

BPC Planning Overview

V26Apr16

Rutland County Council do not have a generic guide to Planning & Development, however as a general rule: -

- The legislation within the link below, with specific reference to Section 2, Part 1 provides householders with 'permitted development' rights to make small extensions and alterations without a specific grant of planning permission.
- Planning Permission is now required for fixing any form of external cladding or render in a Conservation Area.
- There is no control over the alteration of windows and doors etc. of dwellings in a Conservation Area unless the buildings are listed.

http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf.

- In some Conservation Areas there is what is known as an 'Article 4 Direction', whereby these 'permitted development' rights relating to dwellings are withdrawn under Article 4 of the legislation above, such that dwellings do require permission to change doors, windows and roofing materials etc. where they face onto a highway.
- Such provisions do not however exist in Barrowden. Whilst an Article 4 Direction can help protect the character and appearance of a Conservation Area, such withdrawal of rights can be unpopular with some communities and Rutland County Council have not made any new Article 4 Directions for circa 12 years.
- Sometimes permitted development rights on individual properties or on entire estates are removed by a condition on a previous planning permission, so that always needs to be checked.
- Where permission is required, Rutland County Council have to treat each case on its merits as it depends on exactly what is being proposed and where, making general guidance difficult to tailor.

Windows & Doors

- As a general guide Rutland County Council would always encourage owners of dwellings in Conservation Areas to repair windows and doors where possible, especially where they are original features.
- However where replacement is required, to replace like for like if the windows and doors are original or replace inappropriate modern detailing with something more traditional and appropriate for the dwelling.
- Secondary glazing is preferred to new double glazing on historic properties and is generally resisted on listed buildings.

General Building Guidance

- The use of modern materials such as cement mortar and some paint is inappropriate on an old building as it does not allow the fabric of the building to breathe and can trap damp into the walls etc. Products that claim to keep damp out by painting a sealant onto external walls should also be avoided. All of this often perpetuates damp and similar problems that are trying to be resolved.
- The faces of bricks and stone can spall off if hard cement mortars are used. Lime mortar and breathable paint is essential on old buildings. Damp in walls is often caused by leaking gutters or by earth that has been allowed to build up against the outer side of walls. Fixing gutters and reducing the levels around buildings, inserting a French drain if necessary, is often the best way to deal with damp. Re-pointing should always be in Lime Mortar.
- Cleaning of stone and old brick should never be carried out by sand blasting as this can damage the surface of the material. Water is sufficient to remove most dirt etc. from such walls.
- Good advice on repairs to windows and doors, Lime, and Energy Efficiency in Old Buildings is available on the [SPAB](#) website.
- There is also advice for homeowners on the [site](#) of Historic England (formerly English Heritage).

Pre-application System

- Rutland County Council has a system of pre-application enquiry whereby householders can seek advice as to whether they need planning permission for their proposals. Barrowden Parish Council are not involved at this stage of enquiry as they simply provide an answer to the question.
- If permission is not required Rutland County Council have no control. If Rutland County Council have control Barrowden Parish Council will be able to comment on the application if and when submitted. The pre-application system does allow residents to seek advice on design and materials for various projects and currently costs £61 for householder enquiries.
- A form is available from Rutland County Council website but pre-applications are often just submitted in writing, although as much detail as possible and plans/photos are both helpful and required to be able to give good advice.

http://www.rutland.gov.uk/development_control/preliminary_advice.aspx