

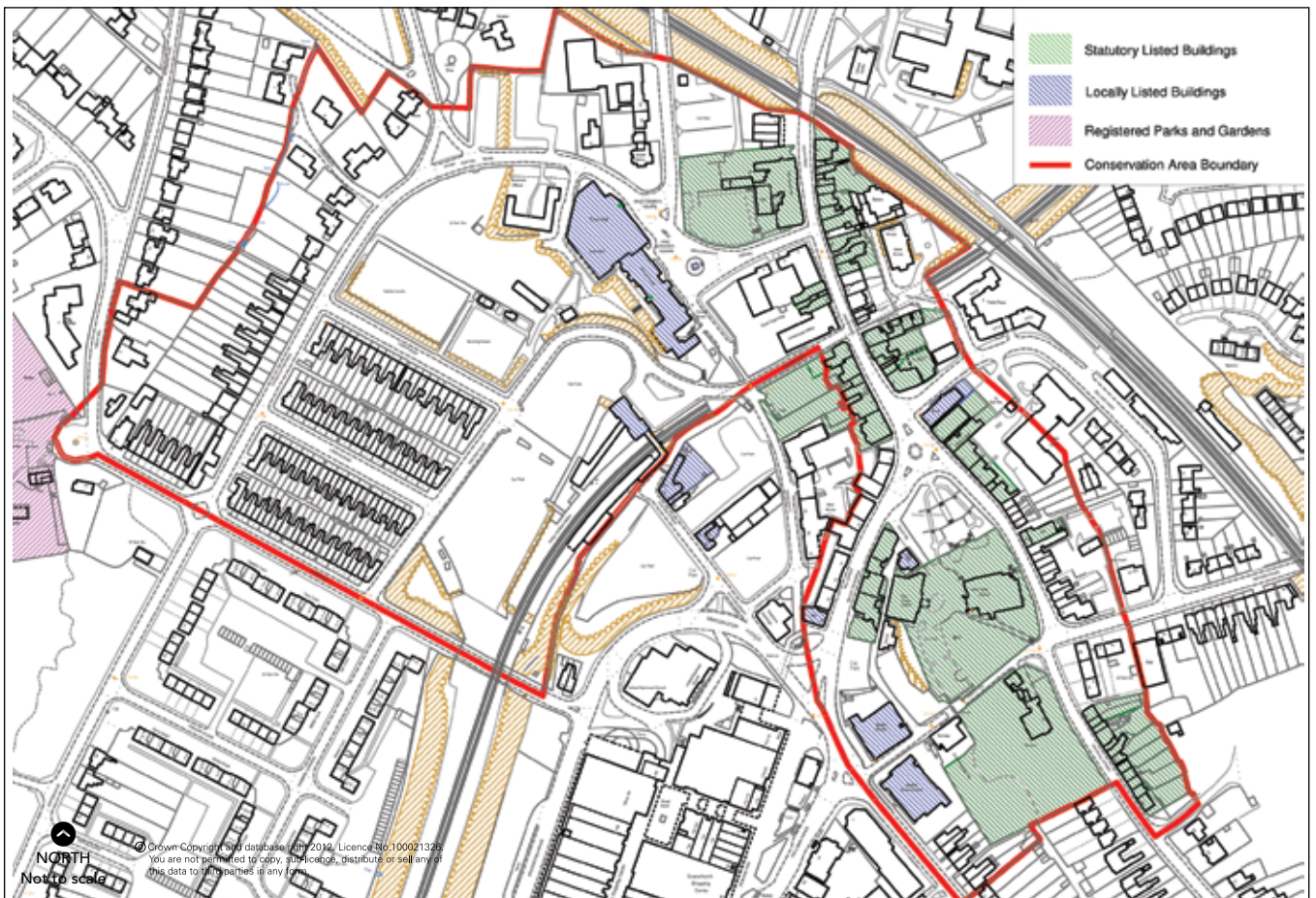
# 6 Designation

The High Street Sutton Coldfield Conservation Area was designated on 28th November 1973 and extended on 6th February 1975, 14th August 1980 and 16th July 1992. An Article 4 Direction (see Appendix D for further information) was placed on part of the area on 10th April 1984. The Conservation Area currently covers 16.95 hectares (41.87 acres) some six miles to the north of Birmingham City Centre and is contained within Sutton Trinity ward in Sutton Coldfield constituency (Plan 2).

