

Appendix 1

Analysis of Representations July 2021

Total Number of Responses: 9

| Q. - Are there categories of 'permitted development' that you do not agree should be removed by this Direction? | |
|--|---|
| Number of Responses | 9 |
| No | 1 |
| Yes all | 2 |
| Yes some | 6 |

| Summary of Comments | | |
|----------------------------|---|--|
| | Consultee Comment | Officer Response |
| 1. | Don't believe any permitted development rights should be removed in the Queens Park area | Noted. The Direction was supported by 65% of 75 respondents during the informal round of consultation. |
| 2. | Do not think that the house colours part should be enforced. | Noted. The intention is to avoid the use of unduly dark or garish colours or the painting of murals without permission. Minor variations to the approved colours would not result in enforcement action being taken. |
| 3. | Find it incredible in this age of green travel that cannot put a bike shed in front garden without spending £1000 on design & planning fees | A bike shed in a front garden is not permitted development, so would already require planning permission. The Article 4 Direction does not change this. |
| 4. | Already rendered buildings and walls should be able to re-painted without planning permission i.e. maintenance. | Planning permission will not be required where one of the approved eight colours is used or where the existing colour is repeated. Minor variations to the approved colours would not result in enforcement action being taken. |
| 5. | For environmental purposes, old sash windows should be able to be replaced with double glazing or sympathetic alternative materials e.g. aluminium. Replacing wooden sash windows with single glazed wooden sash windows is not environmentally sound and alternatives should be allowed. | The council's policy allows for single-glazed sash windows to be replaced with matching timber double-glazed sash windows, or for the fitting of double glazing into the existing sashes. Alternative materials can be used on rear or side elevations (not facing the street) without the need for permission., |
| 6. | Maintenance and redecoration of front facing boundary walls and hard surfaces such as paths have limited visual impact and forcing applications for planning permission will just discourage people from doing that maintenance of the area. | Redecoration in the same colour, or one of the approved colours, will not require planning permission. The Direction is primarily intended to prevent the demolition of front boundary walls and the creation of hard standings for car parking. |

| | | |
|----|--|---|
| 7. | It looks like people would need to get planning permission to paint their front door? That is surely an unnecessary level of involvement. | In line with all other Article 4 Directions in Brighton & Hove the colour of a front door will remain a matter of choice. |
| 8. | The ability to have UPVC windows. Not everyone can afford to have like for-like wooden sash or even uPVC sash which are more expensive. It seems unfair to subject people to very cold draughty windows because they can't afford an outlay of this amount just to fit with an aesthetic. | Timber sash windows are an important contributor to the special architectural and historic appearance of the conservation area. There will remain no restriction on replacing windows on rear or side elevations that do not face onto the street. At the informal consultation stage 51% of residents supported such controls. |
| 9. | Object to the removal of rights to alter or remove property's 'hard surface'. While agree that any significant alteration to a front property (gate, front wall, etc.) should be restricted, restricting hard surfaces is unnecessarily restrictive and in effect unworkable. What for example qualifies as a 'authentic' surface for a path on West Drive? Paving stones? Concrete? Terracotta Tiles? | The Direction is primarily intended to prevent the formation of hard standings for car parking in front gardens. However, where original tiled entrance paths remain the Direction will require planning permission to be sought for their removal or replacement with an alternative. |

| | |
|---|---|
| Q. - Do you have any comments on Appendix A – the approved colour schemes for buildings? | |
| Number of Responses | 9 |
| No | 2 |
| Yes | 7 |

| Summary of Comments | | |
|----------------------------|--|--|
| | Consultee Comment | Officer Response |
| 1. | On Park Street the coloured houses are beautiful, and echo the nearby Hanover area, as well as the Brighton beach huts. They should be allowed to remain and develop further. A majority are already painted bright colours, and these rules will only discourage people from repainting and hence allow the existing facades to become tatty. | It is acknowledged that Park Street has a particular character, but the Direction as made cannot be modified and omitting an individual street would lead to inconsistency and potential confusion. However, the Article 4 Direction would not apply retrospectively so existing colour schemes could continue to be maintained. |
| 2. | The approved colour scheme option are incredibly narrow. A large number of houses have already been painted in different colours and the new direction will simply freeze that ratio rather than allowing the area to naturally develop into a more balanced, colourful look. | The approved palette has allowed for eight colours. This is more than other Article 4 Directions in Brighton & Hove permit. The Direction seeks to avoid colourschemes that would be too strident for Victorian buildings, and murals. It would be open to anyone in future to apply for planning |

| | | |
|----|--|---|
| | | permission for an alternative colour to those permitted. |
| 3. | Dull dull dull!! | The Direction seeks to avoid colourschemes that would be too strident for Victorian buildings and murals. It would be open to anyone in future to apply for planning permission for an alternative colour to those permitted. |
| 4. | The variety of colours people choose to paint their homes is lovely. It reflects peoples' individuality. Queen's Park is not like and has never been uniform like Sussex Square or Brunswick. | The approved palette has allowed for eight colours. This is more than other Article 4 Directions in Brighton & Hove permit. The Direction does not seek uniformity (as in the Regency squares) but to avoid colourschemes that would be too strident for Victorian buildings, and murals. It would be open to anyone in future to apply for planning permission for an alternative colour to those permitted. |
| 5 | The colour palate is unnecessarily restrictive - tones of cream look filthy really quickly, but you could easily permit a limited range of pastels without negative effect on the aesthetic. | The approved palette has allowed for eight colours. This is more than other Article 4 Directions in Brighton & Hove permit. The Direction seeks to avoid colourschemes that would be too strident for Victorian buildings, and murals. It would be open to anyone in future to apply for planning permission for an alternative colour to those permitted. |
| 6. | Don't agree with the restricted list of colours. Agree there is advantage for uniformity of appearance of the frontage of properties, however it would take away from the existing character of the area to extend this to a short list of colours. For example St Luke's Terrace is enhanced by the multi-coloured paint used for the houses. | The approved palette has allowed for eight colours. This is more than other Article 4 Directions in Brighton & Hove permit. The Direction seeks to avoid colourschemes that would be too strident for Victorian buildings, and murals. It would be open to anyone in future to apply for planning permission for an alternative colour to those permitted. |
| 7. | One of the wonderful things about the Hanover and Queens Park areas are the beautiful colours people paint their houses, it's been lovely to see brighter more vibrant colours appearing in the last few years and really makes the streets and the community feels welcoming and happy. I hope this can stay and it will not revert to pastel and shades or boring greys, blues, beige and white. | The conservation area only covers part of the wider Queen's Park area and does not include any part of Hanover. So outside of the conservation area boundary there will continue to be no restrictions on paint colour. |

