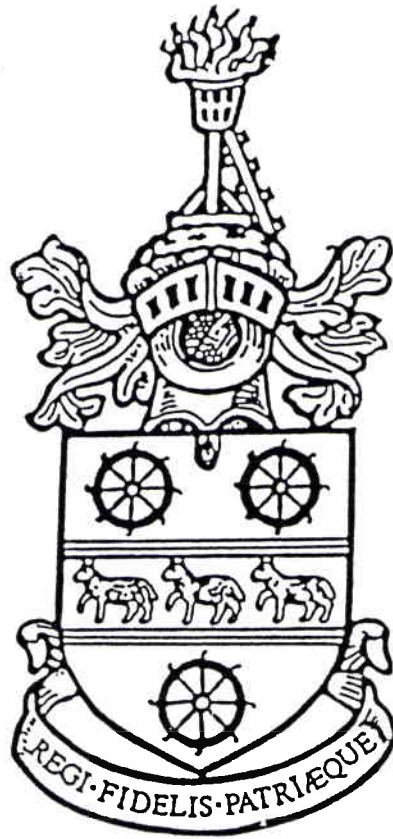


Great Barr



Article 4 Direction

GREAT BARR ARTICLE 4 DIRECTION

Introduction

1. An Article 4 Direction is now in force for part of the Great Barr Conservation Area. It affects everyone who owns and occupies property within the area shown on the map in this leaflet. Please read this leaflet carefully and keep it in a safe place, so that you can refer to it when you are considering carrying-out work at your property.

What is an Article 4 Direction?

2. An Article 4 Direction gives Planning Authorities greater power to control some development where there are special reasons for doing so. This one has been approved by the Secretary of State for the Environment. It means that Planning Permission has to be obtained for a greater number of alterations to existing buildings, other new buildings, and some works to land. The Direction is a Local Land Charge, so it appears on the search when a property changes hands.

Why has this Direction been made?

3. This Direction has been made as part of the range of measures being taken by Walsall Metropolitan Borough Council to preserve and enhance the character of the Great Barr Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay "special attention to the desirability of preserving or enhancing the character or appearance" of all the Borough's Conservation Areas using any of its Planning powers.

How does it affect me and my property?

4. You need to obtain Planning Permission before carrying-out any of the works listed in this Direction. The text of the Direction forms part of this leaflet. This is in addition to the things for which you already need to obtain Planning Permission, Listed Building Consent or Conservation Area Consent. Whatever you wish to do at your property it is best to obtain advice from the contacts listed at the end of the leaflet.

How will it benefit me?

5. An area in which physical change is carefully designed to respect architectural and historic interest is an attractive place in which to live or work. Moreover, a good quality environment means better-than-average property values, which also work to your benefit. Owners and occupiers can have the satisfaction of taking part in the conservation of a locality for the benefit of future generations.

WALSALL METROPOLITAN BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

GREAT BARR CONSERVATION AREA ARTICLE 4 DIRECTION 1991

WHEREAS

(1) The Walsall Metropolitan Borough Council (hereinafter called "the Council") is the local planning authority for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) The Council is satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out to properties within the area shown outlined by a bold black line on the plan attached hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1988.

NOW THEREFORE the Council in pursuance of the powers conferred upon it by Article 4 of the Town and Country Planning General Development Order 1988 hereby directs that the permission granted by Article 3 of the said Order shall not apply to the development of the said properties of the descriptions set out in the Schedule hereto, being development within Classes A, B, C, D and E of Part 1, Classes A and B of Part 2, and Class A of Part 6 Schedule 2 to the above Order and not being the development comprised within any other class.

SCHEDULE

General Development Order 1988 : Schedule 2 : Part 1

Class A

1. The enlargement of a dwellinghouse.
2. Alterations to the exterior of a dwellinghouse, including window, door or other openings, the insertion of new openings and the replacement of windows and doors.
3. The application of any form of cladding or rendering to external walls.

Class B

The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C

Any other alteration to the roof of a dwellinghouse, including change of materials.

Class D

The erection or construction of a porch outside any external door of a dwellinghouse.

Class E

The provision within the curtilage of any dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the improvement or other alteration of such a building or enclosure.

Part 2

Class A

The erection, construction, alteration or demolition of any fences, walls, gates, or other means of enclosure.

Class B

The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road.

Part 6

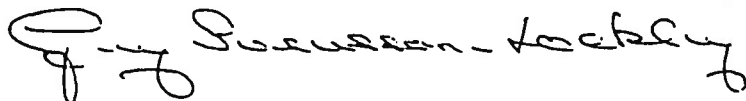
Class A

The carrying out on agricultural land comprised in an agricultural unit of:

- (a) works for the erection, extension or alteration of a building.
- (b) any excavation or engineering operations reasonably necessary for the purposes of agriculture within that unit.

This direction may be cited as "The Walsall Metropolitan Borough Council Great Barr Conservation Area Article 4 Direction 1991".

THE COMMON SEAL OF
WALSALL METROPOLITAN BOROUGH
was hereto affixed on the
8th day of April 1991
in the presence of :



Authorised Signatory

G.R. Marsh,
C.Eng.,M.I.C.E.,M.I.H.T.,
Director of Engineering &
Town Planning
Civic Centre, Darwall Street,
Walsall. WS1 1DG.

