

The City Planning Officer presented the following Report:

CITY OF BIRMINGHAM

PLANNING COMMITTEE

5th June, 1975.

Article 4 Direction - Old Yardley Conservation Area

SEE APPENDIX

RECOMMENDATION:

1. That your Committee as Local Planning Authority authorise the making of an Article 4 Direction relating to Old Yardley Conservation Area in order to require

submitted forthwith to the Secretary of State for the Environment for confirmation.

BACKGROUND INFORMATION:

on the inter-relationship of varied architectural styles and detailed features of each of the buildings.

At present, unless a building is Statutorily Listed there is no way of controlling minor operations such as the renewal of doors or windows which could be carried out in unsuitable materials or unsympathetic styles. Since these operations, such as external painting of facades and erection require planning permission. Without your Committee having power to control such minor works the character of the Conservation Area could be jeopardised.

At their meeting on 18th February the Conservation Areas be applied in a selected Conservation Area which would have the area has been considered. Old Yardley Conservation Area has been considered and proposed to give a Conservation Area grant providing that they consider the Conservation Area to be "outstanding".

A public meeting was recently held in the Old Yardley Conservation Area and all residents in the area were invited was explained and the comments of the audience were invited. Your Chairman asked the meeting to indicate whether they would be in favour of an Article 4 Direction being imposed and the reaction was positive.

PLANNING COMMITTEE

5th June, 1995

controlled by an Article 4 Direction in

- 1. Erection of extensions.
- 2. Erection of porches.
- 3. Erection of garden buildings for the enjoyment of the occupiers of the dwellinghouse, other than a dwelling or garage.
- 4. Construction of a hardstanding for vehicles.
- 5. Erection of erections or storage tanks for domestic heating.

enclosure.

- 3. The painting of the exterior of a building.

CITY OF BIRMINGHAM

TOWN AND COUNTRY PLANNING ACT 1973

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT ORDERS)

1973 No. 1074

ARTICLE 4 DIRECTION

WHEREAS The City of Birmingham District Council being the local authority for the District of Birmingham, are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out on the land shown coloured pink and edged red on the plan annexed hereto unless permission therefor is granted on application made under the Town and Country Planning (General Development Order, 1973) as amended (hereinafter called "the

NOTWITHSTANDING the said Council in pursuance of the powers conferred upon them by Article 4 of the Order hereby direct that the permission granted by Article 3 of the Order shall not apply to development on the said land of the descriptions set out in the Schedule hereto

SCHEDULE

1. DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

(a) The enlargement, improvement or other alteration of a dwelling where:-

(i) the cubic content of the original dwellinghouse (as defined by external measurement) is not exceeded by more than fifty cubic metres on one tenth whichever is the greater, subject to a maximum of one hundred and fifteen cubic metres

(ii) the height of the building to be enlarged, altered or improved

does not exceed the height of the highest part of the roof of

projects beyond the forwardmost part of any wall of the

original dwellinghouse which fronts on a highway.

And the erection of a garage, stable, loose-box, or coach house within

door of a dwellinghouse where:-

- (a) the floor area does not exceed 2 square metres
- (b) no part of the structure is more than three metres above the level of the ground

(c) no part of the structure is less than two metres from any

boundary of the curtilage which fronts on a highway

improvement or other alteration within the curtilage

garage, stable, loose-box or coach house) required for a purpose

incidental to the enjoyment of the dwellinghouse, or for

the keeping of poultry, bees, pet animals, birds, or other livestock

for the domestic needs or personal enjoyment of the occupants of

the dwellinghouse where:-

(a) no part of such building or enclosure projects beyond

the ground area of the original dwellinghouse.

4 ~~(1)~~ The construction within the curtilage of a dwellinghouse of a

of the dwellinghouse as such.

5 ~~(1)~~ The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating where -

(a) the capacity of the tank does not exceed three thousand five

(b) no part of the tank projects more than three metres above the level of the ground.

(c) no part of the tank projects beyond the forwardmost part of

highway.

comprised within any other class.

SUBJECT MATTER OF OPERATIONS

~~(1)~~ The direction or construction of gates, fences, walls or any other

means of enclosure not exceeding one metre in height where abutting

on a highway used by vehicular traffic or two metres in height in

the height of any other means of enclosure so long as

the height of any other means of enclosure so long as

2 ~~(1)~~ The formation laying out and construction of a means of access

direction

being in each case development comprised within Class II referred

comprised within any other Class

Council this

DAY OF

ONE

was hereunto affixed in the presence of:-

[Handwritten signature]
Deputy Secretary

DOE 22468

The Secretary of State for the Environment hereby approves the foregoing direction subject to the modifications shown in red ink thereon.

5319

OLD HADLEY CONSERVATION AREA

DIRECTION under ARTICLE 4 of the TOWN AND COUNTRY

PLANNING (GENERAL DEVELOPMENT) ORDER, 1972, as amended

