Cottage, Church Hill, CM9 6RJ; Ash Cottage, 1&2 The Maples, and 1&2 Almshouses all on Rectory Road, CM9 6RE; Lynton House, Severn House, Redbrick Cottage, Wendover Cottage, Ferndale and Fort Cottage all on The Street, CM9 6RF.

The Direction applies to the development described in the following classes of the GPDO:

SCHEDULE

Class A of Part 1 of Schedule 2 –

- *The alteration of the front elevation of a dwellinghouse affecting windows, doors or other openings including the formation of new openings;*

Class A of Part 1 of Schedule 2 –

- *The application paint to unpainted brick or stonework of any part of a dwellinghouse fronting the highway.*

Class C of Part 1 of Schedule 2 -

- *Works involving the roof that would consist of or include an alteration to any part of the front roof slope, including the insertion of dormer or other windows in the roofs and the change of roof material or the installation of a microgeneration unit;*

Class G of Part 1 of Schedule 2 -

- *The alteration or removal of a chimney on a dwellinghouse.*

The effect of the Direction is that the permission granted by article 3 of the General Permitted Development Order shall not apply to such development and such development shall not be carried out within that area of land unless planning permission is granted by the Council. A copy of the Direction and a map defining the area of land to which it relates may be seen at the offices of the Maldon District Council at Princes Road, Maldon during normal office hours. The Direction was made by the Council on 28 March 2017 and has now taken permanent effect. Having considered all representations which were submitted in the consultation period which followed the initial service, Maldon District Council confirms the Direction as being necessary for the effective conservation of the Conservation Area's special character and appearance.

Fiona Marshall, Chief Executive
Maldon District Council, Princes Road, Maldon, CM9 5DL
12 June 2017



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WOODHAM WALTER CONSERVATION AREA
DIRECTION UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

Maldon District Council, being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on dwellinghouses within the areas of land outlined in green on the attached plan, 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(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) 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

Class A of Part 1 of Schedule 2 –

- *The alteration of the front elevation of a dwellinghouse affecting windows, doors or other openings including the formation of new openings;*

Class A of Part 1 of Schedule 2 –

- *The application paint to unpainted brick or stonework of any part of a dwellinghouse fronting the highway.*

Class C of Part 1 of Schedule 2 -

- *Works involving the roof that would consist of or include an alteration to any part of the front roof slope, including the insertion of dormer or other windows in the roofs and the change of roof material or the installation of a microgeneration unit;*

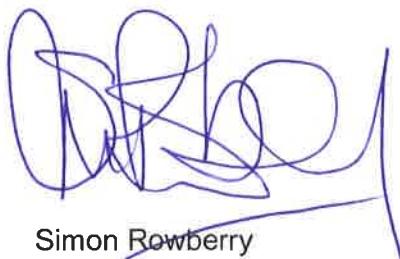
Class G of Part 1 of Schedule 2 -

- *The alteration or removal of a chimney on a dwellinghouse.*

The effect of the Direction is that the permission granted by article 3 of the General Permitted Development Order shall not apply to such development and such development shall not be carried out within that area of land unless planning permission is granted by the Council. A copy of the Direction and a map defining the area of land to which it relates may be seen at the offices of the Maldon District Council at Princes Road, Maldon during normal office hours. The Direction shall come into force in respect of any part of the land on the date on which notice of the making of the Direction is

served on the occupier of that part of the land or, if there is no occupier, the owner. Written representations will be accepted within 21 days following publication of this notice.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 6(7), shall remain in force until the 26th of September 2017 (being six months from the date of this direction) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with paragraphs (9) and (10) of article 5 before the end of the six month period.



Simon Rowberry
Interim Head of Planning Services
Council Offices, Princes Road, Maldon, Essex CM9 5DL

Date: 28th March 2017

Made under the Common Seal of Maldon District Council on this day, the 28th of March 2017.

The Common Seal of the Council was affixed to this Direction in the presence of

Fiona Marshal
Chief Executive Officer
Maldon District Council

Cllr Mark FL Durham
Deputy Leader
Maldon District Council



Maldon District Council Article 4(1) Direction Plan



- = Properties covered by Article 4(1) Direction
- = Boundary of the Woodham Walter Conservation Area