The Secretary of State for the Environment
hereby approves the foregoing direction.



Signed by authority
of the Secretary of
State

A Regional
Controller in
Department of
Environment

29 November 1991.

NOTES

[which are for clarification and are not part of the Direction]

These notes give further advice on the items which require Planning Permission under the terms of the Direction. They do not cover everything, so you should always check first with one of the contacts listed at the end of the leaflet.

General Development Order 1988 : Schedule 2 : Part 1

Class A

(1) Any extension to any part of a house or flat visible from a road or a public footpath.

(2) Any change to the walls, roof or windows of a house or flat which would change the shape, glazing pattern or materials of any window or door opening; and any changes involving new door and window openings. This includes replacement front doors of different design and changes in the way in which windows open.

(3) Adding anything like boarding, stone cladding, tile hanging, slate cladding, smooth render, textured render, stucco or pebble dash to any outside wall of a house or flat.

Class B

Changing the shape and pitch of a house roof, including the addition of gables, chimneys, or dormers. [Note : Conservation Area Consent needs to be sought for the removal of existing chimneys, gables or dormers.]

Class C

Changes of appearance to the roof of a house, normally by materials or finishes, including any changes to the existing roof covering whether by applying a mastic or by substituting clay, tiles, concrete tiles, slates, artificial slates, coated steel sheeting or copper sheeting for what is there already. Clay tiles or slates of different size, colour or texture will also require permission, as will the addition of roof lights (for example the 'Velux' type).

Class D

Adding a porch to an outside door on a house or flat that is visible from a road or public footpath.

Class E

Within the land attached to a house or flat, whether a front, rear, or side garden, the addition of new fencing, new sheds, new garages, new swimming pools, new ornamental ponds; or changing the appearance of existing sheds, garages or pools.

General Development Order 1988 : Schedule 2 : Part 2

Class A

Making any changes to the fencing and walling (including gates) round a house or flat. This involves demolition of an existing fence or wall, or removal of a hedge or railings, as well as building new walls or erecting fences or railings. [Note : Conservation Area Consent is required for the demolition of pre-1948 walls, fences and railings fronting a road or footpath if they exceed 1m height, or exceeding 2m height if they do not face a road or footpath.]

Class B

The construction of any crossovers and vehicle accesses off a highway [Note : there are no Trunk Roads or Classified Roads within the area of the Direction, although the Direction has to include these terms].

General Development Order 1988 : Schedule 2 : Part 6

Class A(a)

Constructing or adding new agricultural buildings of whatever kind, or altering existing ones. Alterations include changes in materials, shape, size and extensions.

Class A(b)

Building up banks or platforms by earthmoving or tipping, or creating ponds or depressions by excavation.

ADVICE

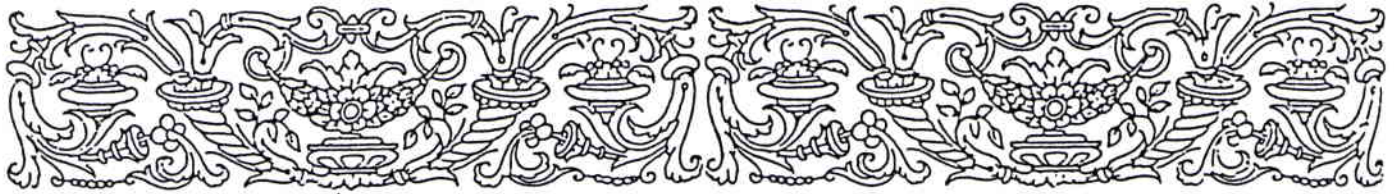
In the interests of helping owners and occupiers to make a positive contribution to the character of the Great Barr Conservation Area through compliance with the terms of the Direction, the Council's Engineering and Town Planning Department provides an advisory service.

Planning Permission Aldridge/Brownhills Development Control Team at the Civic Centre - telephone Walsall 652485.

Design, finishes and materials Conservation Team at the Civic Centre - telephone Walsall 652476.

Hard and soft landscaping Enhancement team at the Civic Centre - telephone Walsall 652469.

Listed Building Consent and Conservation Area Consent
Conservation Team at the Civic Centre on Walsall 652476.



GREAT BARR CONSERVATION AREA

ARTICLE 4 DIRECTION

Schedule of Property

CHAPEL LANE (N side)

Avenue Lodge
St Margaret's Church Car Park (OS 8289)
1 & 2 Chapel Farm Cottages
Chapel Farm
114 Chapel Lane
115 Chapel Lane
Quaintways
Field OS 0005

CHAPEL LANE (S side)

Field OS 3616
Field OS 4636

OLD HALL LANE (W side)

Old Hall Farm (including fields OS 5927, 6012, 6720, 7028 and woodland OS 6600).

PINFOLD LANE (N side)

Crook House Farm (including field OS 3948)
The Pinfold (including fields OS 6846 and 7051)

PINFOLD LANE (S side)

Field OS 6738

