

# Planning Committee

18 July 2025

Agenda item number 10

## Beccles Conservation Area Article 4 Directions- Confirmation

Report by Heritage and Design Manager

---

### Summary

Further to the making of the two Article 4 directions in Beccles Conservation Area as approved by the Planning Committee 4 April 2025 and following public consultation, it is now proposed to confirm the Article 4 directions so that they can be served.

### Recommendation

To approve:

- i. the confirmation of the Article 4 direction to cancel the existing Beccles Article 4 direction; and
- ii. the confirmation of the Article 4 direction covering a smaller area and fewer development classes.

---

## 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. As set out in the legislation, the GDPO 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 because flats, commercial properties and listed buildings already have different, generally more restrictive, 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 their officers to review the Beccles Article 4 direction. Another consideration is that the GDPO has changed several times 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 1997 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 has been carried out to meet the requirements of the NPPF. Condition 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 1997 Beccles Article 4 direction covers a wider geographical area than it should given current good practice and also covers some classes of development that it is no longer considered appropriate to restrict. It is also necessary to ensure that the Article 4 references the current GDPO.

- 2.5 The review of the Article 4 directions meets the following Broads Plan objectives: D1 (record, protect and enhance local built and cultural features); D3 (maintain up-to-date conservation area designations, appraisals and management proposals) and 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).

### 3. Progress to date

- 3.1. Two new Article 4 directions were made on the 4 April 2025: one for the cancellation of the 1997 Article 4; the second for a new reduced Article 4 area with fewer restrictions. They were non-immediate and do not come into force until the 4 August 2025, subject to confirmation at Planning Committee on 18 July 2025. The existing Article 4 direction remains valid until its cancellation by the new Article 4.
- 3.2. The 'new' Article 4 direction covers 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.
- 3.3. 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 necessary 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 and painting window frames would need planning permission. This is not proportionate and is onerous for homeowners and the Local Planning Authority.

## 4. Consultation

- 4.1. A consultation period ran between 14 April to 23 May. Information was published on our website and provided for the public at Beccles library. Property owners were sent a letter, guidance notes and copies of the notices. Site notices were displayed in both Article 4 areas and press notices were published. The Secretary of State, Suffolk County Council, East Suffolk Council and Beccles Town Council were all informed. A public drop-in session was held on the afternoon and evening of the 9 May in Beccles with officers from the Broads Authority and East Suffolk Council in attendance.
- 4.2. Three responses to the consultation were received. The details of the comments and our responses can be found in Appendix 6 but officers do not consider that any of the points raised through the consultation necessitate a change to the Article 4 directions as already made.
- 4.3. It should be noted that as a result of the consultation, East Suffolk Council has decided not to confirm the Article 4 direction that was made for their part of the Beccles Conservation Area in April 2025. They will be carrying out additional survey work before reviewing the existing Article 4 direction in 2026. This does not affect our review of the Beccles Article 4 direction.

## 5. Financial Implications

- 5.1. 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.
- 5.2. 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.
- 5.3. 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.
- 5.4. On this basis, officers judge that there is no necessity to wait 12 months before confirmation of the Article 4 directions.

## 6. Risk Implications

- 6.1. 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 and the public consultation that was undertaken.

- 6.2 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 statutory duty by ensuring the directions are up-to-date.
- 6.3 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.

## 7. Conclusion

- 7.1 Members are asked to consider two recommendations:
- i. To approve the confirmation of the Article 4 direction to cancel the existing 1997 Beccles Article 4 direction.
  - ii. To approve the confirmation of the new Article 4 direction for the Broads Authority part of the Beccles Conservation Area

Author: Kate Knights

Date of report: 24 June 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 to be cancelled](#)

