

# Selly Park Avenues

## CONSERVATION AREA

Newsletter

August 2009

**T**he Selly Park Avenues Conservation Area was laid out between 1905 and 1908 and built by Grants of Cotteridge. The houses are constructed in terraces of red brick with stone dressings. The house frontages are given a wide variety of decorative treatments, incorporating square and three sided bays in stone and timber, some with stained glass panels, others with timber sash windows. Each of the houses has a small front garden, usually complete with boundary wall, with larger gardens to the rear.

In April, the Cabinet Member for Regeneration approved the designation of the conservation area and the introduction of the Article 4(2) Direction. This newsletter accompanies the formal notice of the Direction, which has been sent out to all residents.

The Selly Park Avenues Conservation Area boasts a coherent architectural style. The introduction of an Article 4(2) Direction will help prevent the erosion of the area and its special quality.

### **What are the implications of designation as a Conservation Area?**

If you wish to carry out demolition works within a conservation area, you will need Conservation Area Consent and will also need permission to carry out any works on trees. Any development within the proposed conservation area or extensions or alterations will need to preserve or enhance the character of the area.

Property owners should ensure that any alterations are done sympathetically and use appropriate materials. There will be a presumption against the removal of architectural features. Council Conservation Officers may be able to advise on design and materials.

### **What is an Article 4(2) Direction and what does it do?**

An Article 4(2) Direction gives extra legal protection to houses within conservation areas and aims to protect

their special qualities. It means that you will need Planning Permission for alterations. The aim of the Direction is to preserve or enhance the character of the conservation area and historic environment for the benefit of the community as a whole, both now and in the future, by limiting certain types of development.

### **Which properties are affected by the Article 4(2) Direction?**

All houses within the Selly Park Avenues Conservation Area are included in the Direction; the addresses are included in the accompanying formal notice. Commercial and institutional properties along with flats are not included within the Article 4(2) Direction. Works that can be carried out to these types of buildings are already limited.

ou will require planning permission for the following works to the front or side elevation if they face a highway. You will not pay a planning fee.

#### **External doors and windows**

Changes to external doors and windows will require planning permission.

#### **Porches and small extensions**

Planning permission is required for any new porch or extension.

#### **Alterations to roofs**

Any alteration to the roof of your property will require planning permission. This includes changing the tiles and putting in dormers or roof lights.

#### **Creation of hardstandings (parking areas) for vehicles**

The creation of any new parking area, including a driveway in front or side gardens will require planning permission.

#### **Satellite dishes**

The fixture of an aerial or satellite dish will require planning permission.

#### **Gates, fences, walls and boundaries**

The building, demolition (or partial demolition), maintenance, alteration or improvement of a gate, fence, wall etc. will require planning permission.

#### **Means of access**

Building a means of access next to a highway or road requires planning permission.

#### **Painting the exterior of a house**

Painting brickwork or pebbledash will require planning permission.

Of course many other works not covered by the Article 4(2) Direction still require a planning application and a fee. For example, the installation of rear dormers and the provision of access ramps to all elevations require planning permission. If you are ever in doubt as to what does, and does not require planning permission, or have any other queries, you can contact Planning by:

Telephone: **(0121) 3031115**

E-mail: [planningenquiries@birmingham.gov.uk](mailto:planningenquiries@birmingham.gov.uk)

Website:  
[www.birmingham.gov.uk/buildingconservation](http://www.birmingham.gov.uk/buildingconservation)

Or by writing to:  
The Conservation Team  
Planning and Regeneration