



Brighton & Hove City Council

Heritage Team
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**Adelaide Crescent, Palmeira Square & Mansions, 71-74
Western Road, Painting Article 4 Direction**

EN/CR/IN/A4/34

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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.

PAINTING ARTICLE 4 DIRECTIONS

Article 4 Directions which control the colours which may be used on the exterior of buildings are as follows (all masonry paint must be smooth);

Adelaide Crescent, Palmeira Square and Mansions, 71 - 74 Western Road :

- Walls, pipework, guttering, window and door frames must be painted in 'Magnolia' BS 4800 08 B15 gloss, architectural iron work must be black gloss.

Properties included:

- Adelaide Crescent : Nos. 1 - 38 inclusive.
- Palmeira Mansions.
- Palmeira Square : Nos. 1 - 32 inclusive.
- Western Road : Nos. 71 - 74 inclusive.

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.