

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

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

IN RELATION TO: PENKHULL GARDEN VILLAGE CONSERVATION AREA 2022

WHEREAS the Council of the City of Stoke-on-Trent "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 as amended ("the Order"), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on land in the Penkhull Garden Village Conservation Area 2022, the "Penkhull Garden Village Conservation Area 2022", being the land shown on the attached plan identified in Schedule 2 unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

NOW THEREFORE the Council, in pursuance of the power conferred on it by Article 4(1) of the Order, hereby directs that the permission granted by Article 3 of the Order shall not apply to development in the "Penkhull Garden Village Conservation Area" of the descriptions set out in Schedule 1 below.

THIS DIRECTION is made under article 4(1) of the Order with a non-immediate effect and shall come into force on 23rd March 2023 (being at least 28 days following the latest date on which notice of this Direction is served and published).

SCHEDULE 1

Part 1 - Development within the Curtilage of a Dwelling House

Class A:

The enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement improvement or other alteration would front a relevant location.

Class B:

The enlargement of a dwellinghouse consisting of an addition or alteration to its roof which would front a relevant location.

Class C:

Any other alteration to the roof of a dwellinghouse where the alteration would be to a roof slope which fronts a relevant location.

Class D:

The erection or construction of a porch outside any external door of a dwellinghouse where the external door fronts a relevant location.

Class F:

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 dwelling house as such, where the hard surface would front a relevant location: or
- (b) the replacement in whole or in part of such a surface where the hard surface would front a relevant location.

Class G:

The installation, alteration or replacement of a chimney, on a dwellinghouse

Part 2 - Minor Operations**Class A:**

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure which fronts a relevant location.

Class C:

The painting of the exterior of any building or work where the part of the exterior to be painted would front a highway, including hitherto unpainted parts of the elevation, or with the exception of these specific conditions:

- a) The repainting of an existing painted surface is painted with a colour to match the existing one in every respect of colour, hue, texture and appearance.
- b) The repainting of an existed painted surface is painted with a colour shown in the following list of British Standard References for paint:

BS 00 A 01 - grey
BS 00 E 55 - white
BS 04 B 15 - cream
BS 04 B 17 - grey
BS 04 E 49 - pink
BS 06 C 33 - beige
BS 08 B 15 - magnolia
BS 08 B 17 - velum
BS 08 C 31 - buttermilk
BS 10 C 31 - ivory
BS 18 C 31 – pale grey
BS 10 B 15 – soft white

Part 11 Heritage and Demolition

Class C:

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure and fronts a relevant location

Made under the Common Seal of

The Council of the City of Stoke on Trent

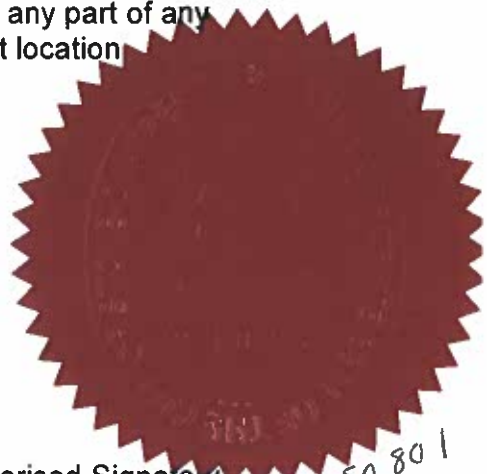
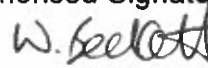
This 24 day of Jan 2023

was hereto affixed in the presence of:



Assistant Director – Investment, Planning and Regeneration

Authorised Signatory



44450801

Confirmed under the Common Seal of the City of Stoke on Trent

This day of 2023

was hereto affixed in the presence of:

Assistant Director – Investment, Planning and Regeneration

Authorised Signatory

STATEMENT OF EFFECT OF THIS DIRECTION

Upon confirmation, this Direction shall have the immediate effect of cancelling all previous Article 4 Directions related to the land edged blue in Schedule Two.

