

Planning Committee

04 April 2025

Agenda item number 9

Beccles Article 4 Direction revision

Report by Heritage and Design Manager

Summary

It is proposed to cancel the existing Article 4 direction in the Beccles Conservation Area and make a new Article 4 Direction that would cover a smaller area.

Recommendations

To approve:

- i. the making of an Article 4 direction to cancel the existing Beccles Article 4 direction and
 - ii. the making of an Article 4 direction in a smaller area.
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1. Introduction

- 1.1. Article 4 directions are made under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (“GDPO”).
- 1.2. An Article 4 direction is a planning regulation that removes specified permitted development rights to help protect what is special about buildings and the amenity of the area in which they are located. It means that planning permission will be required for those works. It covers works fronting a ‘relevant location’ which is a highway, open space or waterway.
- 1.3. An Article 4 direction only applies to non-listed houses as flats, commercial properties and listed buildings already have different permitted development rights. Current good practice is that Article 4 directions should be based on sound evidence and should cover a limited geographical area. Paragraph 54 of the National Planning Policy Framework (NPPF) states that Article 4 directions should be ‘limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area....in all cases, be based on robust evidence, and apply to the smallest geographical area possible’.

2. Background

- 2.1. Historically, Article 4 directions were able to cover wide geographical areas and the former Waveney District Council implemented a series of blanket Article 4 Directions, one of which dating from 1997 covered almost all of the Beccles Conservation Area, including the area now within the Broads Authority Executive Area. East Suffolk Council (ESC) has commenced a review of these and we have been working with them to review the Beccles Article 4 direction. Another consideration is that the GDPO has changed since 1997 and it is important to ensure that the Article 4 directions refer to the correct sections of that Order.
- 2.2. The existing Article 4 Direction covers all of the area between the River Waveney and Fen Lane, Northgate and Puddingmoor for most of its length (see [Appendix 1](#)). It restricts the following works where they front a relevant location:
 - Enlargement, improvement or other alteration to elevations
 - Alterations to roofs
 - Construction of a porch
 - Provision of a building, enclosure or pool
 - Hard surfacing
 - Installation of a satellite antenna
 - Erection or alteration of a chimney
 - Alteration or demolition of a fence or boundary wall
 - Painting of an elevation.
- 2.3. Research and site survey work have been carried out to meet the requirements of the NPPF. Conditions surveys of the Beccles Article 4 area were carried out to assess level of intactness and change, with the focus on those properties that are considered to contribute positively to the character and appearance of the conservation area but are not protected by statutory listing. The results of the survey are presented in map form (see [Appendix 2](#)). It should be noted that this does not fully assess the river frontage where there are additional structures that contribute to the area such as the boathouses and walls to the Scores (alleys which run down to the river).
- 2.4. Following this survey, it was concluded that the existing Beccles Article 4 direction covers a wider geographical area than it should and also covers some development that it is no longer considered appropriate to restrict. It is also necessary to ensure that the Article 4 references the current GDPO.

3. Proposed Article 4 Directions

- 3.1. It is proposed to serve two new Article 4 directions: one for the cancellation of the existing Article 4; the second for the new reduced area with fewer restrictions. They will be non-immediate and will not come into force until the date stated. There should not be any risk of damaging works being carried out in the meantime, as the existing Article 4 direction will remain valid until its cancellation by the new Article 4.
- 3.2. The first new Article 4 direction will cancel the existing Article 4 Direction dating from 1997.
- 3.3. The second new Article 4 direction will cover a reduced area between the river Waveney and Fen Lane, Northgate and the northern end of Puddingmoor (see [Appendix 3](#)). The southern end of Puddingmoor has been removed as this has a higher concentration of business premises, fewer traditional properties and more buildings that do not positively contribute to the character of the conservation area, due to an erosion of their original features. It is proposed that the new Article 4 direction will remove permitted development rights covering the following works, again only where fronting a relevant location:
 - Enlargement, improvement or other alteration to elevations
 - Alterations to roofs
 - Construction of a porch
 - Provision of a building, enclosure or pool
 - Hard surfacing
 - Erection or alteration of a chimney
 - Alteration or demolition of a fence or boundary wall
- 3.4. The list has been reduced. The removal of permitted development rights relating to the installation of a satellite dish has been withdrawn as few houses now have television delivered by satellite dishes. The painting of properties has also been removed. It is considered that the wording of Schedule 1, Part 2, Class C of the GDPO, 'the painting of the exterior of any building or work', means that it is appropriate to remove this from the Article 4 direction as it has a very broad scope and would mean that any painting, including redecoration for maintenance would need planning permission, which would potentially be onerous for home owners and the Local Planning Authority.
- 3.5. The process for making and confirming both of the Article 4 directions, along with our proposed timescales, is stated below (please note we are doing this concurrently with ESC who are also reducing the size of their Article 4 Direction within Beccles):

Making of the Article 4 Directions: if approved by the Planning Committee on 4 April, the Article 4 Directions will be 'made' (see [Appendix 4](#) and [Appendix 5](#));

- Serving of the Article 4 Directions: properties within the proposed new Article 4 Area and existing Article 4 Direction area will be served with a Notice on April 14 2025;
- Consultation: This must be at least 21 days and we are proposing that it runs for 5 weeks from 14 April to 23 May. Property owners will receive a letter, guidance note and the Notices. Site notices will be displayed within the area and a press notice published, as well as the Secretary of State being notified. Discussions with the Town Council have already taken place and they will be formally consulted. There will also be a public drop-in session on 9 May with officers from both ESC and the BA in attendance.
- Confirming: Consultation responses will be considered and amendments made as necessary. Should we decide to confirm the Article 4 directions, they will be brought back to Planning Committee for Members to decide whether to confirm in July 2025.
- Coming into force: It is intended that the Article 4 directions will come into force on Monday 4 August 2025. This will mean that the existing Article 4 direction is cancelled and the new Article 4 direction is in place from this date.

