



Report of: Councillor Helen Goral
Cabinet Member for Growth and Communications

Report to:	Council
Date:	22 November 2018
Subject:	Article 4 Direction – Stamford (DM16)

Decision Proposal:	To designate an Article 4 Direction for Stamford Conservation Area
Relevant Cabinet Member:	Councillor Helen Goral Cabinet Member for Growth and Communications
Report author:	Ian Wright, Principal Conservation Officer Tel: 01476 406389 E-mail: i.wright@southkesteven.gov.uk Date: 6 November 2018
Reviewed by:	Sylvia Bland, Head of Development Management Tel: 01476 406388 E-mail: s.bland@southkesteven.gov.uk Date: 9 November 2018
Signed off by:	Paul Thomas, Strategic Director for Growth Tel: 01476 406162 E-mail: p.thomas@southkesteven.gov.uk Date: 9 th November 2018
Approved for publication	Councillor Helen Goral, Cabinet Member for Growth and Communications E-mail: helen.goral@southkesteven.gov.uk Date: 12 th November 2018

SUMMARY

Following Cabinet resolution of 12 April 2018, public consultation was undertaken on the proposed designation of an Article 4 Direction removing certain permitted development rights on unlisted properties in the Stamford Conservation Area and the cancellation of the existing Warrenne Keep Direction.

The proposal for an Article 4 Direction for Stamford Conservation Areas was considered by the Growth Overview and Scrutiny Committee at their meeting on the 17 October 2018 and by Cabinet at their meeting on 1 November 2018.

RECOMMENDATION

It is recommended that Council considers the outcome of the public consultation exercise and the comments of both the Growth Overview and Scrutiny Committee and Cabinet and confirms the designation of an Article 4 Direction for Stamford Conservation Area as drafted and attached to this report as Appendix A and cancellation of the existing Warrenne Keep Article 4 Direction, both effective from 1 December 2018; together with the introduction of a fee of £206 for each planning application arising from the Direction and with any income surplus generated from the Article 4 Direction ring-fenced for future investment on the area covered by the Direction.

1. BACKGROUND TO REPORT

1.1 Introduction

- 1.1.1 At their 12 April 2018 meeting, Cabinet approved the commencement of a formal process to remove permitted development rights for specific types of development within the designated Stamford Conservation Area under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).
- 1.1.2 The purpose of an Article 4 Direction is to bring under planning control development which would otherwise be permitted by virtue of the provisions of the GPDO.
- 1.1.3 This action is considered necessary for the Stamford Conservation Area due to the increasing number of instances of alterations being carried out under permitted development rights which may be harmful to the character and appearance of the Conservation Area. This includes the installation of satellite dishes and the removal of chimneys which together with other alterations to unlisted dwelling houses have gradually eroded the architectural details of the historic fabric of unlisted residential buildings within the area.
- 1.1.4 It should be noted, however, that works which are exempted from the definition of what is development, as set out in Section 55 of the Town and Country Planning Act 1990, cannot be controlled by this Direction. Works that do not amount to development do not require any form of permitted development rights so cannot be subject to this control. For example, replacing existing windows with like for like replacements.

- 1.1.5 The Cabinet also authorised the Leader of the Council and the then Cabinet Member for Economy and Development to produce a set of options for the application fee for any works that would be restricted by the directive for any necessary consultation. The public consultation included seeking views on a planning application fee of £206, which is the amount currently payable for householder applications.
- 1.1.6 At the 17 October 2018 meeting of the Growth Overview and Scrutiny Committee Members considered the outcome of the public consultation exercise and following clarification of the Committee's queries, the Committee resolved to recommend to Cabinet that the Article 4 Direction for Stamford should be adopted and the existing Warrenne Keep Direction be cancelled. Both to be effective from 1 December 2018;b) and the Committee also agreed and recommend that a fee of £206 be introduced for each planning application arising from the Direction.
- 1.1.7 At their 1 November 2018 meeting Cabinet resolved to recommend to Council that the Article 4 Direction for Stamford Conservation Area be confirmed as drafted and the existing Warrenne Keep Article 4 Direction be cancelled, both effective from 1 December 2018 together with the introduction of a fee of £206 for each planning application arising from the Direction and that any income surplus generated from the designation of this Article 4 Direction is ring-fenced for future investment within the area covered by the Direction.

