

**LOOE TOWN COUNCIL**  
*KONSIL TRE LOGH*

## **Article 4(2) Direction for Looe**

### **If you are proposing to carry out alterations to a residential property in Looe's Conservation Area this will affect you.**

Looe was designated a Conservation Area in 1973 because of its history and special character. The town's heritage is an irreplaceable resource which is in everyone's interest to preserve and enhance. By improving our surroundings we can enjoy a better living environment and economic benefits.

An **Article 4 Direction** applies within the shaded zone of the map overleaf and states that a planning application will be required for the following types of building alterations which might otherwise qualify as permitted development:

- the erection, alteration or removal of a chimney on a house, or on a building within the curtilage of a house

and any of the following developments which would front a highway, waterway or open space:

- the enlargement, improvement or other alteration of a house, including alteration to or replacement of windows and doors
- the alteration of a house roof, including re-roofing
- the erection or construction of a porch outside any external door of a house
- the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a house
- the painting or rendering of walls and other minor works.

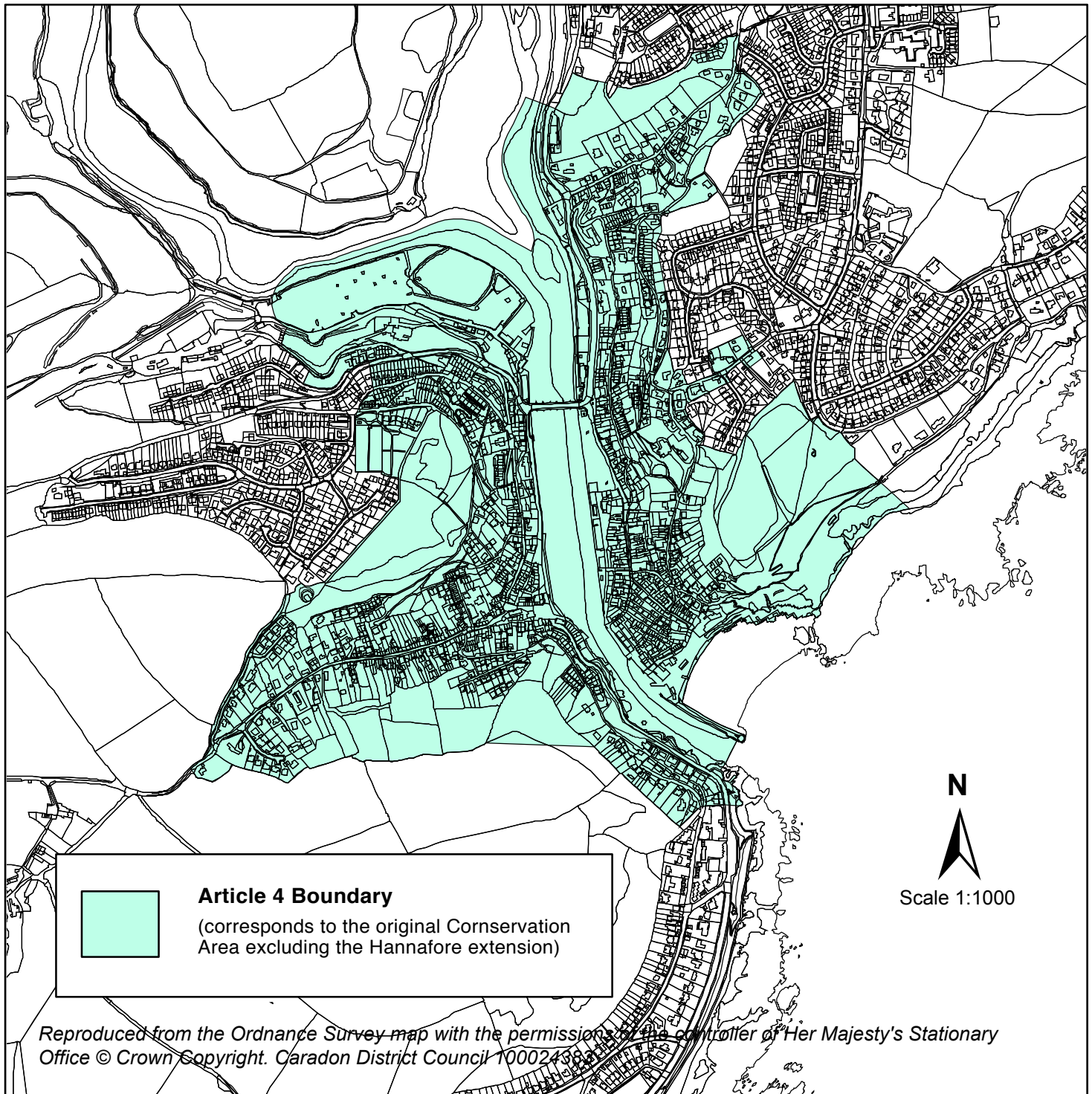
The requirement to seek planning permission in the above cases gives local authority officers an opportunity to provide guidance to property owners on forms of development that are appropriate for the Conservation Area.

Planning applications for alterations that would not preserve or enhance the character or appearance of the Conservation Area such as; replacing traditional window frames with aluminium or uPVC, altering the proportion of traditional windows to a modern layout or replacing traditional wooden doors with synthetic replica doors will normally be recommended for refusal.

The Council will not normally approve the loss or replacement of important or traditional features with modern ones, and is unlikely to allow the use of inappropriate substitute materials such as aluminium or plastic. Where modern materials have replaced traditional ones in the past, it is expected that the correct original materials and details will be restored when circumstances allow or when further replacement is needed.

If you are proposing to carry out alterations or other building works in the Conservation Area we advise you to always consult Cornwall Council's planning team (telephone 0300 1234 151).

*Please note that there is no longer an exemption from fees for planning applications required only by virtue of an Article 4 Direction. See overleaf for map of Article 4 Direction boundary and information regarding Listed Buildings...*



## Additional requirement if a Listed Building:

Looe has many nationally important buildings that are listed for their special architectural and historic interest. Irrespective of the Article 4 Direction, **Listed Building Consent** is required for **all** works of demolition of a listed building, or for its alteration (both inside or out) or extension, which is likely to affect its character as a building of special architectural or historical interest.

## Please keep this fact sheet for future reference

Information provided by **Looe Town Council**,  
First Floor, Looe Library and Community Hub, The Millpool, West Looe, PL13 2AF.  
Tel: 01503 262255, email: [enquiries@looetowncouncil.gov.uk](mailto:enquiries@looetowncouncil.gov.uk)  
see also: [www.looetowncouncil.gov.uk/planninginformation.php](http://www.looetowncouncil.gov.uk/planninginformation.php)