



Brighton & Hove City Council

Heritage Team
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**Court Farm, Devil's Dyke Road, Agricultural Buildings
Article 4 Direction**

EN/CR/IN/A4/36

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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 COURT FARM ARTICLE 4 DIRECTION

This Direction, which was made on the 5th June 1959, relates to the land on the South-West side of Dyke Road and the West side of King George VI Avenue forming parts of Ordnance Survey Parcels 6 & 8 Sussex (East) Sheet No. LXV4 (1934) known as Court Farm

THE FOLLOWING WORKS REQUIRE PLANNING PERMISSION UNDER THIS DIRECTION:

Development consisting of the erection of barns, piggeries, buildings for the storage of animal feeding stuffs, poultry houses, cow sheds and buildings for housing agricultural plant and machinery.

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.