



# Brighton & Hove City Council

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**Lansdowne Square & No's 13-23 (Odd), Lansdowne  
Place, Painting Article 4 Direction**

**EN/CR/IN/A4/37**

**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.*

## **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);

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### **Lansdowne Square and no's 13 - 23 (odd) Lansdowne Place :**

- Walls, pipework and guttering must be 'Magnolia' BS 4800 08 B15 gloss, window frames white, architectural iron work black gloss.
- Properties included:
- Lansdowne Place : Nos. 13 and 21 (elevations to the south and east).
- Lansdowne Place : No. 19 (elevations to the north and east).

- Lansdowne Place : Nos. 15, 17 and 23 (front elevations).
- Lansdowne Square : Nos. 1 - 9 inclusive (front elevations).

(Painting controls also exist in Cliftonville, The Avenues, The Drive and Denmark Villas Conservation Areas).

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**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.