4. Financial implications

- 4.1 There are circumstances where the LPA may become liable to pay compensation when imposing a new Article 4 direction, when it does so without giving 12 months' notice to members of the public who would be affected.
- 4.2 This liability may arise if the LPA:
- Refuses planning permission for development which would have been permitted development if it were not for the Article 4 direction; or
 - Grants planning permission subject to more limiting conditions than the GDPO would normally allow, as a result of the Article 4 direction being in place.
- 4.3 However, officers judge this to present a limited risk only, as the properties covered by the new direction are already covered by an existing more onerous direction. There will be no additional restrictions.
- 4.4 On this basis, officers judge that there is no necessity to wait 12 months before confirmation of the Article 4 directions.

5. Risk implications

- 5.1 Regulatory risk: there is no right of appeal against the making of an Article 4 direction. There could be an application for judicial review if it were thought that the LPA had not considered the merits of the Article 4 direction properly. This is considered to be low risk given the evidence on which the directions are based.

- 5.2 Reputational risk: The LPA has a duty to pay special attention to the preservation and enhancement of the character and appearance of conservation areas, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. If the Article 4 directions are confirmed they would support this duty.
- 5.3 Confirming the Article 4 Directions would also support the delivery of consistent planning and planning enforcement decisions, which would reduce the risk of reputational damage in the future.

6. Conclusion

- 6.1. Members are asked to consider two officer recommendations:
- i. To approve the making of an Article 4 direction to cancel the existing Beccles Article 4 Direction.
 - ii. To approve the making of an Article 4 direction to remove permitted development rights in a smaller area than existing.

Author: Kate Knights, Heritage and Design Manager

Date of report: 06 March 2025

[Broads Plan](#) strategic objectives:

D1: Record, protect and enhance local built and cultural features

D3: Maintain up-to-date conservation area designations, appraisals and management proposals

F4: Provide up-to-date planning policy, site-specific allocations and planning guidance to support local community needs and ensure development happens within environmental limits.

Appendix 1 - [Map of existing Beccles Conservation Area Article 4 Direction area](#)

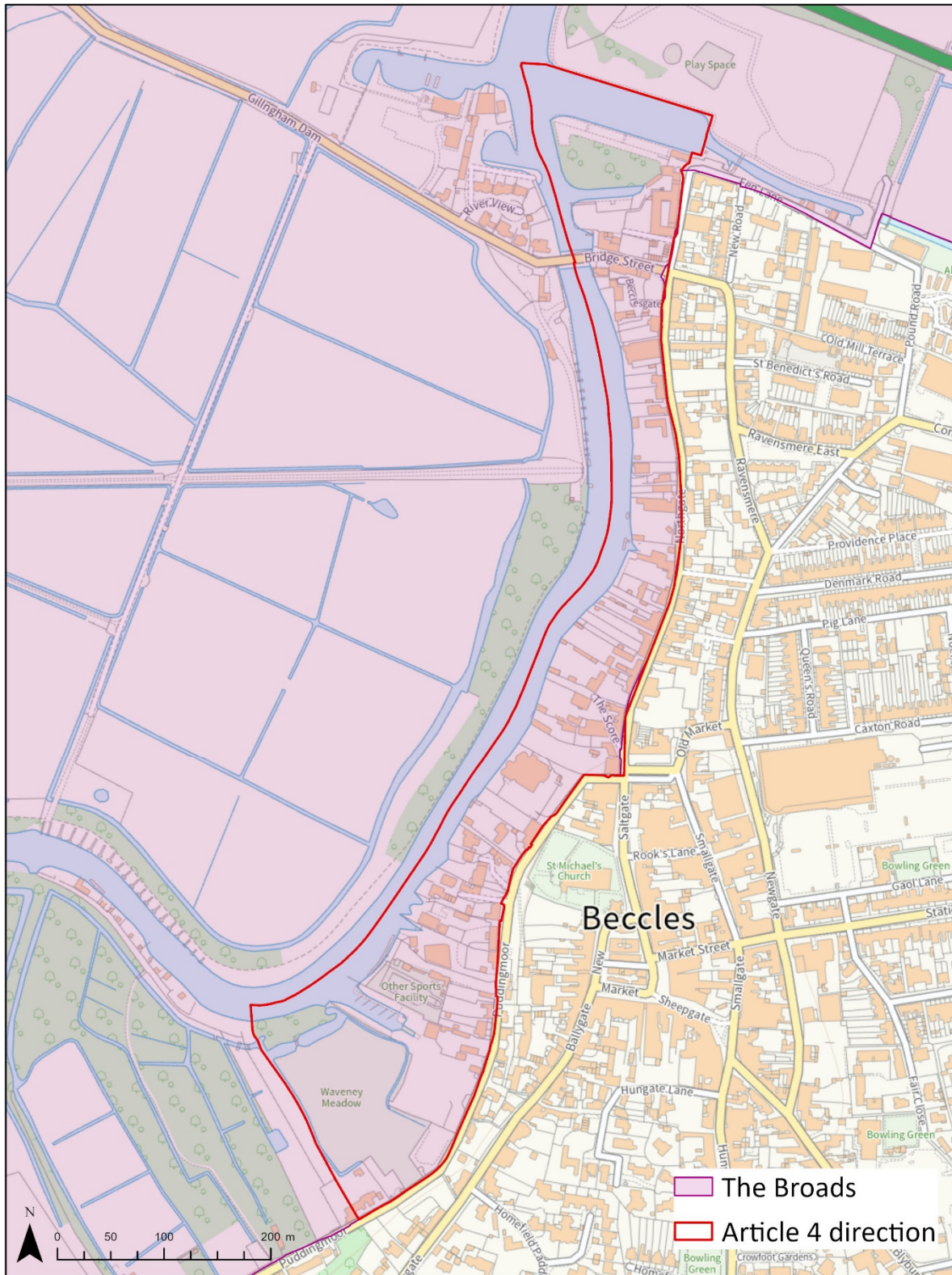
Appendix 2 - [Survey mapping of existing Article 4 Direction](#)

