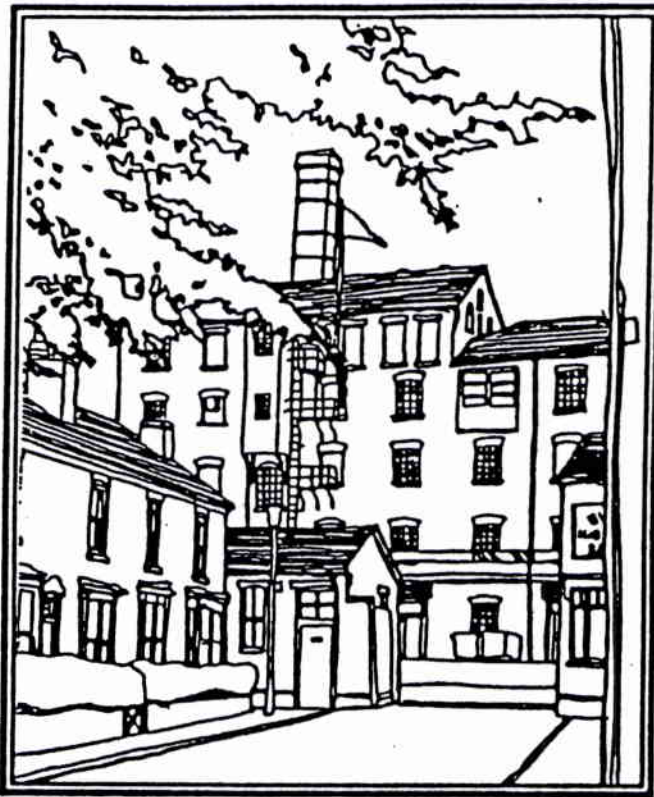


Highgate



Article 4 Direction

HIGHGATE ARTICLE 4 DIRECTION

Introduction

1. An Article 4 Direction is now in force for part of the Highgate 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 Highgate 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

HIGHGATE 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 on the plan attached hereto unless permission therefor is granted on application made under the Town and Country Planning 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, E and F of Part 1 and Classes A, B and C of Part 2 of 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 dwelling house where such enlargement is carried out on any elevation visible from a public thoroughfare.
2. Alterations to the exterior of a dwelling house, 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 dwelling house consisting of an addition or alteration to its roof.

Class C

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

Class D

The erection or construction of a porch outside any external door of a dwelling house visible from a public thoroughfare.

Class E

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

Class F

The provision within the curtilage of a dwelling house of a hard surface fronting a public thoroughfare for any purpose incidental to the enjoyment of the dwelling house.

Part 2

Class A

The erection, construction, alteration or demolition of any fences, walls, gates, or other means of enclosure to the front or sides of a dwelling house or fronting onto a public thoroughfare.

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.

Class C

The painting of the exterior of any wall of any building or work.

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

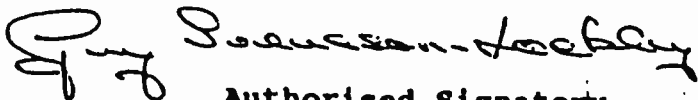
The COMMON SEAL of

WALSALL METROPOLITAN

BOROUGH COUNCIL was

hereunto 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

11 December 1991.



A Regional
Controller in the
Department of the
Environment

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.

Class F

Within the land attached to the house or flat, the addition of any paving or other hard surfacing facing a road or a public footpath.

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].

Class C

Painting any walls, even those already painted; garden walls as building walls.

ADVICE

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

Planning Permission Walsall/Bloxwich Development Control Team at the Civic Centre - telephone Walsall 652488.

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.



HIGHGATE CONSERVATION AREA

ARTICLE 4 DIRECTION

Schedule of property

BELVIDERE ROAD (N side)

Nos 1-26 (consecutive)

BELVIDERE ROAD (S side)

Nos 90-100 (consecutive)

EMERY STREET (W side)

Nos 32-64 (even)

EMERY STREET (E side)

Nos 33-35, 51-53 (odd)

DOVERIDGE PLACE

Nos 1-4 (consecutive)
Site of Nos 5 and 6.

FAIRFIELD MOUNT

Nos 5-8 (consecutive)

GREENHILL WALK

1 & 2 Greenhill Villas

HIGHGATE AVENUE

No 7

HIGHGATE ROAD (E side)

2 Sandwell Villas
Malthouse
No 78

HIGHGATE ROAD (W side)

Nos 67-75 (odd)
Nos 79-85 (odd)
No 91

JESSON ROAD (W side)

Nos 2-26 (even)

SANDWELL STREET (E side)

No 79
Nos 135-143 (odd)
Nos 163-167 (odd)

SANDWELL STREET (W side)

