

BRIGHTON & HOVE CITY COUNCIL
NOTICE PURSUANT TO ARTICLE 4(1) of the TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS
AMENDED) OF THE MAKING OF AN ARTICLE 4 DIRECTION

DIRECTION

NOTICE is hereby given that Brighton & Hove City Council made a direction under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) on the 15 October 2020 (“the Direction”). The Direction applies to the Queen’s Park Conservation Area (“the area”).

The effect of the Direction is that permission granted by article 3 of the Order will not apply to the types of development described in the Schedule to this notice and such development shall not be carried out within the area unless planning permission has been granted.

A copy of the Direction, including a map defining the area, can be viewed on the Brighton & Hove City Council website at www.brighton-hove.gov.uk. If you are unable to access the information via the website, or if you are aware of anyone in these circumstances, please contact the Conservation team on 01273 292 261 or 01273 293 152 to discuss alternative arrangements. Internet access is also available in public libraries. In addition, a copy of the Direction and map can be viewed at Jubilee Library (Jubilee Street, Brighton BN1 1GE) and Whitehawk Library (179A Whitehawk Road, Brighton BN2 5FL) during opening hours.

Representations may be made concerning the Direction between 23 October 2020 and 04 December 2020. If you wish to make representations you may do so via the Council’s consultation portal at <https://consultations.brighton-hove.gov.uk>, or by email to conservation@brighton-hove.gov.uk. Any representations must be received by 4th December 2020.

The Direction will come into force, subject to confirmation by Brighton & Hove City Council, on 23 October 2021.

Dated: 23 October 2020.

Liz Hobden,
Head of Planning,
Hove Town Hall,
Norton Road,
Hove
BN3 3BQ.

Schedule

Part 1 Schedule 2 of the Order– Development within the curtilage of a dwellinghouse

Class A – Enlargement, improvement or other alteration of a dwellinghouse

The enlargement, improvement or other alteration of a dwellinghouse

Class C – Other alterations to the roof of a dwellinghouse

Any other alteration to the roof of a dwellinghouse

Class D – Porches

The erection or construction of a porch outside any external door of a dwellinghouse

Class F – Hard surfaces incidental to the enjoyment of a dwellinghouse

Development consisting of –

a) 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

b) The replacement in whole or in part of such a surface

Class G – Chimneys, flues etc on a dwellinghouse

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse

Part 2 Schedule 2 of the Order- Minor operations

Class A – Gates, fences and walls etc

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Class C – Exterior painting

The painting of the exterior of any building or work

(But see Appendix A for colour schemes not requiring a planning application)

Part 11 Schedule 2 of the Order - Heritage and demolition

Class C – Demolition of gates, fences, walls etc.

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

Appendix A - Colour schemes not requiring a planning application

Permission granted pursuant to a planning application will be needed to change the colour of a painted front elevation, unless the following colours are used. The same colour from the below seven colours or white must be used on both halves of a semi-detached property. Textured paints are not acceptable. Window frames, bargeboards and timber balconies and porches must be painted white. Iron balconies and railings must be painted black.

The following colours of smooth matt masonry paint are acceptable for repainting:

BS 4800 numbers:

- 08 B 15 Magnolia
- 08 B 17 Honey beige / Fawn / Sandstone
- 08 C 31 Honeysuckle cream / Blush stone
- 10 B 15 Creamy white / Ivory / Gardenia
- 10 B 17 Oatmeal / Greystone / Hopsack
- 10 C 31 Ivory / Champagne / Buttermilk
- 10 C 33 Vanilla / Pollen

Permission granted pursuant to a planning application will be required to paint an unpainted façade.