Appendix 3 - [Proposed new Beccles Conservation Area Article 4 Direction area](#)

Appendix 4 - [Article 4 Direction for cancellation of existing Article 4 direction](#)

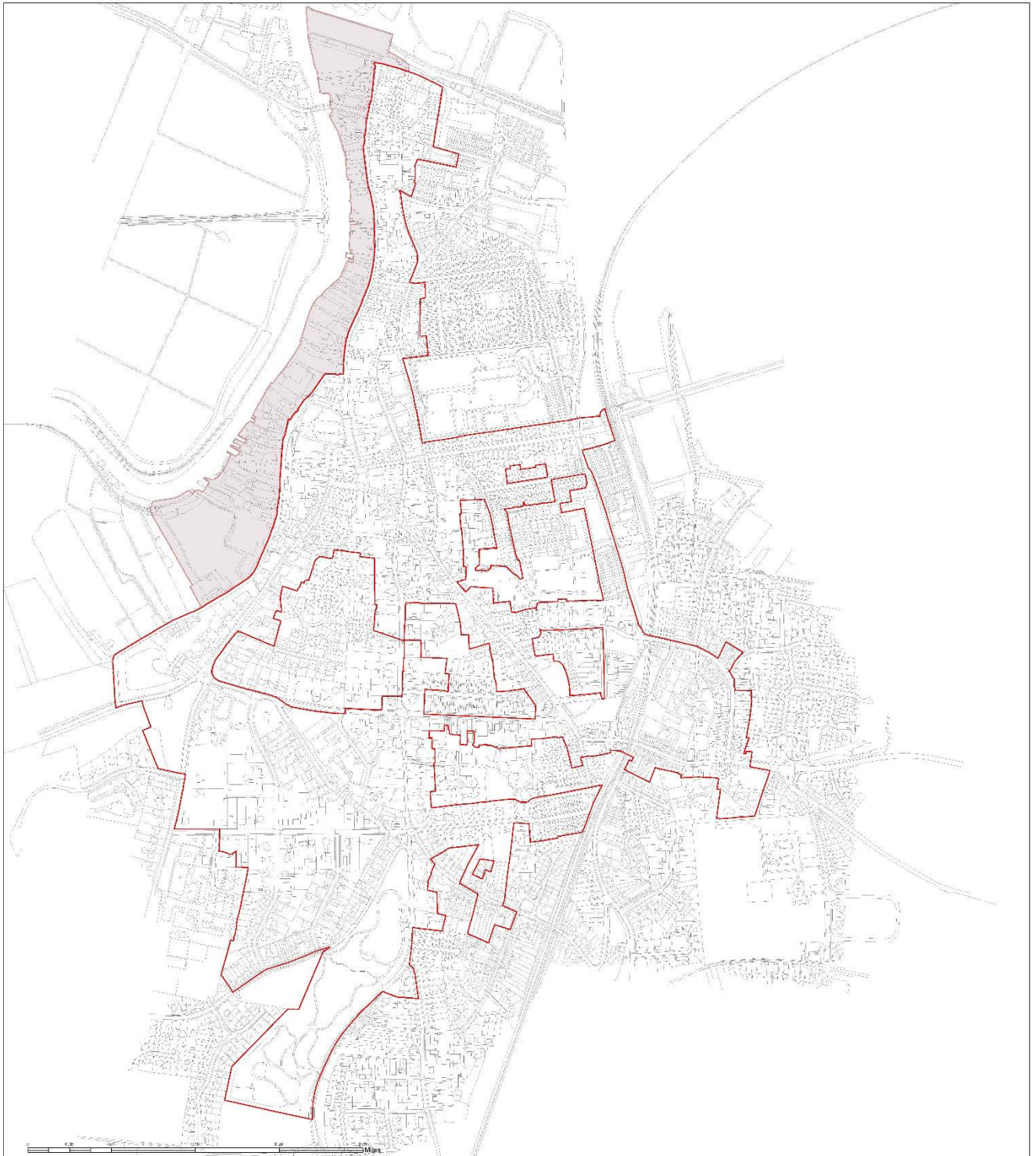
Appendix 5 - [Article 4 Direction for new area](#)