1.2 Cancellation of existing Warrenne Keep Article 4 Direction

- 1.2.1 There is an existing Article 4 Direction that applies to the Warrenne Keep residential development which was designated in the early 1980s immediately following the construction of the scheme. The development is located entirely within the Stamford Conservation Area. It is proposed that this Direction would be cancelled following the confirmation of the proposed area wide Article 4 Direction for Stamford Conservation Area which would replace it.

1.3 Consultations undertaken

- 1.3.1 The public consultation exercise was undertaken between 20 August and 30 September 2018. The purpose of the consultation was to seek the public's views on the proposed Article 4 Direction for the Stamford Conservation Area, cancellation of the existing Article 4 at Warrenne Keep and a proposed planning application fee of £206.
- 1.3.2 To meet statutory requirements, the Council carried out the following:
- The Direction and map of the Conservation Area (Appendix 1) and a Notice to the public explaining the statutory powers involved were produced in consultation with the Council's Solicitor (Appendix 2);
 - The Direction and a copy of the Notice and map was sent to the Secretary of State (DCLG) on the 17 August 2018;
 - The Notice was advertised in the Stamford Mercury on 17 August 2018;
 - The Notice was displayed by site display in 12 locations within the Area from 17 August 2018 for six weeks;

- The Notice was posted to approximately 1400 unlisted properties in the relevant area during the working week commencing 12 August 2018.
- The consultation proposed that the Direction would come into force on the 1 December 2018 concurrently with the cancellation of the existing Warrenne Keep Direction.
- The consultation included a proposed fee for future planning applications of £206.

1.4 Outcome of public consultation

1.4.1 As a result of the publicity carried out, a total of six written representations were received and a total of twenty persons attended the two drop-in sessions at Stamford Arts Centre. The representations can be summarised as follows:

- Support in principle expressed by three of seven representations received (1400 notified).
- Detrimental to owners desire to spontaneously maintain and repair property.
- Unnecessary cost onto repairs and minor improvements.
- Owners of unlisted buildings erected after designation of Conservation Area should be exempt from fee. Council does not exercise its enforcement powers at present when locals would like it to.
- Would the Article 4 cover new doors of different material, new door furniture, new double-glazing changed from obscure to clear glass, heavy pruning of hedges and replacement of damaged roof tiles?
- It is essential for energy saving developments to be used in older properties to mitigate against excessive energy use. If too strict criteria are used and replacement doors, windows etc are very expensive opportunity to live in Stamford restricted only to the wealthy.
- Article 4 likely to result in amateurish, “hotch-potch” and unsightly repairs being undertaken and probably being more detrimental to the area.
- SKDC Planning cannot cope with current volume of applications.
- No objections were expressed to the concurrent cancellation of the existing Warrenne Keep Article 4 Direction.

1.4.2 Whilst virtually everyone who attended the drop-in sessions expressed support in principle for the proposed Article 4, as they recognise the need to preserve the unique qualities of the historic built environment of Stamford, concerns were expressed in relation to the following:

- The fee that would be payable is a tax on top of cost of works.
- Charging a fee is perceived to be a revenue raising exercise. £206 is a significant amount to people on State Pension.
- Has a sliding fee scale for different categories of works been considered?
- Wording of some part of the Order needs altering to avoid ambiguity. Does painting exterior include window frames and doors?
- How will general maintenance be affected – e.g. painting same colour?
- If the Direction is confirmed a guidance note for property owners/occupiers should be produced putting the restrictions into plain English.

- 1.4.3 The comments of Stamford Town Council and Stamford Civic Society were sought on the proposed Direction.
- 1.4.4 Stamford Town Council have replied to confirm their support for Article 4 direction in the Stamford Conservation Area.
- 1.4.5 Stamford Civic Society have commented as follows:

“Stamford Civic Society is extremely pleased that SKDC is proposing to introduce Article 4(1) Direction in the Stamford Conservation Area and supports the range of permitted developments to be removed in the case of unlisted dwelling houses and commercial properties.

As Stamford was the first Conservation Area to be declared in 1967 we think it is important that there are the means to protect it for the long-term by ensuring that alterations to properties do not impact negatively on the character and appearance of the Conservation Area.

We hope that SKDC has the resources to effectively implement the proposed changes in permitted development rights.”

