

# St Agnes

## CONSERVATION AREA

Newsletter

July 2009

**T**he St Agnes Conservation Area, Moseley was designated in June 1987 to protect one of the finest examples in Birmingham of a residential estate built largely in the Arts and Crafts tradition. The estate was mainly developed between the late 19th century and the 1930's and contains examples of work by many prominent local architects; including C.E. Bateman, George Pepper and Willoughby DeLacy Aherne. The Conservation Area lies 1.6km southeast of the centre of Moseley village and 6.4km south of Birmingham city centre. Architecturally the buildings are of a high quality in terms of design, layout and use of materials. In addition, landscaping and planting form essential elements of the conservation area's special character and environmental quality.

Recent alterations and development, although often minor and not needing planning permission, have cumulatively had a negative effect on the character of the conservation area and have begun to erode its special quality through the introduction of inappropriate windows and doors, the removal of front boundaries and the creation of forecourt parking and the demolition of chimneys.

In April 2009 the Cabinet Member for Regeneration approved the extension of the St Agnes Conservation Area and the introduction of an Article 4(2) Direction and this newsletter accompanies the formal notice of the Direction which has been sent out to all residents.

### Which properties are included in the extension?

The following houses are included in the extension to the Conservation Area:

14, 16, 18, 20 and 35 Dyott Road.

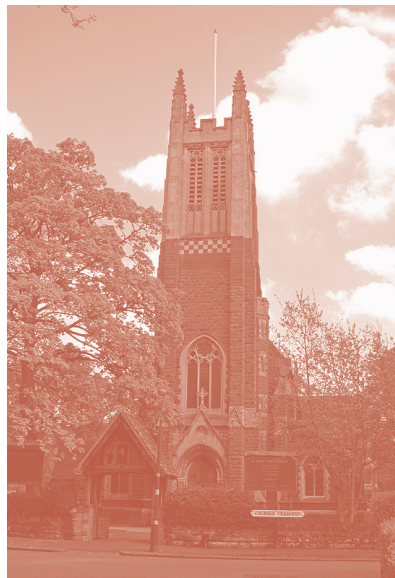
68, 69, 70, 71, 73, 74, 75, 76, 77, 79, 81 and St Agnes Hall, Billesley Lane.

47-69 (odd numbers only) Greenhill Road.

### What are the implications of designation as a Conservation Area?

If you wish to carry out demolition works within a conservation area, you will need Conservation Area Consent and will also need permission to carry out any works on trees. Any development within the conservation area or extensions or alterations will need to preserve or enhance the character of the area.

Property owners should ensure that any alterations are done sympathetically and use appropriate materials. There will be a presumption against the removal of architectural features. Council Conservation Officers may be able to advise on design and materials.



### Which properties are affected by the Article 4(2) Direction?

All houses within the boundaries of the St Agnes Conservation Area are included in the Direction; the addresses are included in the formal notice. Commercial and institutional properties along with flats are not included within the Article 4(2) Direction. Works that can be carried out to these types of buildings are already limited.

### What is an Article 4(2) Direction and what does it do?

An Article 4(2) Direction gives extra legal protection to houses within conservation areas and aims to protect their special qualities. It means that you will need Planning Permission for alterations. The aim of the Direction is to preserve or enhance the character of the conservation area and historic environment for the benefit of the community as a whole, both now and in the future, by limiting certain types of development.

### Which elevations are affected?

Front or side elevations if they front, i.e. face a highway.

**I**n addition to existing planning permission and building regulation controls, you will require planning permission for the following, but you will not pay a planning fee:

#### **External doors and windows**

Changes to external doors and windows will require planning permission.

#### **Porches and small extensions**

Planning permission is required for any new porch or extension.

#### **Alterations to roofs**

Any alteration to the roof of your property will require planning permission. This includes changing the tiles and putting in dormers or rooflights.

#### **Creation of hardstandings (parking areas) for vehicles**

The creation of any new parking area, including a driveway in front or side gardens will require planning permission.

#### **Satellite dishes**

The fixture of an aerial or satellite dish will require planning permission.

#### **Gates, fences, walls and boundaries**

The building, demolition (or partial demolition), maintenance, alteration or improvement of a gate, fence, wall etc. will require planning permission.

#### **Means of access**

Building a means of access next to a highway or road requires planning permission.

#### **Painting the exterior of a house**

Painting brickwork or pebbledash will require planning permission.

**M**any other works not covered by the Article 4(2) Direction still require a planning application and a fee. For example, the installation of rear dormers and the provision of access ramps to all elevations require planning permission. If you are ever in doubt as to what does, and does not require planning permission, or have any other queries, you can contact Planning by:

Telephone: **(0121) 303 1115**

E-mail: **[planning.enquiries@birmingham.gov.uk](mailto:planning.enquiries@birmingham.gov.uk)**

Website:

**[www.birmingham.gov.uk/buildingconservation](http://www.birmingham.gov.uk/buildingconservation)**

Or by writing to:

The Conservation Team  
Planning and Regeneration  
Birmingham City Council  
Alpha Tower  
Suffolk Street Queensway  
Birmingham  
B1 1TU

#### **Trees**

All trees within the St Agnes Conservation Area are protected by conservation area status. You must notify the City Council if you wish to lop or fell a tree unless it is dead, dying or dangerous. If you have any questions regarding trees within the conservation area, you can contact a tree officer on **(0121) 303 1115** or e-mail:

**[planning.enquiries@birmingham.gov.uk](mailto:planning.enquiries@birmingham.gov.uk)**

More information is also available on our website.