Appendix 1 - Map of existing Beccles Conservation Area Article 4 Direction area



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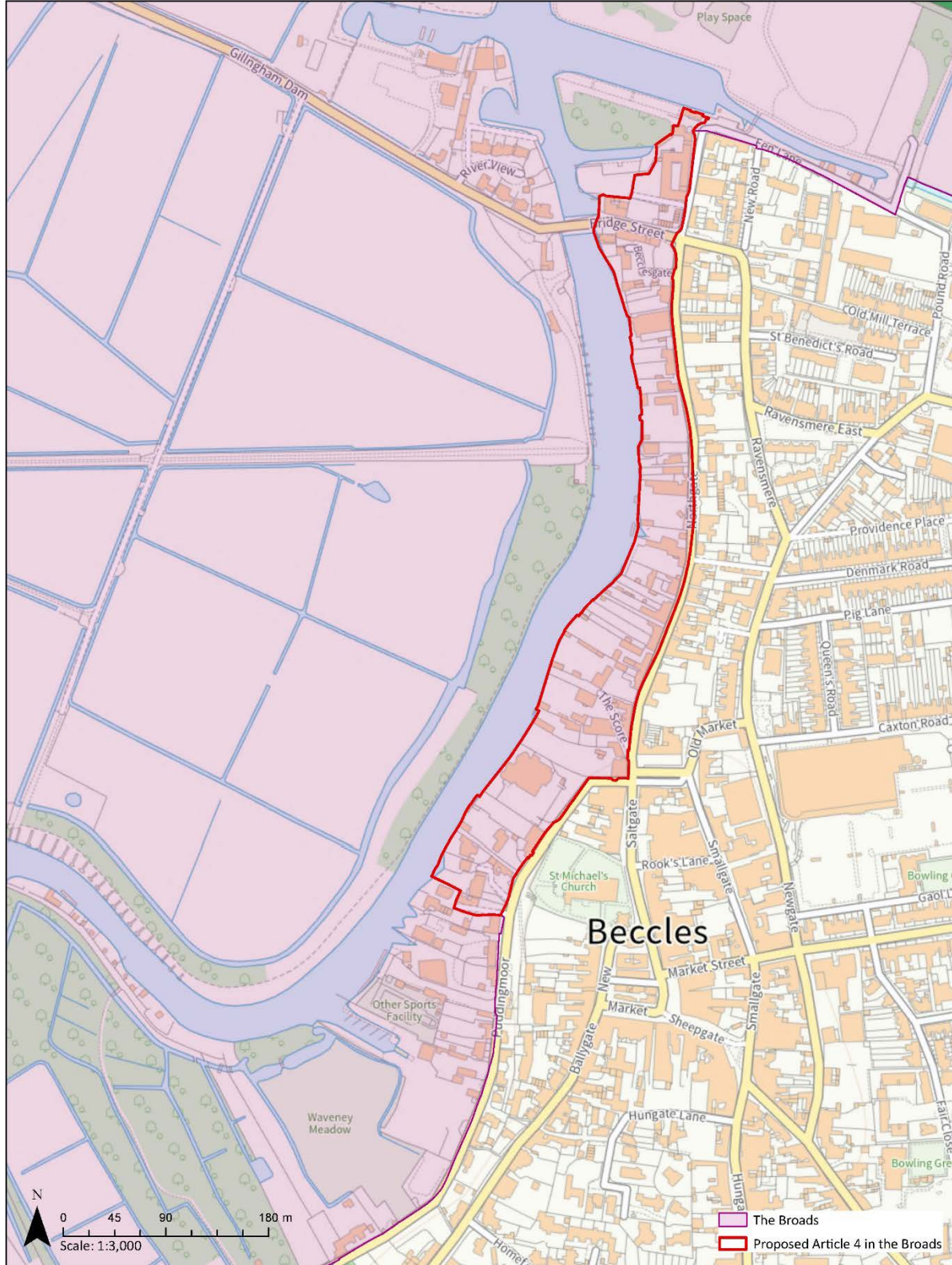
Appendix 2 - Survey mapping of existing Article 4 Direction Beccles Conservation Area Article 4 Review



- Beccles Conservation Area
- Beccles Conservation Area - Broads Authority

Appendix 3 - Proposed new Beccles Conservation Area Article 4 Direction area

Proposed Beccles Article 4 direction in the Broads



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

Direction Made under Article 4(1)

BROADS AUTHORITY

**CANCELLED DIRECTION (No. 1) 2025:
BECCLES CONSERVATION AREA DIRECTION 1997**

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

DIRECTION WITHOUT IMMEDIATE EFFECT

MADE UNDER ARTICLE 4(1)

CANCELLATION DIRECTION (No.1) 2025:

BECCLES CONSERVATION AREA DIRECTION 1997

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that the Article 4(2) direction for Beccles Conservation Area 1997 (a copy of which is attached as Schedule 1 to this Direction) should be cancelled.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) AND Schedule 3, paragraphs (1) to (13) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, hereby direct that the Beccles Conservation Area Article 4 Direction 1997 made on 29 July 1997 is cancelled. The cancellation will come into force on 4 August 2025.