1.5 Evaluation of consultation responses

- 1.5.1 With regard to concerns about the £206 fee, this is the same amount as is currently payable by householders for an application for works that are not permitted development.
- 1.5.2 Repairs to unlisted buildings on a like-for-like basis would not require planning permission. Only those works currently permissible under the sections of the GPDO listed in the Direction would require planning permission.
- 1.5.3 The Direction would be enforced in the same way that current breaches of planning regulations are enforced.
- 1.5.4 There would have to be a rapid photographic baseline survey of unlisted buildings just prior to the Direction coming into force and it is proposed to produce an explanatory leaflet for owners/occupiers of affected properties.
- 1.5.5 The Direction would cover changes to doors and windows if there would be a material alteration but door furniture and hedges would not be covered. Replacement of damaged roof tiles on a like-for-like basis would not require planning permission.
- 1.5.6 Buildings within a conservation area are exempt from compliance with the energy efficiency requirements of this Part L of the Building Regulations if the requirements would unacceptably alter the character or appearance of such buildings (i.e. would be harmful to their significance in NPPF terms).
- 1.5.7 Whilst the actual number of applications a Direction would give rise to is uncertain until it comes into force, it is anticipated that the increase in applications would not result in the need for additional resources. The application fee is intended to cover the cost of processing an application.

1.5.8 It is proposed that a Plain English Guidance explanatory guidance note for owners and occupiers be prepared for the website, should the Direction be confirmed.

2 OTHER OPTIONS CONSIDERED

2.1 The only other option would be not to designate an Article 4 Direction or for the Direction to apply to a smaller area. However, there has been no area-wide control over permitted development across the Stamford Conservation Area since it was first designated in 1967 and there has since been a gradual erosion of the architectural details and of historic fabric to a significant number of unlisted buildings to the detriment of the character and appearance of the Conservation Area as a whole.

3. RESOURCE IMPLICATIONS

3.1 There will be an increase in the number of planning applications received by the Council. Regulation 5(2) of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 amends the 2012 Regulations and now enables a planning application fee to be charged by the local planning authority where they have made an Article 4 Direction. Previously these types of application were exempt from planning fees. Following the completion of the designation of the Direction the proposed fee of £206 will be payable for planning applications required under the Article 4 Direction.

3.2 Any resource issues are to be monitored to see how many applications are actually received as a result of the Article 4.

4. RISK AND MITIGATION

4.1 Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
<p>There is a risk, without Article 4 Directions, that the special interest and character of Stamford Conservation areas could be eroded.</p> <p>There are circumstances in which Councils may be liable to pay compensation having made an Article 4 Direction, although the potential liability is limited in many cases by the time limits that apply.</p> <p>These circumstances include this type of Article 4 Direction that comes into effect after a period of consultation therefore a low category of risk is identified.</p>	<p>The designation of the Article 4 Direction will enable the Council to better protect the special character and appearance of the conservation areas.</p>

5. ISSUES ARISING FROM IMPACT ANALYSIS (EQUALITY, SAFEGUARDING etc.)

5.1 An Equality Analysis has been undertaken and there are not considered to be any direct equality issues arising from this report. The Analysis is included in the Appendix 3 to this report. The public consultation has not given rise to any issues that necessitate further equality analysis.

6. CRIME AND DISORDER IMPLICATIONS

6.1 None.

7. COMMENTS OF FINANCIAL SERVICES

7.1 It is anticipated that there will be an increase in the number of applications for planning permission for which a fee, currently proposed to be £206, will be payable. It is considered that the additional caseload can be met using existing resources although this will be monitored over the medium term to ensure there is no adverse impact on service quality. The income derived from this proposal will be utilised to offset against operational costs as the charge will be set on a cost recovery basis only.

7.2 It should be noted that there are circumstances in which Councils may be liable to pay compensation having made an Article 4 Direction, although the potential liability is limited in many cases by the time limits that apply.

7.3 A 'without immediate effect' approach to the designation of an Article 4 Direction is considered to be the most risk averse as it significantly reduces the risk of compensation claims and allows for consultation with those affected prior to the Direction being confirmed.

8. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

8.1 The formal processes set out in the GPDO must be followed in the making of Article 4 Directions.

8.2 Local planning authorities may be liable to pay compensation to those whose permitted development rights have been withdrawn if they:

- Refuse planning permission for development which would have been permitted development if it were not for an Article 4 direction; or
- Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 direction being in place.

8.3 Compensation may be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights.

8.4 All claims for compensation must be made within 12 months of the date on which the planning application for development formerly permitted is rejected (or approved subject to conditions that go beyond those in the GPDO).

