

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

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

IN RELATION TO: VICTORIA ROAD, FENTON 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 Victoria Road, Fenton Conservation Area 2022, "Victoria Road, Fenton 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 "Victoria Road, Fenton 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 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 this specific condition:

- 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.

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

W. Seckett

The Council of the City of Stoke on Trent

This *24* day of *Jan* 2023

was hereto affixed in the presence of:

[Signature]

Assistant Director – Investment, Planning and Regeneration



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 "Victoria Road, Fenton Conservation Area 2022, Article 4(1) Direction"

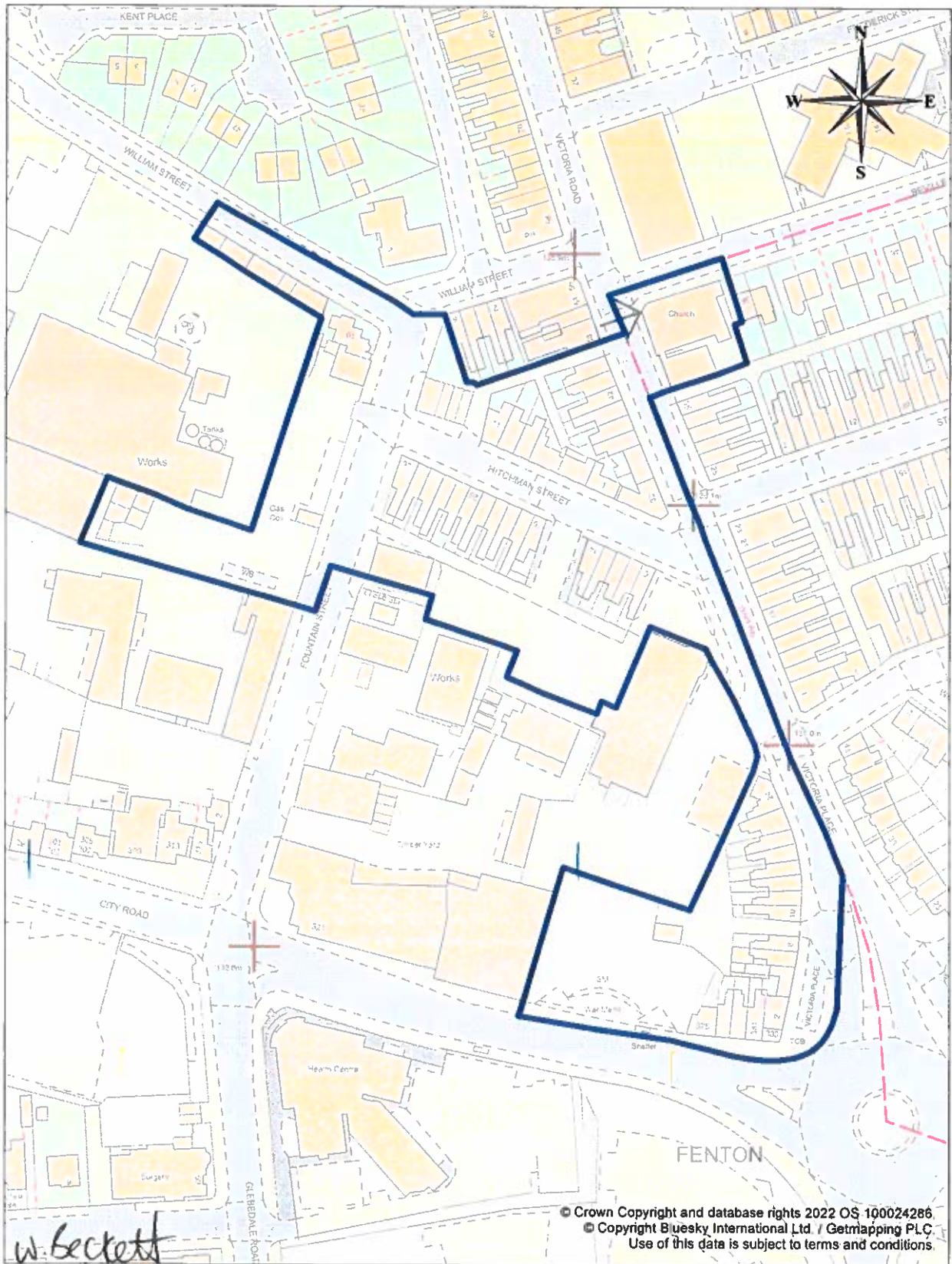
Schedule 2


SCHEDULE OF PROPERTIES AND LAND WITHIN THE VICTORIA ROAD, FENTON CONSERVATION AREA 2022

36 BEVILLE STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LH
375 CITY ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2QB
377 CITY ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2QB
379 CITY ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2QB
381 CITY ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2QB
383 CITY ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2QB
DEVELOPMENT LAND CITY ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE
JAMES KENT (CERAMIC MATERIALS) LIMITED FOUNTAIN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HB
GAS GOVERNOR STATION AT FOUNTAIN STREET FENTON STOKE-ON- TRENT STAFFORDSHIRE
OLD SALVATION ARMY HALL FOUNTAIN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HA
1 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
3 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
5 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
6 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
7 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
8 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
9 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
10 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
11 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
12 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
14 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
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18 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
20 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
22 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
24 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
26 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD

28 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
30 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
32 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
34 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
36 HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
COMPOUND AT FORMER SPEEDS HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE
MANOR MOTOR SERVICES HITCHMAN STREET FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2HD
4 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
6 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
8 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
10 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
12 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
14 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
16 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
18 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
20 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
22 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
24 VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU
32 VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
34 VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
36 VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
38 VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
40 VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
42 VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
44 VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
46 VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
PENPARC PET CENTRE VICTORIA ROAD FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LJ
STORE (OFF VICTORIA ROAD) VICTORIA PLACE FENTON STOKE-ON-TRENT STAFFORDSHIRE ST4 2LU

Appendix 1: Victoria Road Conservation Area



 City of Stoke-on-Trent	Stoke on Trent City Council		Scale	1:1500 @ A4
	Civic Centre		Date	23 Nov 2022
	Glebe Street		Drawn By	{Drawn By}
	Stoke on Trent ST4 1HH		Drawing Ref	{Drawing Ref}
	UK		Revision	{Revision}