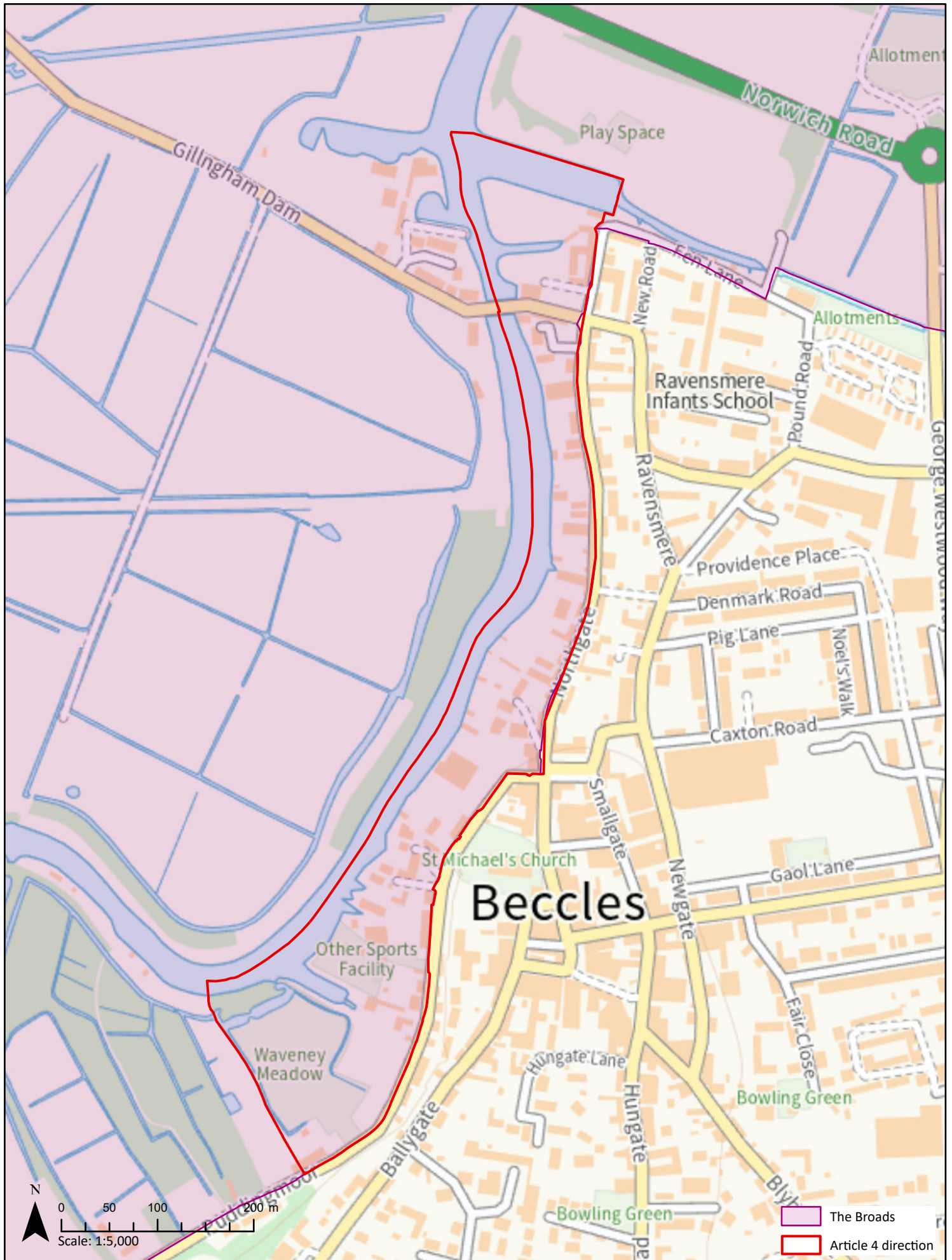
Appendix 2 - [Survey mapping of existing Article 4 Direction](#)

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 6 - [Public Consultation responses](#)