- 8.5 Additionally, for certain prescribed classes of permitted development rights withdrawn by Article 4 Directions, compensation may only be claimed if an application for planning permission is submitted within 12 months following the effective date of the Direction. Also, if 12 months prior notice of the withdrawal of permitted development rights is given, there is no ability to claim compensation.
- 8.6 There are other specific compensation provisions in relation to statutory undertakers.
- 8.7 Issues in relation to the payment of compensation as a result of the withdrawal of permitted development rights are covered principally in sections 107 and 108 of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Compensation) (England) Regulations 2015 (SI 2015/598).

9. COMMENTS OF OTHER RELEVANT SERVICES

- 9.1 None.

10. APPENDICES

- 10.1 Appendix 1: Proposed Article 4 Direction
- 10.2 Appendix 2: Copy of Article 4 Notice
- 10.3 Appendix 3: Equality Analysis Assessment

11. BACKGROUND PAPERS

Town and Country Planning (General Permitted Development) (England) Order 2015

<http://www.legislation.gov.uk/uksi/2015/596/contents/made>

The Town and Country Planning (Compensation) (England) (Amendment) Regulations 2017

<http://www.legislation.gov.uk/uksi/2017/392/contents/made>

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits)(England)(Amendment) Regulations 2017.

<http://www.legislation.gov.uk/uksi/2017/1314/made>

National Planning Policy Framework (July 2018)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Historic England publication: "Restricting Permitted Development: Article 4 Directions and Heritage"

<https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>

Report to Cabinet PLA11 Article 4 Direction – Stamford

<http://moderngov.southkesteven.gov.uk/ielIssueDetails.aspx?Ild=23746&PlanI=0&Opt=3>

Proposed Article 4 Direction and Conservation Area Map

South Kesteven District Council, as the local planning authority, will make a Direction under Article 4 (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 which relates to the land described in Schedule 1 and applies to development of the description set out in Schedule 2.

The Direction will apply to elevations which front a highway, waterway or important space. The effect of the Direction is to remove permitted development rights that would otherwise apply by virtue of the Town and Country Planning (General Permitted Development Order) (England) 2015 (GPDO), and permission granted by that Order shall not apply to development of the type specified in Schedule 2 of this Notice unless planning permission is granted by the local planning authority.

Schedule 1: The Direction relates to unlisted properties in the whole of Stamford Conservation as designated in October 1967 and extended under the Stamford Conservation Area Appraisal November 2011.

Schedule 2: The Direction applies to the following classes of the Town and Country Planning (General Permitted Development Order) (England) 2015:

These relate to the rights under Schedule 2, Part 1, Classes A, B, C, D, E, F and H, Part 2 Classes A and C, Part 11, Class C, Part 14 Classes A, E, F, J, N and O, Part 16, Classes B and C of the GPDO 2015 and refer to:

