



**MOSELEY  
CONSERVATION  
AREA**

**ARTICLE 4 (2) DIRECTION.**

**ADVICE GUIDE**

## WHAT THIS ADVICE GUIDE AIMS TO DO:

This Advice Guide explains what an Article 4(2) Direction is and how it will affect you. It is designed to assist owners or occupiers of properties in conservation areas which have had Permitted Development rights removed. It will tell you what work or alterations you will need to make a planning application for. However, if you have any queries, you can contact the Conservation Group on:

telephone 0121 303 1115  
email [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 Group  
Development Directorate  
Birmingham City Council  
Alpha Tower  
Suffolk Street Queensway  
Birmingham B1 1TU

For a copy of this guide in large print, another language or an alternative format, please contact us:

Telephone: Planning Direct 0121 303 1115  
Minicom: 0121 303 3992

Other useful contacts:  
Planning Aid: telephone 0121 766 8044  
Building Consultancy: telephone 0121 303 3464

Other useful publications:  
Birmingham City Council - List of Contractors, Specialists, Material Suppliers and Architects who undertake repairs and restoration work to historic buildings.

These can be obtained from the web site or Conservation Group at the address is shown above.

## MOSELEY CONSERVATION AREA.

Moseley retains a village character and its focal point is The Green at the crossroads with St Mary's Row, Salisbury Road and Alcester Road where cafes, shops and pubs create a lively atmosphere. It boasts a wide variety of architectural styles including mid Victorian villas, individual architect - built Arts and Crafts houses, three storey Edwardian residences, modest railway cottages and inter and post War semi detached houses.

After extensive public consultation the City Council recently approved a Character Appraisal and Management Plan for the Moseley Conservation Area. It was originally designated a conservation area in 1983, was extended in March 2005 and an Article 4(2) Direction was introduced on 13th May 2005 in parts of the area and your property is included within that Direction.



Moseley Village:-  
The Green

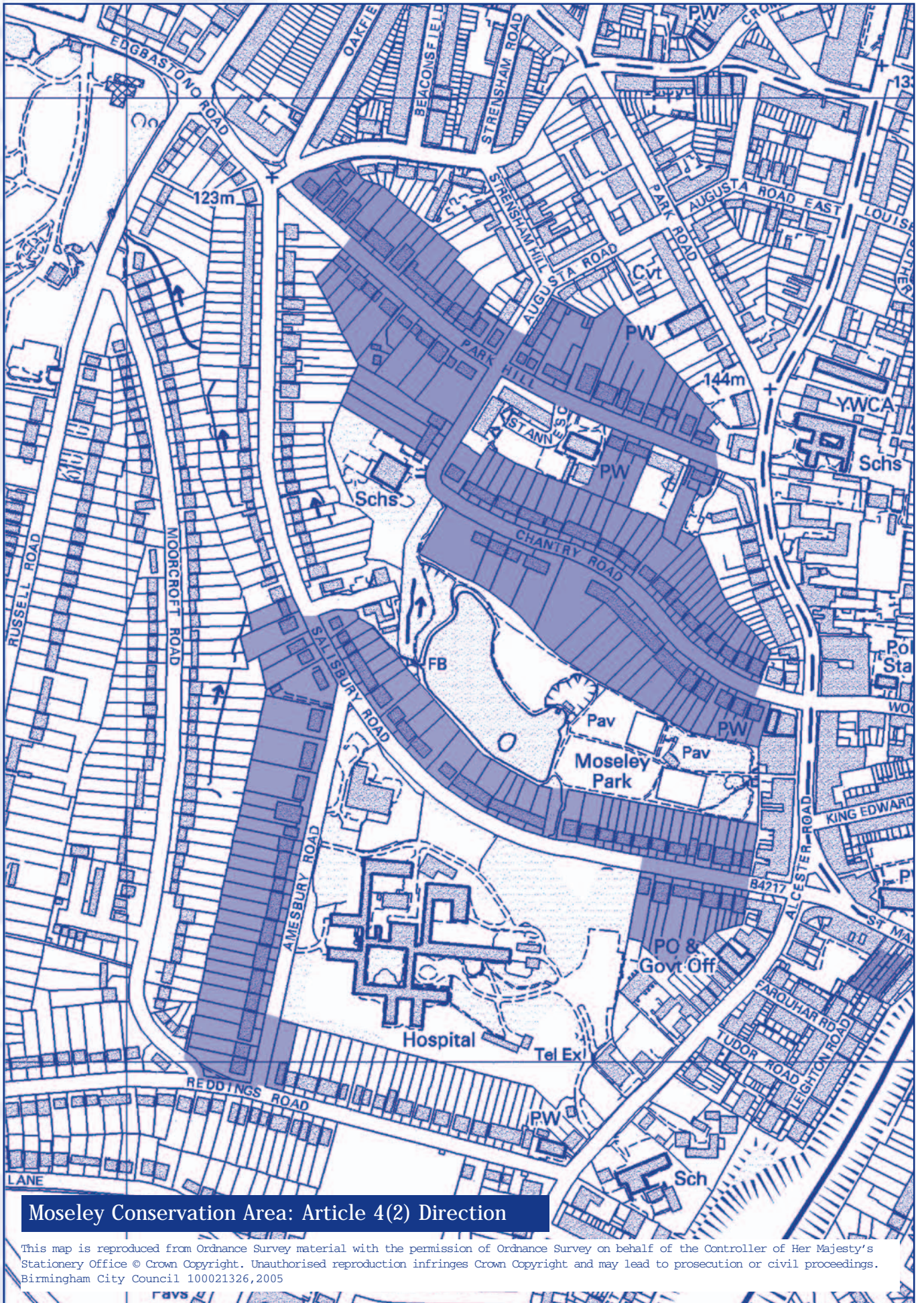
## WHAT IS A CONSERVATION AREA?