# Beccles Conservation Area Article 4 Review

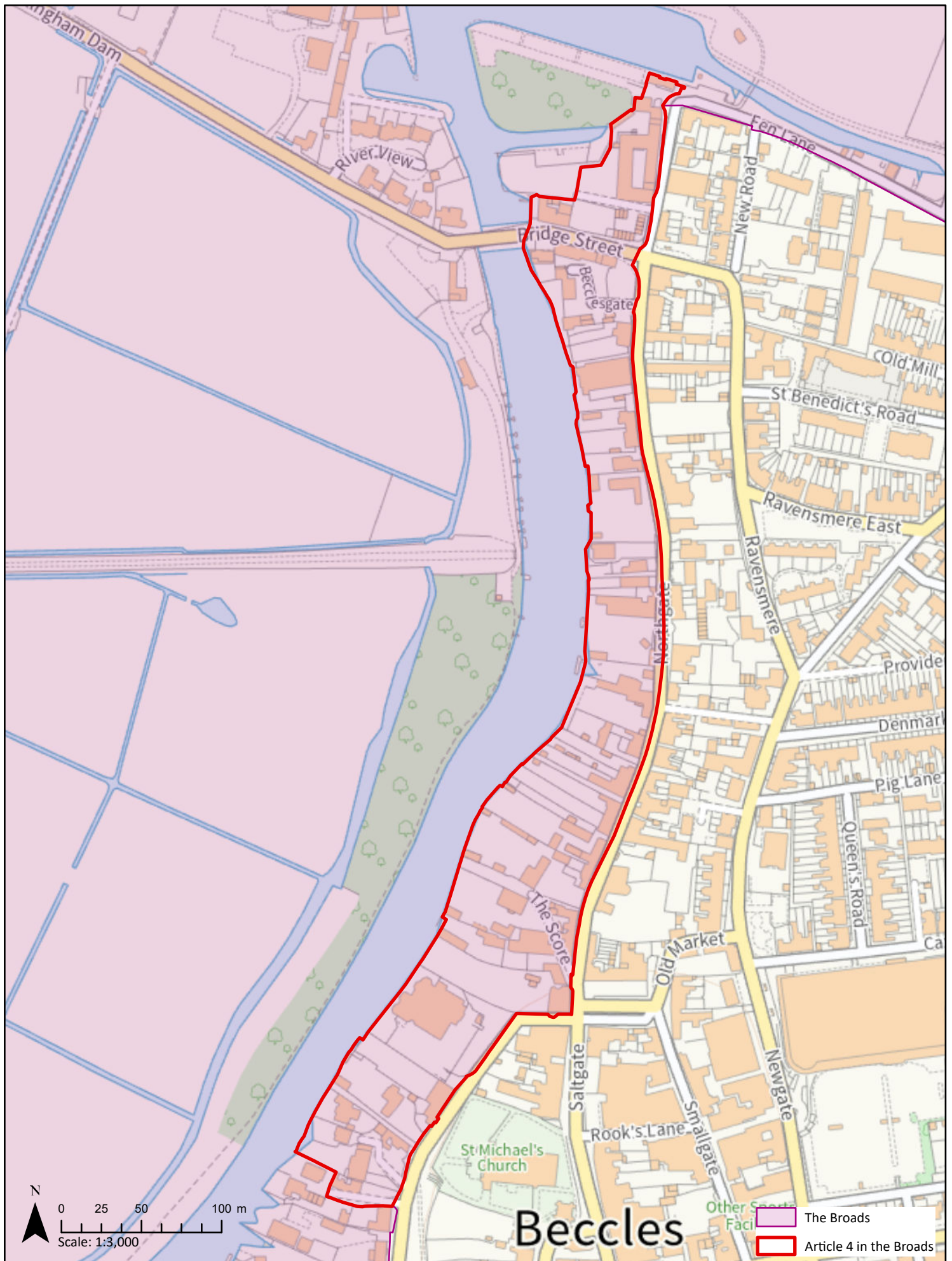


-  Beccles Conservation Area
-  Beccles Conservation Area - Broads Authority

A larger scale map is available:

