

Criteria for the Selection of Buildings for Article 4 Control

(Criteria agreed by Environment Committee 21 January 1997 and is considered to remain appropriate).

1. **Individual character** – The building should have some distinctive feature, either architectural or historical, to merit protection, or should be representative of a particular style or form of building or make a positive contribution to the street scene and its surroundings.
2. **Group value** – In general, groups of buildings are preferred to individual buildings because of their greater contribution to the environment of the area. All the buildings in one group need not necessarily have the same characteristics.
3. **State of preservation** - Where possible, buildings should be in their original. Or near original, condition. The greater the degree of alteration the less suitable the property is for protection. An exception to this would be where one building in a group, say a terrace, has been drastically altered but the remainder are intact.
4. **The surroundings** – The quality of the buildings' surroundings is important. This means not so much the state of upkeep as the proximity of listed buildings, or other groups to be protected by a Direction.
5. **Potential threat** – Evidence that the building itself, or a similar building elsewhere, is likely to be altered.
6. **Suitability** – Only certain types of work can be controlled by an Article 4 Direction. The particular features or character of the building to be protected should come within one of these categories.

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