



# Brighton & Hove City Council

Heritage Team  
Brighton & Hove City Council  
Town Hall  
Norton Road  
Hove BN3 3BQ  
Website <http://www.brighton-hove.gov.uk>

---

## THE PEMBROKE AND PRINCES 'BOUNDARIES' ARTICLE 4 DIRECTION

EN/CR/IN/A4/29

18<sup>th</sup> September 2012

### 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 PEMBROKE AND PRINCES 'BOUNDARIES' ARTICLE 4 DIRECTION

This Direction affects selected properties in the Pembroke and Princes Conservation Area. Planning Consent is required for the demolition of the whole or part of any gate, fence or wall at these properties, and in particular covers walls etc. less than 1m high.

#### Properties included in the Pembroke and Princes (Boundaries) Direction '95 :

- Aymer Road : All properties.
- New Church Road : Nos. 1 - 13 odd, and No. 15 (Pembroke Court).
- Pembroke Avenue : All properties.
- Pembroke Crescent : All properties.
- Pembroke Gardens : No. 5.
- Princes Avenue : Nos. 2a & 2b, and Nos. 2 - 16 even.
- Sackville Road : Nos. 2 - 20 even and Nos. 34 - 40 even.

**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.