[Beccles CA Article 4 Review Map \(broads-authority.gov.uk\)](http://broads-authority.gov.uk)

# Broads Authority Beccles Conservation Area Direction (No. 1) Amended Area 2025



**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

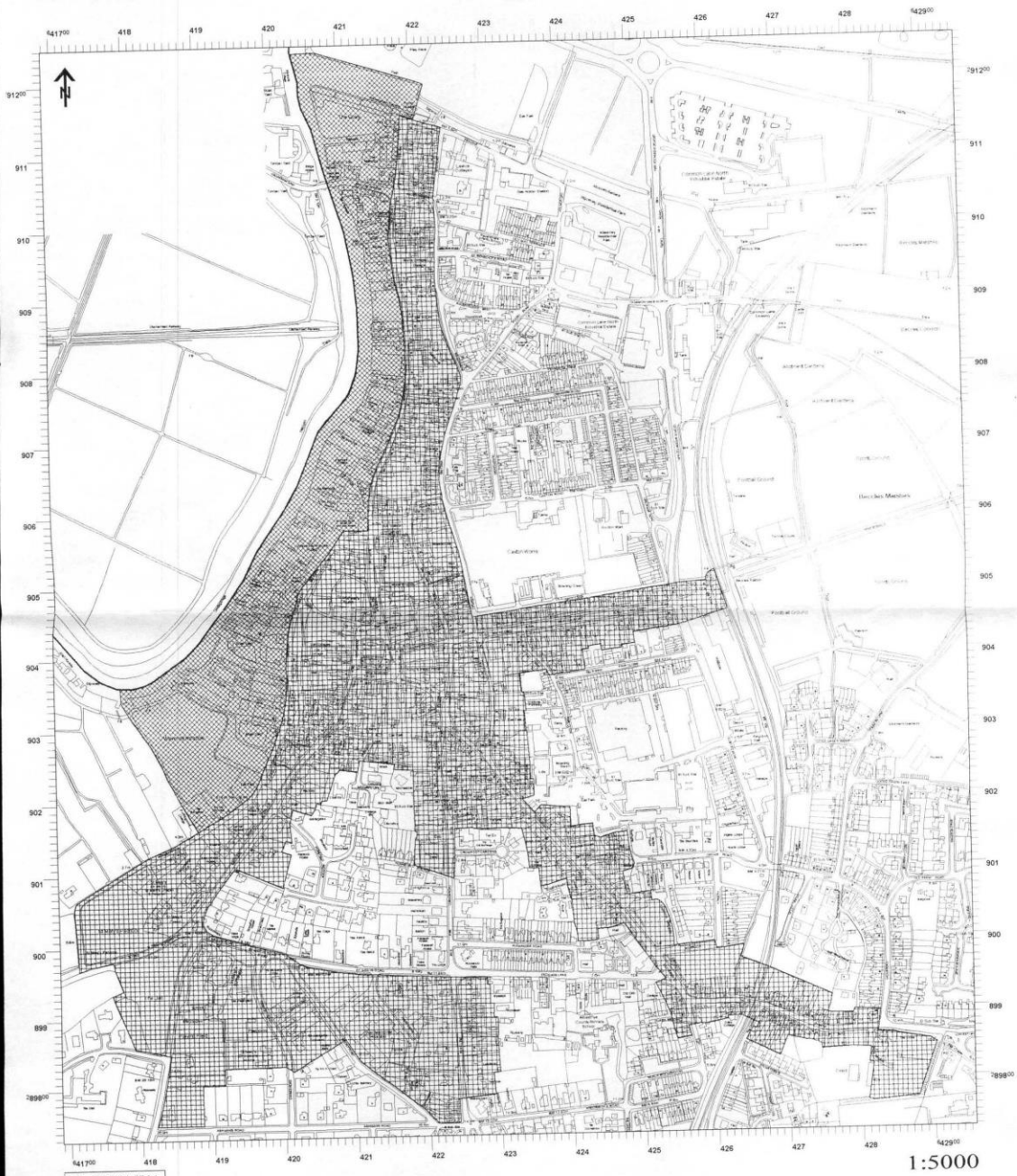
#### SCHEDULE

- (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

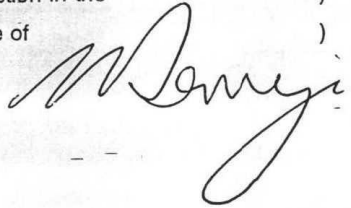
# A MAP OF THE BECCLES CONSERVATION AREA, SHOWING THE AREA COVERED BY THE ARTICLE 4 (2) DIRECTION



This map is for general information only. It is not intended to be used as a legal document. For more information, please contact the Planning Department, Beccles Town Council, 10, The Square, Beccles, Suffolk, IP11 1AA.

1:5000

3  
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

29<sup>th</sup> 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 Maltyns, 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        |
| Waveney Valley Boats, 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 Maltyngs, 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 4<sup>th</sup> day of April 2025

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

  
 .....  
 Authorised Signatory



BA 1784 (5)

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 4<sup>th</sup> day of April 2025

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

.....  
  
 Authorised Signatory



BA 1790 (S)

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

## Appendix 6: Beccles Article 4 Direction - Consultation responses

| Ref no. | Respondent   | Comment   | Response   | Action         |
|---------|--------------|---|--|----------------|
| 1       | Respondent 1 | <p>The proposed reduction in the Article 4 area risks undermining the architectural and historical significance of Beccles and the conservation area by allowing unsuitable permitted developments which, even if individually relatively minor, are likely over time to have a cumulative effect of undermining the town's historic significance, appearance and overall attractiveness. Once historic features have been lost, they are generally lost forever. Would urge us to reconsider the boundary,</p> | <p>As demonstrated by the background survey work, those areas that contain the buildings with the most historic features will remain in the Article 4 direction area. The area proposed to