

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

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

IN RELATION TO: ST. CHRISTOPHER AVENUE 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 St. Christopher Avenue Conservation Area 2022, the "St. Christopher Avenue 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 "St. Christopher Avenue 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.

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 - location SOTCC

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



44450799
Authorised Signatory



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

16th March 2023

This 26th day of Jan 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 "St. Christopher Avenue Conservation Area 2022, Article 4(1) Direction"

Schedule 2

SCHEDULE OF PROPERTIES AND LAND WITHIN THE ST. CHRISTOPHER AVENUE CONSERVATION AREA 2022

1 MARYFIELD WALK PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JW
3 MARYFIELD WALK PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JW
9 MARYFIELD WALK PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JW
11 MARYFIELD WALK PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JW
17 MARYFIELD WALK PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JW
19 MARYFIELD WALK PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JW
PLAYING FIELD AND PLAYGROUND OLIVER ROAD HARTSHILL STOKE-ON-TRENT STAFFORDSHIRE
2 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
1 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
3 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
4 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
5 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
6 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
7 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
8 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
9 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
10 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
12 ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
10A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
12A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
2A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP

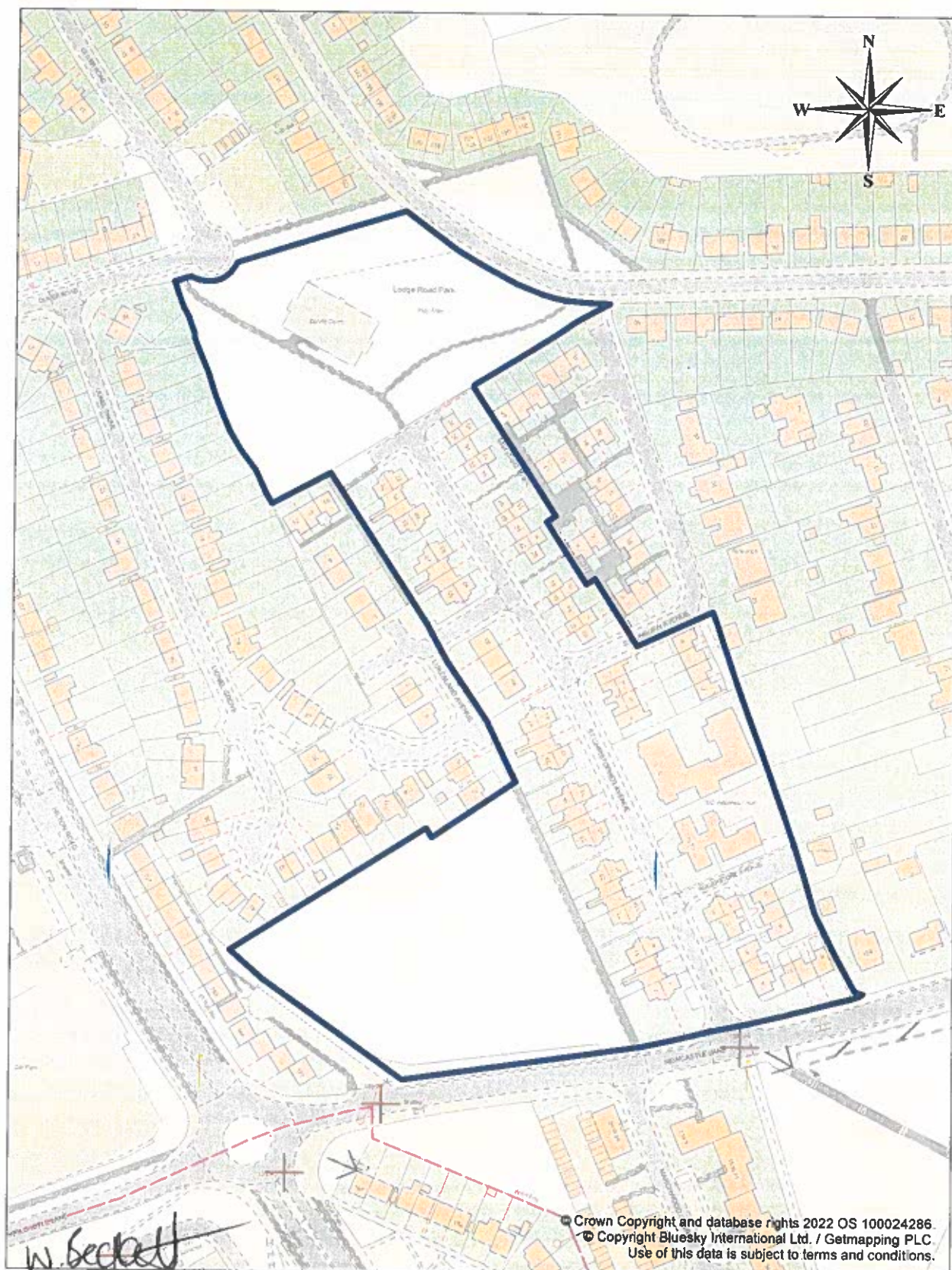
4A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
5A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
6A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
7A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
8A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
9A ROGERSTONE AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JP
1 SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
3 SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
5 SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
7 SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
9 SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
11 SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
13 SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
15 SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
11A SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
13A SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
15A SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
1A SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
7A SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
9A SIMONBURN AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JR
2 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
1 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
3 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
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6 THE CHIMES ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
7 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
8 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
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25 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
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34 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
35 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
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43 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
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65 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
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75 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
77 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
79 ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
11A ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
49A ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
51A ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
53A ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
8A ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5NA
FLAT 1 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
FLAT 10 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
FLAT 3 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
FLAT 4 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
FLAT 5 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
FLAT 6 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
FLAT 7 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
FLAT 8 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
FLAT 9 ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE-ON-TRENT STAFFORDSHIRE ST4 5JH
ST CHRISTOPHER COURT ST CHRISTOPHER AVENUE PENKHULL STOKE- ON-TRENT STAFFORDSHIRE ST4 5JH

Appendix 1: St Christopher Avenue Conservation Area



City of
Stoke-on-Trent

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

Scale 1:2000 @ A4

Date 24 Nov 2022

Drawn By {Drawn By}

Drawing Ref {Drawing Ref}

Revision {Revision}