The Planning (Listed Building & Conservation Areas) Act 1990 defines a conservation area as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

Planning law enables the local authority to protect conservation areas by:

- controlling what can and cannot be built in the area
- controlling whether existing buildings can be altered, extended or demolished
- protecting trees in the area from being damaged or cut down
- controlling whether posters, hoardings or other advertisements can be put up
- carrying out any urgent work that is necessary to protect vacant unlisted buildings that become dangerous or dilapidated and charging the owner for the repair costs





### Moseley Conservation Area: Article 4(2) Direction

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## TREES

Under section 211 of the Planning (Conservation Areas and Listed Buildings) Act 1990, anyone wanting to cut down or carry out any work to a tree in a conservation area has to give six weeks' written notice to the Council. The tree or trees and a description of the proposed work should be clearly identified.

## WHY HAS THE ARTICLE 4(2) DIRECTION BEEN INTRODUCED?

Since the original designation, many alterations to houses have taken place which are out of character with the conservation area. Although they are minor alterations in themselves and have not needed planning permission, they have cumulatively had a negative effect on the character of the conservation area and have begun to erode its special quality.

## 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 it aims to preserve their special qualities. It means that you will need Planning Permission for alterations which can be seen from the street or any other public place, such as Moseley Park. For example, those houses in Chantry Road and Salisbury Road whose gardens back on to the Park will need Planning Permission for changes to both the front and the rear. These are identified on the plan. The aim of the Article 4(2) Direction is to preserve or enhance the character of the conservation area and the historic environment for the benefit of the community as a whole, both now and in the future, by limiting certain types of development.

\* Article 4(2) Directions only apply to houses which have not been divided into flats, apartments etc. Flats do not have permitted development rights and minor works will require planning permission.

## WHAT WORK WILL I NEED TO MAKE A PLANNING APPLICATION FOR?

The Article 4(2) Direction affects minor works and means that you will require Planning Permission for the following: (You will not pay a planning fee).

### External doors and windows

Changes to external doors and windows will require planning permission.

Original timber panelled doors should be kept and repaired wherever possible. They should be painted rather than stained. Original door and window furniture should be kept, together with fanlights or similar fixed glazing over doors.



Fenestration  
details

Replacement of all or part of any window or door should match exactly the original design, including the width of the glazing bars and glazing bar pattern. Upvc, double glazed, metal and stained hardwood windows are not allowed.

#### Porches and small extensions

Planning Permission is required for any new porch or extension. These should be built using similar materials and design to the original house. Porches should be proportionate to the existing house.

#### Alterations to roofs

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

The shape of an existing roof should not be changed and only natural slate or plain clay tiles should be used to repair or replace it. Re-roofing should re-use as many original tiles or slates as possible with any missing tiles replaced by matching reclaimed roofing materials. Original ridge tiles should be re-used. Rooflights should be kept to a minimum and, where possible, be restricted to the rear of the building. Special conservation rooflights, which sit below the roofline, should be used. An example of these is shown.



Conservation  
rooflight

Dormer windows should be kept to a minimum and will only be acceptable if they already exist on the original property. Original chimney stacks and pots are an important part of the design of building and have a positive effect on the character of the conservation area. They should be kept or reinstated.

#### Creation of hard standings (Parking Areas) for vehicles

The creation of any new parking area, including a driveway in front or side gardens will require planning permission. Front gardens are often a feature of conservation areas and should be kept. Where a new parking space is to be created it should be restricted to a minimum size and landscaping should be retained or introduced. Surface materials should have a neutral impact. Whilst the preferred option is gravel, natural setts or manmade setts which are neutral in tone and colour, tarmac may be acceptable in exceptional circumstances.

#### Installation of access ramps

Disability access ramps should require planning permission and not be prominent. Materials and design should reflect those of the house. Edges of ramps should be screened by plants.

#### Satellite dishes

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

Satellite dishes should be located discreetly and should not be visible from the street or other public places. They are not acceptable on the front elevation. The dish should be less than 90cm in any dimension. It should be placed below the roofline and should not be attached to a chimney.

#### Gates, fences, walls and boundaries

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

They should not be higher than 1 metre if they are next to a highway or public space. In other places they should not be higher than 2 metres.

#### 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 will require planning permission

Where the outside of a property has painted pebbledash or render, traditional colours such as white or cream are acceptable. Planning permission is not required to paint woodwork



Boundary  
treatment

#### WHICH PROPERTIES ARE AFFECTED BY THE ARTICLE 4(2) DIRECTION?

Addresses of properties included in the Article 4 (2) Direction.

2-46 (even) and 41(odd) Amesbury Road  
4-64 (even) and 5-69 (odd) Chantry Road  
1-6 (consec) and 7-12 (consec) Church Avenue  
10-128 (even), 5-7 (odd) and 11-45 (odd) Park Hill  
4-76 (even), 3-23 (odd) and 59-65 (odd) Salisbury Road

#### WHICH ELEVATIONS ARE AFFECTED?

Front or side elevations if they are visible from the street.

2-46(even) and 41 Amesbury Road  
5-69(odd) and 4-8(even) Chantry Road  
1-6(consec) and 7-12(consec) Church Avenue  
10-128(even), 5-7(odd) and 11-45(odd) Park Hill  
3-5, 11, 11a, 15, 17 and 59-65(odd) and 68-76(even)  
Salisbury Road.

Front, side and rear elevations if they are visible from the street or open space.

16-64(even) Chantry Road  
4-66(even) Salisbury Road



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