



# Brighton & Hove City Council

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## THE BRUNSWICK 'MINOR WORKS' ARTICLE 4 DIRECTION

EN/CR/IN/A4/26

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### WHAT IS AN ARTICLE 4 DIRECTION?

Certain minor works and alterations to unlisted buildings can be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' and falls in to various classes which are listed in the Town & Country Planning General Permitted Development Order 1995.

If the Council believes that specific planning problems exist in an area, i.e. alterations to houses that harm the character of a Conservation Area, it can make an 'Article 4 Direction' for that area, and certain types of development would no longer be exempt from the need for planning permission.

*N.B. For simplicity the term 'Consent' is used to refer to the various types of permissions and approvals given by the Council.*

### THE BRUNSWICK 'MINOR WORKS' DIRECTION

This Direction was approved in August 1993 and affects properties in parts of the Brunswick Town Conservation Area. The following works need Planning Consent:

- i) The erection or alteration of gates, fences or walls.
- ii) Making an access onto a road.
- iii) Painting the exterior of a building.

This is in addition to the need for Consent to demolish any building or wall, and for extensions, conversions, changes of use, stone cladding, dormers etc. like for like repairs will not need Consent.

#### Painting :

Planning Consent will be needed to change the colour, or to paint an unpainted façade. The following colours of smooth matt masonry paint are acceptable for repainting :

BS 4800 No's: (i.e. BS 4800 08 B15 Magnolia)

- 08 B15 Magnolia
- 08 B17 Vellum
- 10 B15 Soft White

- 08 C31 Buttermilk
- 10 C31 Cream

The same colour from the above five or white must be used on both halves of a semi-detached property.

Stone cladding or textured paint are not acceptable.

### **Front Gardens :**

The construction of a hardstanding or the removal or building of a front or back garden wall needs Consent. The Council will usually seek the retention of traditional front garden walls and resist their removal.

### **Other Alterations :**

The addition of porches, garages, sheds, conservatories, small extensions etc. and the removal of architectural details such as balconies, canopies, blind boxes, etc. requires Consent. Care should also be taken with the positioning of flues, cables and alarm boxes as these may need Consent if in prominent positions. Consent will not normally be granted for television aerials on the principal façade of a building, and should be positioned below ridge height or on a rear chimney stack.

### **Properties included in the Brunswick 'Minor Works' Direction :**

- Cambridge Road : All properties.
- Church Road : Nos. 1, 1a, and 35 - 49 odd.
- Farm Road : Nos. 1 - 23 consecutive (including 12a 15a, 19a, and 21a) and 51.
- Holland Road : Nos. 26, 28, and Nos. 9 - 63 odd.
- Lansdowne Place : Nos. 9 and 11 and the Dudley Hotel.
- Lansdowne Road : No. 2 and land adjacent.
- Lansdowne Street : All properties.
- Palmeira Avenue : Nos. 1 - 22 consecutive.
- Western Road : Nos. 1 - 43, 48 - 67, 77 - 87, 95 - 106, and Nos. 111 - 134 consecutive.
- York Road : All properties.

### **Fees :**

Planning Applications needed as a result of an Article 4 Direction are not charged a fee. The Directions are revealed when a 'search' is made, when a property is for sale. All property, including single family houses, flats and commercial property are affected by the Directions.

If you wish to carry out alterations you should check with the Planning Department and inform your architect, solicitor or builder that you live in a Conservation Area and that there is an Article 4 Direction. If inappropriate alterations are carried out without Consent, enforcement action can be taken.