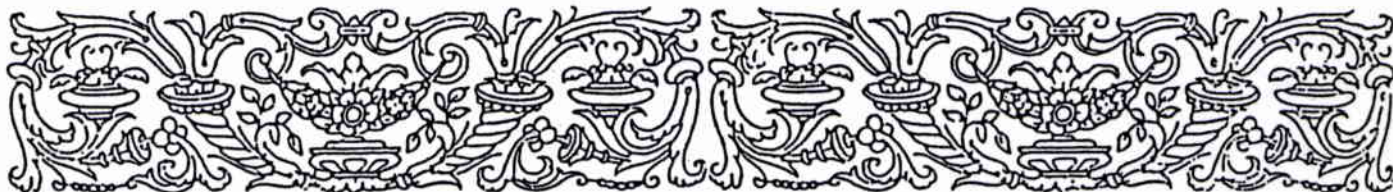
White Lion
Nos 154-162. (even)

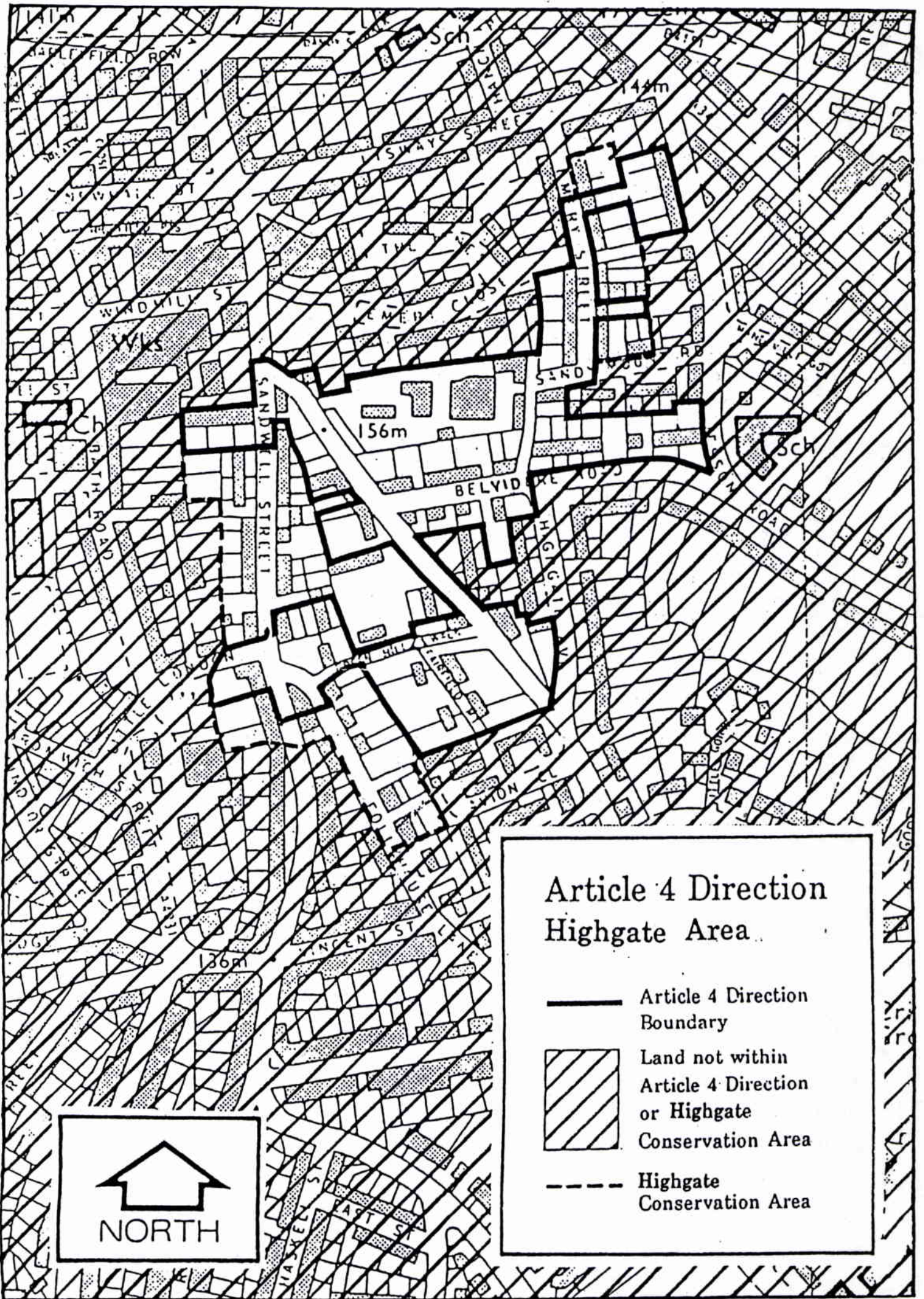
SANDYMOUNT ROAD (S side)

Nos 31-35 (odd)


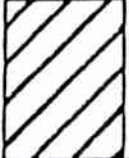

SANDYMOUNT ROAD (W side)

Highgate Brewery





Article 4 Direction Highgate Area

-  Article 4 Direction Boundary
-  Land not within Article 4 Direction or Highgate Conservation Area
-  Highgate Conservation Area