SCHEDULE 1

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(2) BECCLES CONSERVATION AREA

WHEREAS the Council of the District of Waveney being the appropriate Local Planning Authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out within the whole area of land designated as the Beccles conservation area (such land and the extent thereof being shown by heavy black outlining and black cross hatching on the plan annexed hereto) unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 and (as appropriate) Part II of the Planning (Listed Building and Conservation Areas) Act 1990

NOW THEREFORE the said Council in pursuance of the power conferred on it by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 ("the Order") HEREBY DIRECT that the permission granted by Article 3 of the Order shall not apply to development of the descriptions set out in the Schedule below within the whole of the said Beccles conservation area

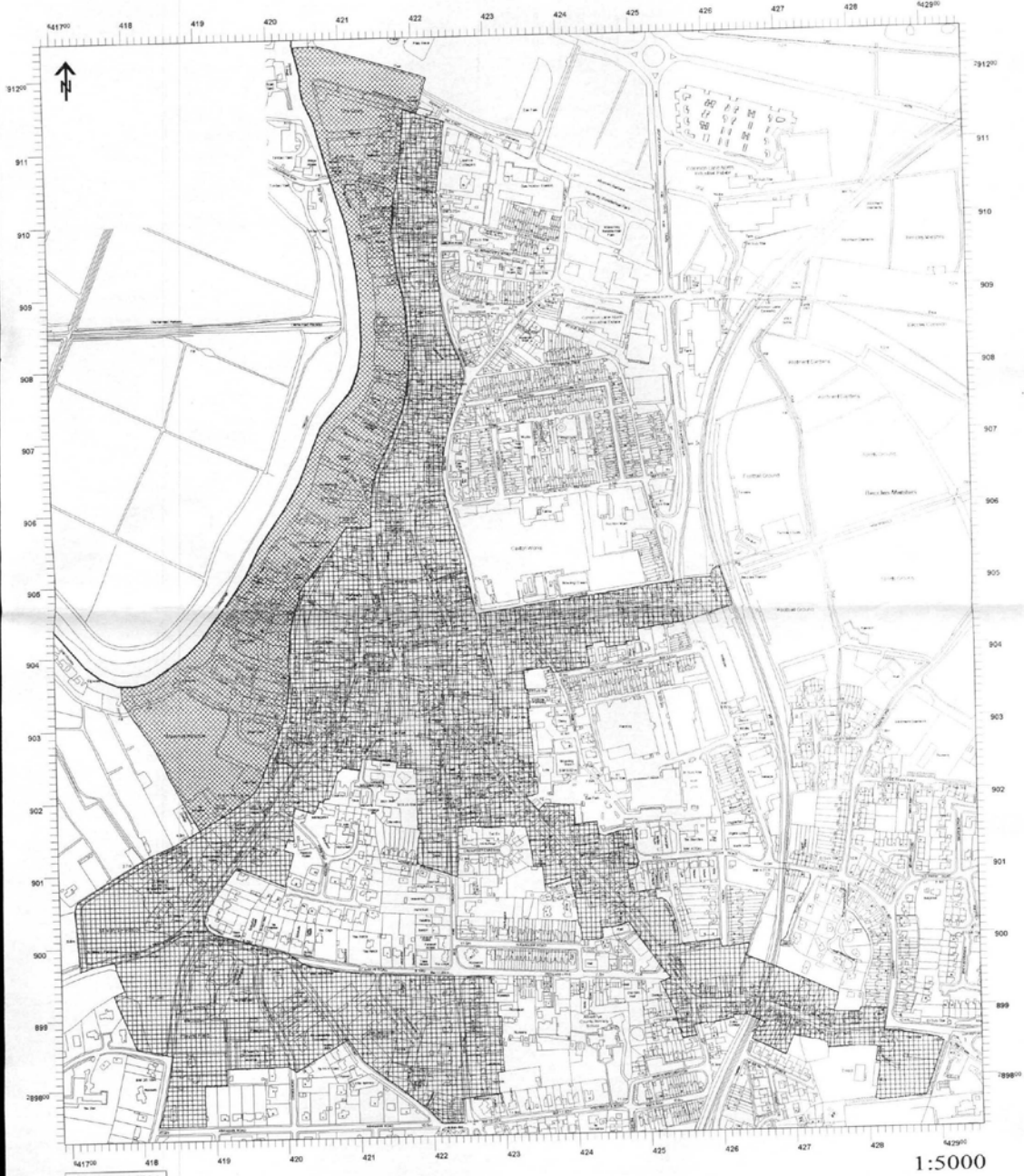
SCHEDULE

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within Class A of Part I of Schedule 2 to the Order, where any part of the enlargement, improvement or other alteration would front a relevant location (for the purposes of this Direction and in accordance with the provisions of article 4(6) of the Order the expression 'relevant location' (wherever it may appear) shall mean a highway, waterway or open space).
- (b) Any alteration to the roof of a dwellinghouse, being development comprised within Class C of Part I of Schedule 2 to the Order, where any such alteration would be to a roof slope which fronts a relevant location
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within Class D of Part I of Schedule 2 to the Order, where the external door in question fronts a relevant location

