

Sam Falco - Principal Conservation Officer  
Fenland District Council  
Fenland Hall, County Road,  
March

5th February 2026

Dear Sir/Madam

### **IMMEDIATE ARTICLE 4 DIRECTION – TRADITIONAL MUD WALLS IN WHITTLESEY**

We are writing to let you know that Fenland District Council has introduced an Immediate Article 4 Direction covering the Whittlesey Town Council Area. The Direction applies across the wards of Whittlesey East and Villages, Whittlesey Lattersey, Whittlesey North-West, and Whittlesey South, and includes properties that contain or adjoin a traditional mud wall.

A copy of the Article 4 Direction and the map showing the affected area are enclosed with this letter for your information.

#### **What is an Article 4 Direction?**

An Article 4 Direction is a planning control that removes certain permitted development rights. These are rights that normally allow some works to be carried out without the need to apply for planning permission.

#### **What does this mean for you?**

From 5 February 2026 planning permission is required for the demolition, removal, or alteration of a traditional mud wall, including boundary walls, where this may previously have been permitted development.

The Direction does not prevent works from taking place. Instead, it ensures that proposals affecting mud walls are considered through the planning process, allowing the Council to assess the condition and significance of the wall and the details of the proposed works.

Normal repair and maintenance using appropriate materials may still be acceptable, and each proposal will be considered on its individual merits.

## **Why has the Direction been introduced?**

Whittlesey's mud walls are a rare and distinctive feature of the town's historic environment. Many are not listed or otherwise formally protected and have been lost over time. The Article 4 Direction helps the Council manage change and prevent further unnecessary loss, while still allowing reasonable development where appropriate.

## **Consultation – have your say**

The Council is now inviting comments on the Immediate Article 4 Direction. Representations may be made until 5pm on Monday 16 March:

By email: [conservation@fenland.gov.uk](mailto:conservation@fenland.gov.uk)

By post: Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ

Please quote "Immediate Article 4 Direction – Whittlesey Mud Walls".

All representations received will be considered before the Council decides whether to confirm the Direction.

## **Further information**

Further copies of the Article 4 Direction and map can be viewed on the Council's website at [www.fenland.gov.uk/article4direction](http://www.fenland.gov.uk/article4direction) or at the Council offices during normal opening hours.

If you would like to discuss the implications for your property or seek informal advice, please contact the Council's Conservation Team using the details above.

Yours sincerely,



**Sam Falco**

**Principal Conservation Officer  
Fenland District Council**

**IMMEDIATE ORDER**

**05/02/2026**

**FENLAND DISTRICT COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)**

**(ENGLAND) ORDER 2015 (as amended)**

**MUD WALLS ARTICLE 4(1) DIRECTION 2026**

**DIRECTION MADE UNDER ARTICLE 4 (1)**

WHEREAS Fenland District Council, 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) ("the Order"), is satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land shown edged red on the attached plan and known as the Wards of Whittlesey East and Villages, Whittlesey Lattersey, Whittlesey North-West and Whittlesey South, in the district of Fenland, 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 Council, in pursuance of the power conferred on it by Article 4(1) of the Order, hereby directs that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below.

THIS DIRECTION is made under Article 4(1) of the Order and shall come into force immediately on 5 February 2026. The Direction shall remain in force for a period of six months from the date it comes into force and shall expire at the end of that period unless confirmed by the local planning authority in accordance with the requirements of the Order.

**SCHEDULE**

Development not permitted

Schedule 2, Part 11, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

C. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure,

insofar as it relates to the demolition, removal or alteration of traditional mud walls, including boundary walls and associated structures, within the area identified on the attached plan.

**MUD WALLS ARTICLE 4(1) DIRECTION 2025 (IMMEDIATE EFFECT) - Wards of Whittlesey East and Villages, Whittlesey Lattersey, Whittlesey North-West and Whittlesey South in Fenland District Council**