be removed does not include buildings with the same level of retention of historic features. It should also be noted that the whole area remains in the conservation area and planning permission would still be needed for more changes than properties outside the conservation area or Broads authority area, such as the removal of a chimney stack or changing timber windows to UPVC.</p> | None required. |

| Ref no. | Respondent   | Comment  | Response  | Action         |
|---------|--------------|--|---|----------------|
| 2       | Respondent 1 | <p>Would not support the removal of the Article 4 direction from the southern end of Puddingmoor (nos. 30 southwards to Wherry Cottage). The buildings in this area contribute to Puddingmoor’s fundamental character which is derived from the cottage-style dwellings that have historically developed along the east side of the river Waveney with a rural charm. While many of the buildings are not architecturally significant in their own right, the collection of buildings along the street has a collective harmony and character. This part of Puddingmoor is also very visible from the elevated position of Ballygate and the long views from ‘The Cliff’ over Puddingmoor to the river and floodplain beyond. These views are specifically mentioned in the Conservation Area Appraisal and highlighted as significant. Therefore, easement of the Article 4 directive of this area could also have an impact on the appearance and significance of the Ballygate area of the conservation area.</p> | <p>Although there are some historic cottages in the area described, these have lost many of their architectural features and an Article 4 direction cannot be served as a tool to retrospectively improve a property – rather it is to preserve what is there.</p> <p>In terms of views from the elevated area close to the church and The Cliff, this predominantly overlooks the area that will still be included in the Article 4 Direction area and the listed buildings at nos. 26 and no 30 Puddingmoor, with the exception of two modern houses along the river frontage. The relatively minor alterations that may now be permitted development through the removal of the Article 4 are unlikely to have an impact on this wider view. Planning permission would still be required for more substantial alterations.</p> | None required. |

