Changes to Planning Controls in Jericho

February 23rd 2011 saw the designation of Jericho Conservation Area. Unfortunately conservation area status alone cannot protect the historic architectural features that underpin the special interest of Jericho. These features include building materials, wooden sash windows, doors, brickwork patterns, roof finishes and, in some streets, boundary walls. The gradual loss of these features incrementally erodes the character of the area and further loss would threaten the special interest that makes Jericho unique.

Protection of these features and effective management of future change is needed if the character of Jericho and its special architectural and historic interest is to be maintained. Following a long period of working with the local community and consultation Oxford City Council is to introduce an Article 4 Direction that restricts permitted development rights of dwellinghouses. As a result a planning application will need to be made if the following changes are proposed.

- The alteration or replacement of windows, cills, arches, surrounds and changes to the dimension of window openings on elevations facing onto a highway or waterway
- The alteration or replacement of doors, door arches, lintels, door surrounds and changes to the dimension of door openings on elevations facing onto a highway or waterway
- The insertion of rooflights facing onto a highway or waterway
- Changes in roofing material
- The erection or construction of a porch outside any external door of a dwellinghouse facing a highway or waterway
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure facing a highway or waterway
- The painting of the exterior of any building or work comprising the painting of unpainted external brick or stone wall, elevation or part of any elevation
- The demolition of the whole or any part or any gate, fence, wall or other means of enclosure facing a highway or waterway
- The installation, alteration or replacement of solar PV or solar thermal equipment on a roof of a dwellinghouse; or a building situated in the curtilage of a dwellinghouse and be visible from a highway or waterway

This measure will allow Oxford City Council to give advice and due consideration to proposals for alterations that would otherwise be permitted development. Over time this will lead to the restoration of architectural features in the area, which will enhance the character of the locality.
Any formal submission of proposals will need to demonstrate that the special character and appearance of your property, its street setting and the conservation area as a whole has been considered and respected. Understanding and consideration of local building materials, building techniques and forms are essential and the new development needs to respond to existing style and scale of development.

Planning applications limited to these forms of development are free of charge.

The Article 4 Direction will be served on the 31\textsuperscript{st} of March 2011. Subject to consultation it will come into effect on the 28\textsuperscript{th} of April 2011. Consultation closes on the 21\textsuperscript{st} of April 2011.

A plan indicating the area covered by the Article 4 Direction is shown below