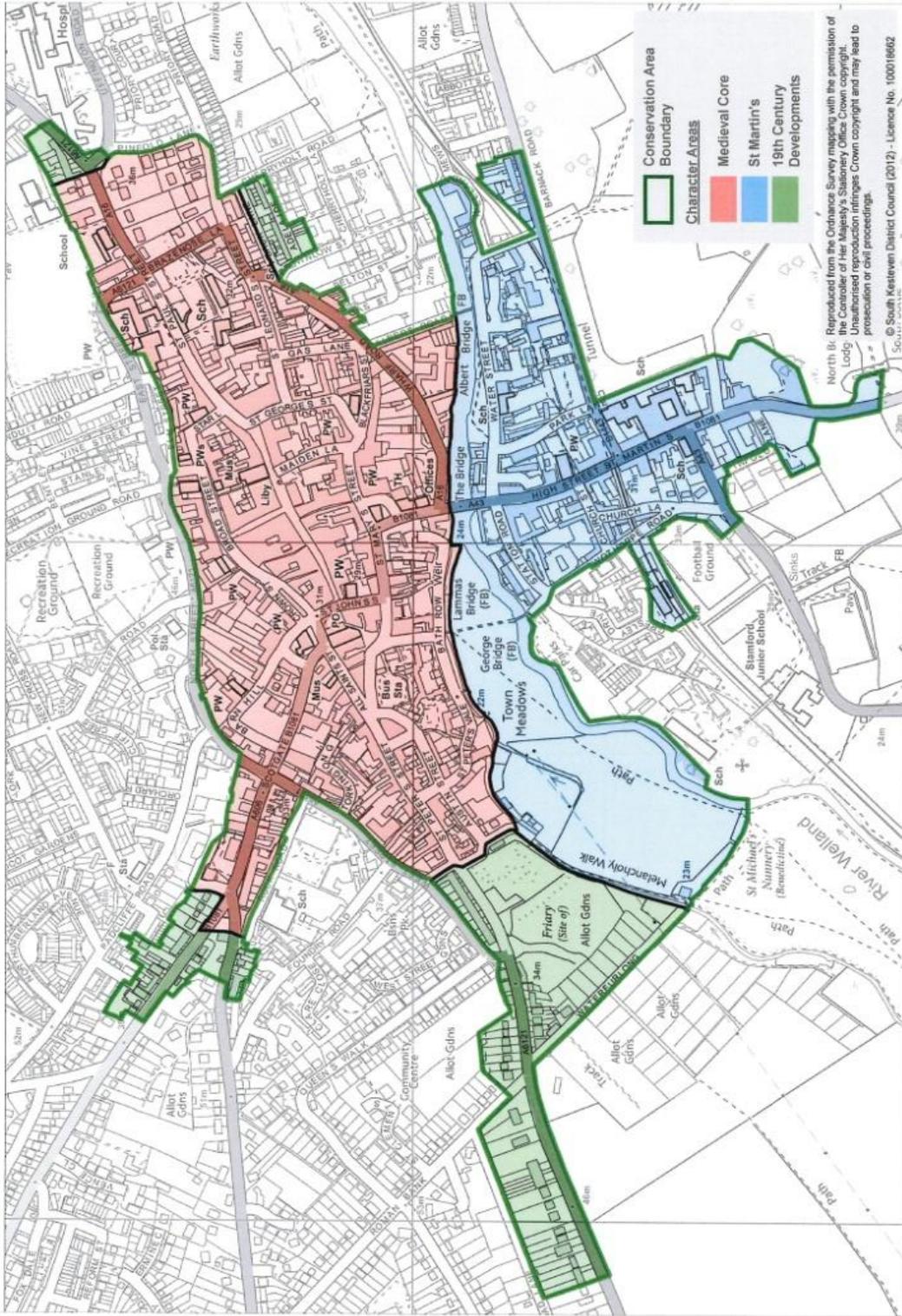
- the erection, alteration or removal of a chimney or flue on a dwelling house, or on a building within the curtilage of a dwelling house.

And any of the following permitted development rights for development which would be facing onto and be visible from a highway, footpath or open space:

- the enlargement, improvement or other alteration of a dwelling house (including alterations to windows, doors, stone and brickwork);
- any alteration of the roof of a dwelling house;
- the erection or construction of a porch outside an external door of a dwelling house;
- the provision within the curtilage of a dwelling house of any building, enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such;
- the installation, alteration or replacement of a satellite antenna on a building;
- the replacement of cast iron guttering with plastic, or the addition of new guttering and downpipes;
- the erection, alteration or demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a building;
- the painting of the exterior of a building or a building or enclosure within the curtilage of the building; and
- the installation, alteration or replacement of solar photovoltaic (solar panels) or other solar thermal equipment.

The effect of the Direction will be that the permission granted by Article 3 of the Order shall not apply to the descriptions of development set out in the Schedule above, and that those developments as described in Schedule 2 shall not be carried out unless permission is granted by the Local Planning Authority, under Part III of the Town and Country Planning Act 1990, as amended.

Stamford Conservation Area



North is reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

© South Kesteven District Council (2012) - Licence No. 100018662

Notice of Article 4 Direction

SOUTH KESTEVEN DISTRICT COUNCIL

**NOTICE OF ARTICLE 4 DIRECTION IN STAMFORD CONSERVATION
AREA**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT ORDER) (ENGLAND) 2015**

NOTICE IS HEREBY GIVEN that South Kesteven District Council, as the local planning authority, is to make a Direction under Article 4 (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 which relates to the land described in Schedule 1 and applies to development of the description set out in Schedule 2.

The Direction will apply to elevations which front a highway, waterway or important space. The effect of the Direction is to remove permitted development rights that would otherwise apply by virtue of the Town and Country Planning (General Permitted Development Order) (England) 2015 (GPDO), and permission granted by that Order shall not apply to development of the type specified in Schedule 2 of this Notice unless planning permission is granted by the local planning authority.