| Ref no. | Respondent   | Comment   | Response   | Action         |
|---------|--------------|---|--|----------------|
| 3       | Respondent 1 | <p>There also seems little logic in removing the Article 4 from the 4 properties on the river frontage directly north of the Lido, these would be the only properties on the town part of the river which did not have restrictions and these properties are important as their position is in the foreground of the long views of St Micheal's Church and the tower when viewed by boat from the river. We strongly feel that the Article 4 directive be retained on these properties.</p> | <p>There are only two riverside houses being removed from the Article 4 direction (Riversdelle and Lime Kiln House) and the two northern-most properties referred to (Wherry Landings and Tylers) remain in the Article 4 area. Riversdelle and Lime Kiln House are properties that do not have historic features that warrant protection by an Article 4 direction. Again, the relatively small and incremental changes that could take place due to permitted development rights being gained are not considered such that they should have a big impact on wider and long views of the town and the church from the river and opposite bank. If substantial changes to the properties were proposed, such as an increase in roof height, these would require planning permission.</p> | None required. |

| <b>Ref no.</b> | <b>Respondent</b> | <b>Comment</b>  | <b>Response</b>  | <b>Action</b>  |
|----------------|-------------------|---|--|----------------|
| 4              | Respondent 1      | We also query the logic of reducing the Article 4 directive to exclude the commercial premises of the Lido and boatyard. We note that within these 'commercial zones' there are buildings with residential use or buildings that could be converted to residential use. Protection of the Article 4 directive over these areas will help protect the character and appearance of the conservation area now and into the future. | The Article 4 direction only applies to dwellinghouses, therefore it never has applied to the commercial properties in this area and as such the removal of the Article 4 direction covering commercial properties does not change anything. If existing commercial premises were due to be changed into residential use, a change of use planning application would be required and any external alterations would also require planning permission. The residential properties in this area do not have the same level of architectural detailing as those in the proposed Article 4 area. It must also be stressed that the area remains in the Beccles CA and is also within the Broads Authority Executive Area and as such is subject to reduced permitted development rights. | None required. |
| 5              | Respondent 2      | The BA are retaining the Article 4 Direction for most of their area, which itself is subject to reduced permitted development rights, so no objection.  | Noted  | None required. |

| Ref no. | Respondent   | Comment  | Response   | Action         |
|---------|--------------|--|--|----------------|
| 6       | Respondent 3 | <p>Whilst understanding the general intent of government to limit further Article 4 areas, I believe that the proposals of both ESC and the BA are detrimental to the maintenance of Northgate Street 'as the one that most reflects the essence of the conservation area and Beccles itself'. (Beccles Conservation Character Appraisal).</p> <p>The degradation of the town environment is ongoing and exemplified by the loss of retail and leisure facilities, the unaddressed speeding traffic and unaddressed issue of the high volume of empty buses that pass through Beccles daily, clearly illustrates the failure of the Authorities and councillors to properly address these real issues.</p> | <p>The significance of Northgate is noted. The Article 4 Direction will still cover the whole of Northgate within the BA area.</p> <p>The issues mentioned re traffic, buses and loss of retail etc are not issues controlled by an Article 4 Direction.</p>   | None required. |
| 7       | Respondent 3 | <p>Removal of any restriction on Northgate on the colour of the property elevations (except randomly 15 properties under ESC proposal) has no merit and will merely over time ensure that the historic character of the street will be lost to future generations. For this proposal to be made in the full knowledge of the numerous listed properties on the street is in my opinion extraordinary.</p>  | <p>It must be stressed that the removal of the PD restriction regarding painting does not apply to listed buildings, as they have different PD rights and painting may still require listed building consent. Painted render and brickwork buildings are characteristic of Beccles, with pink, white, blue and green painted buildings all currently found on Northgate and elsewhere in the wider area – for example Bridge Street in Bungay. In most instances, owners paint their buildings sympathetic colours and where this is not the case, decoration is generally a transient change with redecoration taking place again within a relatively short period of time.</p> | None required. |