- (d) The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, being development comprised within Class E of Part I of Schedule 2 to the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within Class F of Part I of Schedule 2 to the Order, where the hard surface would front a relevant location
- (f) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, being development comprised within Class H of Part I of Schedule 2 to the Order, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a relevant location
- (g) The erection, alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse being development within Part I of Schedule 2 to the Order
- (h) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within Class A of Part 2 to Schedule 2 of the Order, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location
- (i) The painting of the exterior of any building or work, being development comprised within Class C of Part 2 of Schedule 2 to the Order, consisting of the painting of the exterior of any part, which fronts a relevant location of
 - (a) a dwellinghouse; or
 - (b) any building or enclosure within the curtilage of a dwellinghouse
- (j) Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location

GIVEN UNDER the common seal of the Waveney District Council of Town Hall, Lowestoft,
Suffolk this 29 day of July 1997

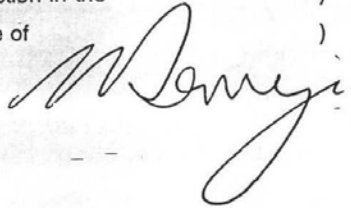
A MAP OF THE BECCLES CONSERVATION AREA, SHOWING THE AREA COVERED BY THE ARTICLE 4 (2) DIRECTION



The map is reproduced in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1967 (as amended) and the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended). It is intended to provide a clear and accurate representation of the conservation area for the purposes of the Act and the Regulations.

1:5000

5
The Common Seal of the)
Council was affixed to)
this Direction in the)
presence of)



CHIEF EXECUTIVE

D/O CTE
MINUTE 3/9/96
DEAL 17733

29th July 1997

TOWN & COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) ORDER 1995

Direction Made Under Article 4(2)

BECCLES CONSERVATION AREA

SCHEDULE 2

Properties comprised in the land affected by this Direction:

1 Northgate, Beccles, Suffolk, NR34 9AS
3A Northgate, Beccles, Suffolk, NR34 9AS
3B Northgate, Beccles, Suffolk, NR34 9AS
5 Northgate, Beccles, Suffolk, NR34 9AS
7 Northgate, Beccles, Suffolk, NR34 9AS
River Lodge, 9 Northgate, Beccles, Suffolk NR34 9AS
11 Northgate, Beccles, Suffolk, NR34 9AS
13 Northgate, Beccles, Suffolk, NR34 9AS
15 Northgate, Beccles, Suffolk, NR34 9AS
17 Northgate, Beccles, Suffolk, NR34 9AS
19 Northgate, Beccles, Suffolk, NR34 9AS
25 Northgate, Beccles, Suffolk, NR34 9AS
27 Northgate, Beccles, Suffolk, NR34 9AS
29 Northgate, Beccles, Suffolk, NR34 9AS
31 Northgate, Beccles, Suffolk, NR34 9AS
35 Northgate, Beccles, Suffolk, NR34 9AU
43 Northgate, Beccles, Suffolk, NR34 9AU
51 Northgate, Beccles, Suffolk, NR34 9AU
69 Northgate, Beccles, Suffolk, NR34 9AY
71 Northgate, Beccles, Suffolk, NR34 9AY
73 Northgate, Beccles, Suffolk, NR34 9AY
8 Puddingmoor, Beccles, Suffolk, NR34 9PL
12 Puddingmoor, Beccles, Suffolk, NR34 9PL
Middle Cottage, 14 Puddingmoor, Beccles, Suffolk, NR34 9PL
18 Puddingmoor, Beccles, Suffolk, NR34 9PL
20 Puddingmoor, Beccles, Suffolk, NR34 9PJ
22 Puddingmoor, Beccles, Suffolk, NR34 9PL
26 Puddingmoor, Beccles, Suffolk, NR34 9PL
Gable House, 30 Puddingmoor, Beccles, Suffolk, NR34 9PL
40 Puddingmoor, Beccles, Suffolk, NR34 9PL
44 Puddingmoor, Beccles, Suffolk, NR34 9PL
Loaves And Fishes, Fen Lane, Beccles, Suffolk, NR34 9BB
1 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
2 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
3 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
4 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
5 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
6 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
9 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
10 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
11 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
12A The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
12 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
21 Northgate, Beccles, Suffolk, NR34 9AS
Home Lodge, 33 Northgate, Beccles, Suffolk, NR34 9AS
47 Northgate, Beccles, Suffolk, NR34 9AU