Schedule 1: The Direction relates to unlisted properties in the whole of Stamford Conservation as designated in October 1967 and extended under the Stamford Conservation Area Appraisal November 2011.

Schedule 2: The Direction applies to the following classes of the Town and Country Planning (General Permitted Development Order) (England) 2015:

These relate to the rights under Schedule 2, Part 1, Classes A, B, C, D, E, F and H, Part 2 Classes A and C, Part 11, Class C, Part 14 Classes A, E, F, J, N and O, Part 16, Classes B and C of the GPDO 2015 and refer to:

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

And any of the following permitted development rights for development which would be facing onto and be visible from a highway, footpath or open space:

- the enlargement, improvement or other alteration of a dwelling house (including alterations to windows, doors, stone and brickwork);
- any alteration of the roof of a dwelling house;
- the erection or construction of a porch outside an external door of a dwelling house;
- the provision within the curtilage of a dwelling house of any building, enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such;
- the installation, alteration or replacement of a satellite antenna on a building;
- the replacement of cast iron guttering with plastic, or the addition of new guttering and downpipes;

- the erection, alteration or demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a building;
- the painting of the exterior of a building or a building or enclosure within the curtilage of the building; and
- the installation, alteration or replacement of solar photovoltaic (solar panels) or other solar thermal equipment.

The effect of the Direction will be that the permission granted by Article 3 of the Order **shall not apply to the descriptions of development set out in the Schedule above, and that those developments as described in Schedule 2 shall not be carried out unless permission is granted by the Local Planning Authority, under Part III of the Town and Country Planning Act 1990, as amended.**

The Authority will consider any representations on the proposed making of the Direction which are submitted over a six week period commencing 20 August 2018 and finishing on 30 September 2018.

A map identifying the extent of the Article 4 Direction and a schedule of development affected by the Article 4 Direction can be inspected at:

Stamford Area Office, 1 Maiden Lane, Stamford
(Mon – Weds 9.00am – 4.45pm; Thurs 9.00am – 3.30pm; Friday 9.00am – 4.15pm)

Grantham, Customer Services, Council Offices, St Peter's Hill, Grantham
(Mon, Tues, Thurs 8.45am – 5-15pm; Weds 8.45am – 4.00pm: Friday 8.45am – 4:45pm)

and at www.southkesteven.gov.uk/planning

Representations concerning this Direction are to be made to South Kesteven District Council by letter addressed to **South Kesteven District Council, Conservation Team, The Council Offices, St Peter's Hill, Grantham, NG31 6PZ** or by email to **conservation@southkesteven.gov.uk**

In deciding whether to confirm the Direction the Council will take into account all representations duly received. Subject to confirmation by the Council, it is proposed that the Direction will come into force on 1 December 2018.

When the proposed Article 4 Direction comes into force, the April 1984 Article 4 Direction at **Warrenne Keep** will be cancelled and replaced by the proposed Article 4 Direction.

Paul Thomas
Strategic Director for Growth

EQUALITY ANALYSIS



SOUTH
KESTEVEN
DISTRICT
COUNCIL

South Kesteven District Council

Equality Analysis (Stage 1)

Article 4 Direction - Stamford Conservation Area

Service Area:	Lead officer: Ian Wright	Date of Meeting 12/04/18
Development Management	Assessors: Sylvia Bland	
	Neutral Assessor: Carol Drury	

1. Name and description of policy/service/function/strategy

It is proposed to designate an Article 4 Direction to remove specific permitted development rights from residential properties within the Stamford Conservation Area. This is being carried out in order to prevent the continued gradual erosion of architectural details relating to the historic fabric of unlisted buildings in the Stamford Conservation Area in the interests of preserving the character and appearance of the Conservation Area.

The designation is procedural in nature. The effect of the Article 4 Direction would be to require the submission of a planning application in order to assess the merits of the proposals against national and local planning policy together with any other material planning considerations. There is provision for compensation to be paid to the landowner for abortive expenditure and any loss or damage caused by the loss of rights. Research has shown that this is very unlikely to be evoked.

A fee may be charged for a planning application required as a result of designating an Article 4 Direction. It will not be higher than the current fee for a householder planning application.

Is this a new or existing policy?