This Direction may be cited as the "Penkhull Garden Village Conservation Area 2022, Article 4(1) Direction"

Schedule 2

SCHEDULE OF PROPERTIES AND LAND WITHIN THE PENKHULL GARDEN VILLAGE CONSERVATION AREA 2022

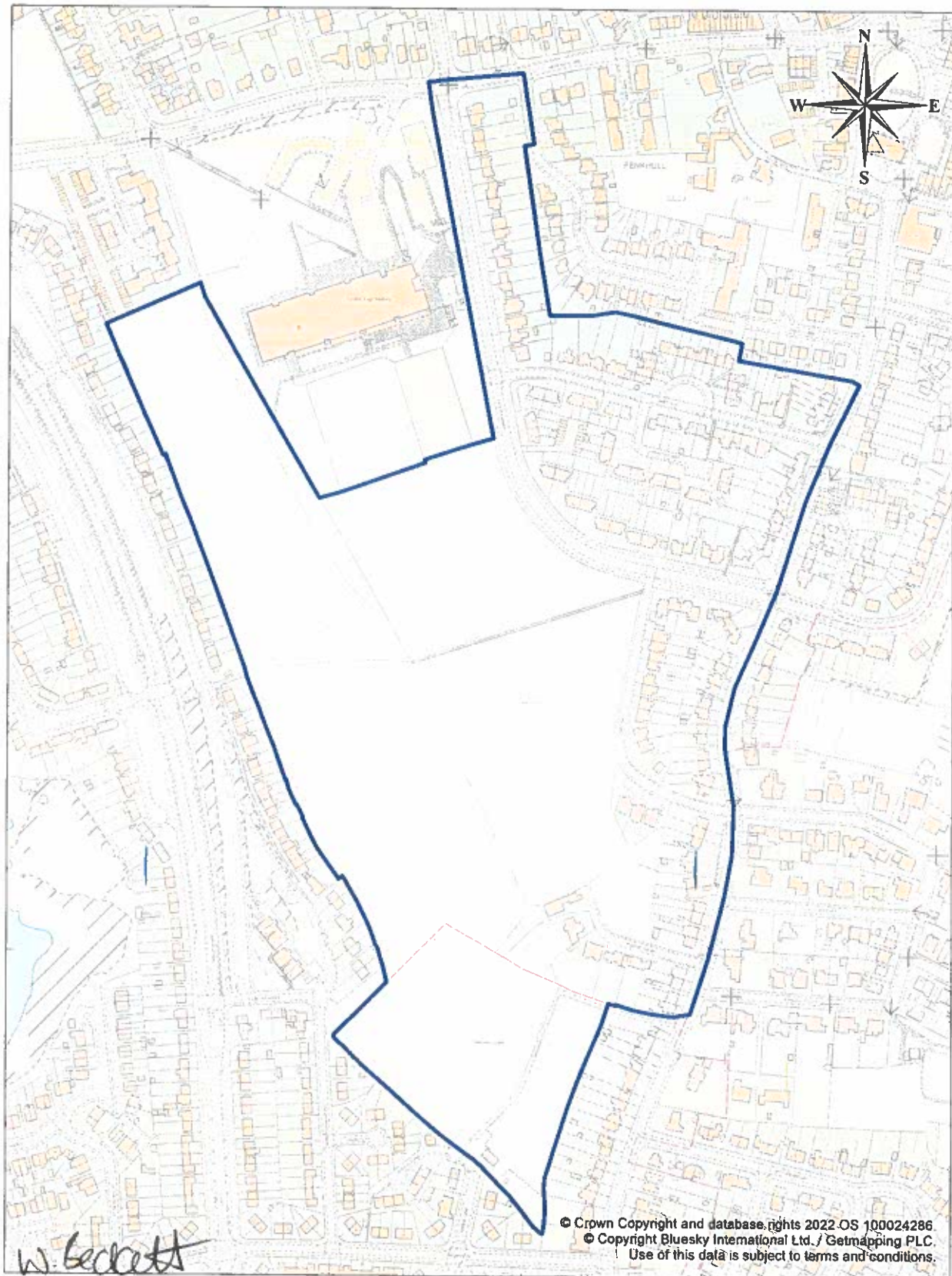
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9 THE GABLES BROMLEY HOUGH PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5HW
11 GREEN CORNER BROMLEY HOUGH PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5HW
ALLOTMENTS BROMLEY HOUGH PENKHULL STOKE-ON-TRENT STAFFORDSHIRE
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158 TRENT VALLEY ROAD OAKHILL STOKE-ON-TRENT STAFFORDSHIRE ST4 5HL

Appendix 1: Penkhull Garden Village Conservation Area



**City of
Stoke-on-Trent**

Stoke on Trent City Council
 Civic Centre
 Glebe Street
 Stoke on Trent ST4 1HH
 UK

Scale 1:4000 @ A4

Date 24 Nov 2022

Drawn By {Drawn By}

Drawing Ref {Drawing Ref}

Revision {Revision}