49 Northgate, Beccles, Suffolk, NR34 9AU
59 Northgate, Beccles, Suffolk, NR34 9AU
Waveney Lodge, 63 Northgate, Beccles, Suffolk, NR34 9AU
Riverside House, 65 Northgate, Beccles, Suffolk, NR34 9AU
Broome Cottage, Northgate, Beccles, Suffolk, NR34 9AS
The Moorings, Northgate, Beccles, Suffolk, NR34 9AS
The Staithe, 41 Northgate, Beccles, Suffolk, NR34 9AU
Flat 1, 23 Northgate, Beccles, Suffolk, NR34 9AS
Riversdelle, 24 Puddingmoor, Beccles, Suffolk, NR34 9PL
The Reaches, 38A Puddingmoor, Beccles, Suffolk, NR34 9PL
42 Puddingmoor, Beccles, Suffolk, NR34 9PL
Flint House, Puddingmoor, Beccles, Suffolk, NR34 9PL
Lime Kiln House, Puddingmoor, Beccles, Suffolk, NR34 9PL
Telport, Puddingmoor, Beccles, Suffolk, NR34 9PL
Meadow View, Puddingmoor, Beccles, Suffolk, NR34 9PJ
Tylers, Puddingmoor, Beccles, Suffolk, NR34 9PL
Vista, Puddingmoor, Beccles, Suffolk, NR34 9PL
Waveney House Hotel, Puddingmoor, Beccles, Suffolk, NR34 9PL
Waveney Valley Boats, Puddingmoor, Beccles, Suffolk, NR34 9PL
Wherry Landings, Puddingmoor, Beccles, Suffolk, NR34 9PL
The White House, The Score, Northgate, Beccles, Suffolk, NR34 9AR
39 Northgate, Beccles, Suffolk, NR34 9AU
The Tannery, 61 Northgate, Beccles, Suffolk, NR34 9AU
Wherry Cottage, 50 Puddingmoor, Beccles, Suffolk, NR34 9PL
St Peters House, Old Market, Beccles, Suffolk, NR34 9AP
The Old Maltyngs, The Score, Northgate, Beccles, Suffolk, NR34 9AR
The Maltings, 41 Northgate, Beccles, Suffolk, NR34 9AU
Poolcraft, Puddingmoor, Beccles, Suffolk, NR34 9PL
Primrose Cottage, The Score, Northgate, Beccles, Suffolk, NR34 9AR
Harbour Master Office, Fen Lane, Beccles, Suffolk, NR34 9BD
Quayside Conservatories, Puddingmoor, Beccles, Suffolk, NR34 9PL
Arrow Boats Ltd, 32A Puddingmoor, Beccles, Suffolk, NR34 9PL
The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
Cambridge House, 23 Northgate, Beccles, Suffolk, NR34 9AS
8 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
Popes Head Cottage, Northgate, Beccles, Suffolk, NR34 9AR
45 Northgate, Beccles, Suffolk, NR34 9AU
5 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
6 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
7 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
10 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
11 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
The Ship, Bridge Street, Beccles, Suffolk, NR34 9BA
2 Becclesgate Bridge Street Beccles Suffolk NR34 9ED
4 Becclesgate Bridge Street Beccles Suffolk NR34 9ED
9 Becclesgate Bridge Street Beccles Suffolk NR34 9ED
The Hermitage Bridge Street Beccles Suffolk NR34 9BA
37 - 39 Northgate Beccles Suffolk NR34 9AU
Annexe The White House The Score Northgate Beccles Suffolk NR34 9AR
The Annex The Old Maltyngs The Score Northgate Beccles Suffolk NR34 9AR

1 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
3 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
8 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
7 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
Beccles Swimming Pool, Puddingmoor, Beccles, Suffolk, NR34 9PL
4 The Score, Northgate, Beccles, Suffolk, NR34 9AR
Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
48 - 50 Puddingmoor, Beccles, Suffolk, NR34 9PL
Petchem House (corner Cottage), The Score, Northgate, Beccles, Suffolk, NR34 9AR
1 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
2 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
3 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
4 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
5 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
6 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
Butterfield House, 1 The Score, Northgate, Beccles, Suffolk, NR34 9AR
The Pickerell, 38 Puddingmoor, Beccles, Suffolk, NR34 9PL
32 Puddingmoor, Beccles, Suffolk, NR34 9PL
34 Puddingmoor, Beccles, Suffolk, NR34 9PL
Tourist Information Centre, Fen Lane, Beccles, Suffolk, NR34 9BB
The Quay Shop and Café, Fen Lane, Beccles, Suffolk, NR34 9BD
47A Northgate, Beccles, Suffolk, NR34 9AU

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 4 August 2025.

MADE under the Common Seal of the Broads Authority

This 4th day of April 2025

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

.....

Authorised Signatory

2. **CONFIRMED** under the Common Seal of the Broads Authority

This day of..... 20[]

The Common Seal of the Authority was hereto

affixed to this Direction in the presence of

.....
Authorised Signatory

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

Direction Made under Article 4(1)

BROADS AUTHORITY

**BECCLES CONSERVATION AREA DIRECTION (No. 1)
AMENDED AREA 2025**

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

DIRECTION WITHOUT IMMEDIATE EFFECT

MADE UNDER ARTICLE 4(1)

BECCLES CONSERVATION AREA DIRECTION (No. 1) 2025

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan (“the Land”), 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 Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the “Order”), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression ‘relevant location’ (whenever it appears) shall mean a highway, waterway or open space.

SCHEDULE 1

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.

- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part 1 of Schedule 2 of the Order where the development would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.

