



## What alterations now require planning permission?

Permission is required for alterations to any building, structure or land where these alterations front onto the highway or open space, within the curtilage of a dwelling house, including:

- the enlargement, improvement or other alteration of a dwelling, including replacement of windows and doors, construction of a porch, and the construction or demolition of, or alteration to a balcony;
- the addition or alteration to its roof and covering, including chimneys;
- the provision of an ancillary building.
- the provision of a hard surface; particularly for parking;
- the installation of a microwave antenna or chimney;
- the construction or alteration of a gate, fence, wall or other means of enclosure;
- the demolition of all or part of a gate, fence, wall or other means of enclosure; and,
- the painting of exterior walls of any part of a dwellinghouse or of an ancillary building.



## What happens next?

The consultation period will run until Monday 5th October. Residents are invited to send their views before this date via email to:

[conservation@middlesbrough.gov.uk](mailto:conservation@middlesbrough.gov.uk)

or by letter to:

*The Conservation Team  
Urban Policy and Implementation Unit  
Civic Centre, P.O.Box 99a  
Middlesbrough TS1 2QQ*

## Find out more

If you wish to discuss these proposals further please telephone the conservation team on 01642 729058 or visit the Council's website [www.middlesbrough.gov.uk/conservation](http://www.middlesbrough.gov.uk/conservation).

The notice and a plan of the Conservation Area can be viewed in the Central Reference Library, at the Town Hall or Civic Centre receptions, or on the Council's website [www.middlesbrough.gov.uk/conservation](http://www.middlesbrough.gov.uk/conservation).

If you are not the owner of the property please pass this information on.

We will try to make a summary of this document available in other languages, Braille or large print on request.

ہم کو مطلع کریں گے کہ اس دستاویز کا خلاصہ دوسری زبانوں میں بھی کیا جاسکے گا  
آپکی درخواست پر اسے بریل یا سونے الفاظ میں بھی فراہم کیا جاسکے گا

سوف نحاول ان نجعل ملخص هذه الوثيقة متوفرة بلغات اخرى، الابزل وكتابة  
كبيرة عند الطلب.

  
Middlesbrough  
moving forward

# LINTHORPE CONSERVATION AREA

## Introduction of an Article 4(2) Direction



  
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**Linthorpe Conservation Area was designated in 1975 to conserve this area of special architectural and historic interest.**

Middlesbrough Council would like to consult you

on changes which may affect you as a resident of Linthorpe Conservation Area.

Middlesbrough Council has introduced an Article 4(2) Direction, which means that you now have to apply for planning permission for certain alterations that were previously permitted development. A temporary Article 4(2) Direction has been served and the Council will decide whether to make this permanent within six months.

It is anticipated that the restrictions will be outweighed by the benefit of retaining as much character as possible in Linthorpe Conservation Area.

**Why have permitted development rights been removed?**

The houses pictured overleaf retain traditional features, such as timber sash windows and slate roofs, that contribute to the area's special character. This character makes the area a popular place to live and enhances property value.

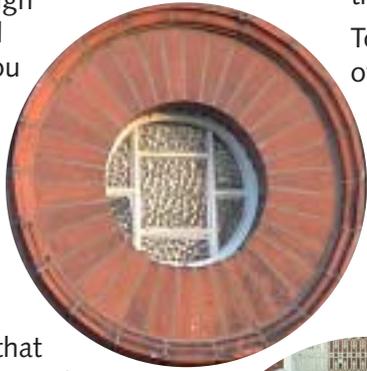
Although restrictions already exist within the Conservation Area, permitted development including the removal of boundary walls and gate posts, and replacement of original timber windows with UPVC windows, does not require planning permission. Over time similar alterations have damaged the character and appearance of the Conservation Area.

To prevent further erosion of the special character of the area the Council has removed certain specified permitted development rights which are listed overleaf.

**What does this mean for residents?**

Residents will now require planning permission for the alterations listed overleaf, which were previously permitted development. No fee is payable for the planning application and the Council has targets to determine these applications within eight weeks of registration. The Council intends to produce guidance on repairs and alterations, and this will be available on the Council's website. The

Council has photographic records of all dwellings in the Conservation Area which will provide a basis for enforcement action should any alterations take place without planning permission. Failure to comply may result in prosecution.



**Has the Article 4(2) Direction been served on my home?**

Dwellinghouses on the streets listed below, have been served with the Article 4(2) Direction. Where only part of the street is in the Conservation Area, the numbers of the buildings are identified.

- CAMBRIDGE AVENUE
- CLAUDE AVENUE
- CORNFIELD ROAD
- DALESTON AVENUE
- LINDEN GROVE
- MAYBERRY GROVE
- ORCHARD ROAD
- PHILLIPS AVENUE
- POPLARS ROAD
- THE CRESCENT (excluding Crescent Lodge & Lunefield House)
- WESTWOOD AVENUE
- WYCHERLEY AVENUE
- BARKER ROAD 1-71 & 2 – 72
- BEECH GROVE ROAD 1-15 & 2-44
- CAMBRIDGE ROAD 1-129 & 2-74
- EASTBOURNE ROAD 1-11 & 2-38
- LIMES ROAD 1-19 & 2-24
- NORTHGATE ROAD 14-22
- OXFORD ROAD 1-157 & 2-160
- REETH ROAD 1-25 & 2-20
- ROMAN ROAD 31-121 & 2-80
- SYCAMORE ROAD 1-39 & 2-18
- THE AVENUE 1-69 & 2-82
- THORNFIELD GROVE 2-4
- THORNFIELD ROAD 5-57 & 2-62