New

2. Complete the table below, considering whether the proposed policy/service/function/strategy could have any potential positive, or negative impacts on groups from any of the protected characteristics (or diversity strands) listed, using demographic data, user surveys, local consultations evaluation forms, comments and complaints etc.

Equality Group	Does this policy/service/function/strategy have a positive or negative impact on any of the equality groups? Please state which for each group	Please describe why the impact is positive or negative. If you consider this policy etc is not relevant to a specific characteristic please explain why
Age	Neutral	This protected characteristic is not a determinant of this designation.
Disability	Potential for negative impact	This protected characteristic is not a determinant of this designation. However it is recognised that the access needs of persons with a disability could be negatively impacted upon should this designation be applied without consideration of individual requirements. Reasonable adjustments required to meet the needs of an individual with a disability will be positively addressed on a case-by-case basis in the execution of this designation.
Race	Neutral	This protected characteristic is not a determinant of this designation. However, should an individual require information in their language of origin this will be supplied on request.
Gender Reassignment	Neutral	This protected characteristic is not a determinant of this designation.
Religion or Belief	Neutral	This protected characteristic is not a determinant of this designation.
Sex	Neutral	This protected characteristic is not a determinant of this designation.
Sexual Orientation	Neutral	This protected characteristic is not a determinant of this designation.
Pregnancy and Maternity	Neutral	This protected characteristic is not a determinant of this designation.
Marriage and Civil Partnership	Neutral	This protected characteristic is not a determinant of this designation.

Carers	Neutral	No direct impact has been identified in relation to those with caring responsibilities beyond those already addressed under the protected characteristic of disability
Other Groups (e.g. those from deprived (IMD*) communities; those from rural communities, those with an offending past) *(IMD = Indices of multiple deprivation)	Neutral	People within the 'other groups' identifier were not a determinant of this designation.
General comments	<p>This designation relates to buildings rather than persons directly and as such impacts on all the protected characteristics.</p> <p>Information in alternative formats will be provided on request to persons with disabilities, literacy issues and to those whose first language is not English.</p>	

3. What equality data/information did you use to inform the outcomes of the proposed policy/service/function/strategy? (Note any relevant consultation who took part and key findings)

No equality data or information has informed the intention to commence the formal process to designate an Article 4 Direction to date.

Public consultation would take place following the resolution to commence the formal process to designate an Article 4 Direction and the comments received will be taken on board before final decision is made. This is a statutory requirement of the designation process as set out in Schedule 3 of the General Permitted Development Order 2015.

If there are any gaps in the consultation/monitoring data, how will this be addressed?

None

4. Outcomes of analysis and recommendations (please note you will be required to provide evidence to support the recommendations made): Please check one of the options.

a)	Equality analysis has not identified any potential for discrimination or for negative impact and all opportunities to promote equality have been taken	<input checked="" type="checkbox"/>
<i>If you have checked option a) you will need to complete a Stage 3 analysis when your policy/service/function/strategy has been implemented</i>		
b)	Adjust the proposal to remove barriers identified by equality analysis or to better promote equality.	<input type="checkbox"/>

<i>If you have checked option b) you will need to answer questions b.1 and b.2</i>		
c)	Adverse impact but continue	<input type="checkbox"/>
<i>If you have checked option c) you will need to answer questions c.1</i>		
d)	Stop and remove the policy/function/service/strategy as equality analysis has shown actual or potential unlawful	<input type="checkbox"/>

b.1 In brief, what changes are you planning to make to your proposed policy/service/function/strategy to minimise or eliminate the negative equality impacts?

Not applicable

b.2 Please provide details of whom you will consult on the proposed changes and if you do not plan to consult, please provide the rationale behind that decision.

There is statutory requirement to consult the general public, Stamford Civic Society and Stamford Town Council as part of the formal designation process.

If you have checked option b) you will need to complete a Stage 2 equality analysis

c.1 Please provide an explanation in the box below that clearly sets out your justification for continuing with the proposed policy/function/service/ strategy.

Not applicable

If you have checked option c) you will need to complete a Stage 2 equality analysis. You should consider in stage 2 whether there are sufficient plans to reduce the negative impact and/or plans to monitor the actual impact.

Signed (Lead Officer):
(Name and title)

Ian Wright
Principal Conservation Officer

Date completed:

9.3.18

Signed (Neutral Assessor):
(Name and title)

Carol Drury
Community Engagement and Policy Development Officer

Date signed off:

13.3.18