SCHEDULE 2

Properties comprised in the land affected by this Direction:

1 Northgate, Beccles, Suffolk, NR34 9AS
3A Northgate, Beccles, Suffolk, NR34 9AS
3B Northgate, Beccles, Suffolk, NR34 9AS
5 Northgate, Beccles, Suffolk, NR34 9AS
7 Northgate, Beccles, Suffolk, NR34 9AS
River Lodge, 9 Northgate, Beccles, Suffolk, NR34 9AS

11 Northgate, Beccles, Suffolk, NR34 9AS
13 Northgate, Beccles, Suffolk, NR34 9AS
15 Northgate, Beccles, Suffolk, NR34 9AS
17 Northgate, Beccles, Suffolk, NR34 9AS
19 Northgate, Beccles, Suffolk, NR34 9AS
25 Northgate, Beccles, Suffolk, NR34 9AS
27 Northgate, Beccles, Suffolk, NR34 9AS
29 Northgate, Beccles, Suffolk, NR34 9AS
31 Northgate, Beccles, Suffolk, NR34 9AS
35 Northgate, Beccles, Suffolk, NR34 9AU
43 Northgate, Beccles, Suffolk, NR34 9AU
51 Northgate, Beccles, Suffolk, NR34 9AU
69 Northgate, Beccles, Suffolk, NR34 9AY
71 Northgate, Beccles, Suffolk, NR34 9AY
73 Northgate, Beccles, Suffolk, NR34 9AY
8 Puddingmoor, Beccles, Suffolk, NR34 9PL
12 Puddingmoor, Beccles, Suffolk, NR34 9PL
Middle Cottage, 14 Puddingmoor, Beccles, Suffolk, NR34 9PL
18 Puddingmoor, Beccles, Suffolk, NR34 9PL
20 Puddingmoor, Beccles, Suffolk, NR34 9PJ
22 Puddingmoor, Beccles, Suffolk, NR34 9PL
Loaves And Fishes, Fen Lane, Beccles, Suffolk, NR34 9BB
1 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
2 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
3 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
4 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
5 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
6 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
9 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
10 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
11 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
12A The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
12 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
21 Northgate, Beccles, Suffolk, NR34 9AS
Home Lodge, 33 Northgate, Beccles, Suffolk, NR34, 9AS
47 Northgate, Beccles, Suffolk, NR34 9AU
49 Northgate, Beccles, Suffolk, NR34 9AU
59 Northgate, Beccles, Suffolk, NR34 9AU
Waveney Lodge, 63 Northgate, Beccles, Suffolk, NR34 9AU
Riverside House, 65 Northgate, Beccles, Suffolk, NR34 9AU
Broome Cottage, Northgate, Beccles, Suffolk, NR34 9AS
The Moorings, Northgate, Beccles, Suffolk, NR34 9AS

The Staithe, 41 Northgate, Beccles, Suffolk, NR34 9AU
Flat 1, 23 Northgate, Beccles, Suffolk, NR34 9AS
Flint House, Puddingmoor, Beccles, Suffolk, NR34 9PL
Telport, Puddingmoor, Beccles, Suffolk, NR34 9PL
Tylers, Puddingmoor, Beccles, Suffolk, NR34 9PL
Vista, Puddingmoor, Beccles, Suffolk, NR34 9PL
Waveney House Hotel, Puddingmoor, Beccles, Suffolk, NR34 9PL
Wherry Landings, Puddingmoor, Beccles, Suffolk, NR34 9PL
The White House, The Score, Northgate, Beccles, Suffolk, NR34 9AR
39 Northgate, Beccles, Suffolk, NR34 9AU
The Tannery, 61 Northgate, Beccles, Suffolk, NR34 9AU
St Peters House, Old Market, Beccles, Suffolk, NR34 9AP
The Old Maltyns, The Score, Northgate, Beccles, Suffolk, NR34 9AR
The Maltings, 41 Northgate, Beccles, Suffolk, NR34 9AU
Primrose Cottage, The, Score, Northgate, Beccles, Suffolk, NR34 9AR
The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
Cambridge House, 23 Northgate, Beccles, Suffolk, NR34 9AS
8 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
Popes Head Cottage, Northgate, Beccles, Suffolk, NR34 9AR
45 Northgate, Beccles, Suffolk, NR34 9AU
5 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
6 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
7 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
10 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
11 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9E
The Ship, Bridge Street, Beccles, Suffolk, NR34 9BA
2 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
4 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
9 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
The Hermitage, Bridge Street, Beccles, Suffolk, NR34 9BA
37-39 Northgate, Beccles, Suffolk, NR34 9AU
Annexe, The White House, The Score, Northgate, Beccles, Suffolk, NR34 9AR
The Annex, The Old Maltyns, The Score, Northgate, Beccles, Suffolk, NR34 9AR
1 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
3 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
8 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
7 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
4 The Score, Northgate, Beccles, Suffolk, NR34 9AR
Becclesgate Bridge Street Beccles Suffolk NR34 9ED
Petchem House (Corner Cottage), The Score, Northgate, Beccles, Suffolk, NR34 9AR
1 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
2 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU

3 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
4 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
5 The Tannery, Northgate, Beccles, Suffolk, NR34, 9AU
6 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
Butterfield House, 1 The Score, Northgate, Beccles, Suffolk, NR34 9AR
47A Northgate, Beccles, Suffolk, NR34 9A
Harbour Master Office, Fen Lane, Beccles, NR34 9BD
Beccles Quay Shop and Café, Fen Lane, Beccles, NR34 9BH
Tourist Information Centre Fen Lane Beccles Suffolk NR34 9BB

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 4 August 2025.

1. **MADE** under the Common Seal of the Broads Authority

This 4th day of April 2025

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

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Authorised Signatory

2. **CONFIRMED** under the Common Seal of the Broads Authority

This day of..... 20[]

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

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Authorised Signatory