

BRIGHTON & HOVE CITY COUNCIL

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015**

DIRECTION MADE UNDER ARTICLE 4(1)

WHEREAS Brighton & Hove City Council (“the Council”), being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015, are satisfied that it is expedient that the development described in Schedule 2 of that Order and specified in the Schedule below should not be carried out on the land shown edged red and hatched on the attached plan where the development would front a highway used by vehicular traffic unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below:

SCHEDULE

Part 1 – Development within the curtilage of a dwellinghouse

Class A – Enlargement, improvement or other alteration of a dwellinghouse
The enlargement, improvement or other alteration of a dwellinghouse

Class C – Other alterations to the roof of a dwellinghouse
Any other alteration to the roof of a dwellinghouse

Class D – Porches
The erection or construction of a porch outside any external door of a dwellinghouse

Class F – Hard surfaces incidental to the enjoyment of a dwellinghouse
Development consisting of –
a) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
b) The replacement in whole or in part of such a surface

Class G – Chimneys, flues etc on a dwellinghouse
The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse

where in each case the development would front a highway used by vehicular traffic.

Part 2 - Minor operations

Class A – Gates, fences and walls etc

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Class C – Exterior painting

The painting of the exterior of any building or work

(But see Appendix A for colour schemes not requiring a planning application)

where in each case the development would front a highway used by vehicular traffic.

Part 11 - Heritage and demolition

Class C – Demolition of gates, fences, walls etc.

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure

where in each case the development would front a highway used by vehicular traffic.

THIS DIRECTION is made under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and in accordance with Schedule 3 of that Order and shall come into force, if confirmed, on 4 June 2022.

Made under the Common Seal of Brighton & Hove City Council
this 26th day of May 2021

The Common Seal of Brighton & Hove City Council was affixed to this Direction in the presence of



Authorised Officer



Confirmed under the Common Seal of Brighton & Hove City Council
this day of

The Common Seal of Brighton & Hove City Council was affixed to this Direction in the presence of

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Authorised Officer

Appendix A - Colour schemes not requiring a planning application

Permission granted pursuant to a planning application will be needed to change the colour of a painted front elevation unless the following colours are used. The same colour from the below colours must be used on both halves of a semi-detached property. Textured paints are not acceptable. Window frames, bargeboards and timber balconies and porches must be painted white. Iron balconies and railings must be painted black.

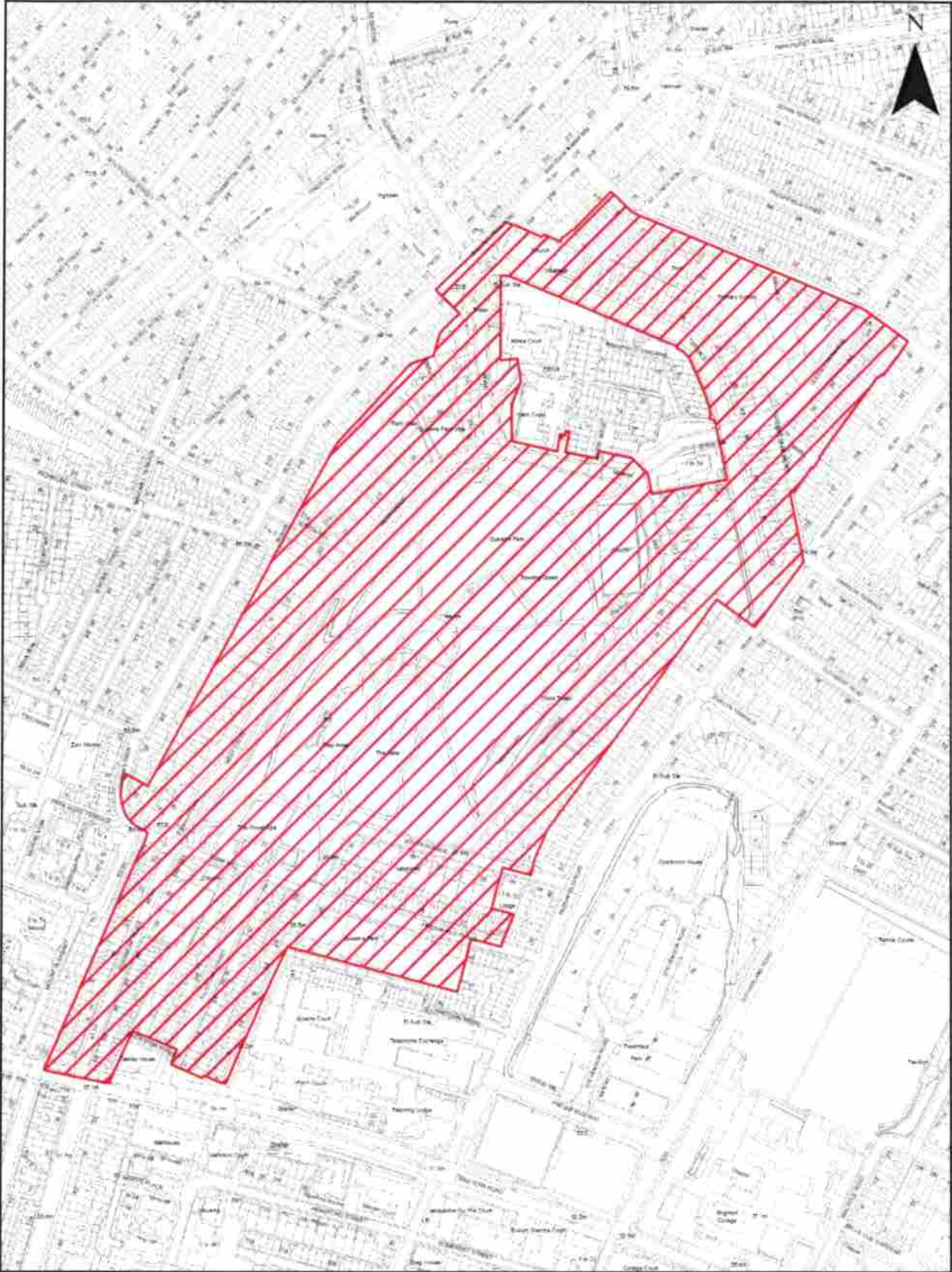
The following colours of smooth matt masonry paint are acceptable for repainting:

BS 4800 numbers:

- 00 E 55 White
- 08 B 15 Magnolia
- 08 B 17 Fawn / Sandstone
- 08 C 31 Blush stone / Yellowish Cream
- 10 B 15 Pale Cream / Ivory
- 10 B 17 Greystone
- 10 C 31 Champagne / Buttermilk
- 10 C 33 Pollen / Vanilla

Permission granted pursuant to a planning application will always be required to paint an unpainted façade.

Map of Queen's Park Conservation Area



Scale: 1:3,743

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