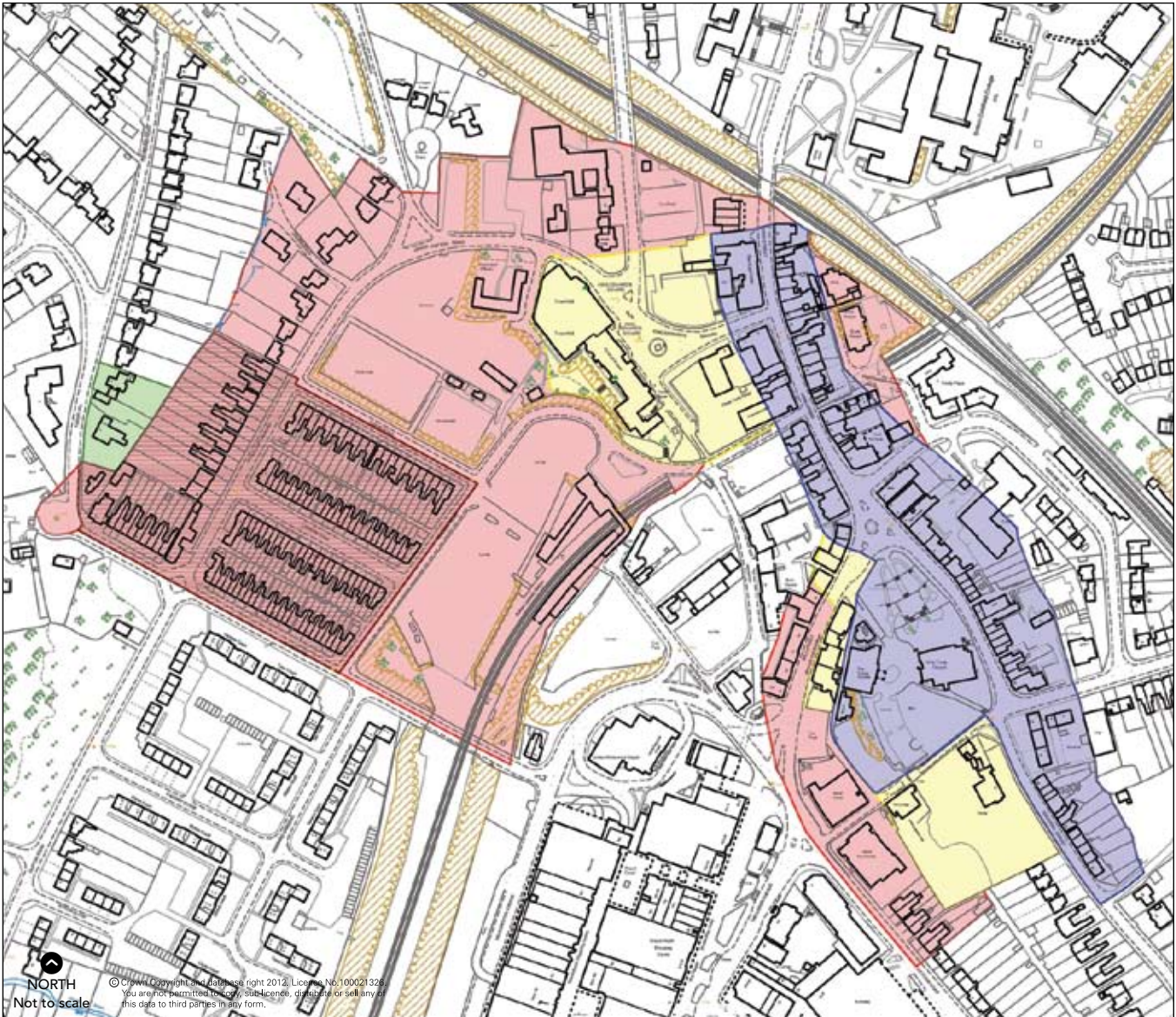
From Coleshill Street in the south-east of the area the Conservation Area boundary runs east along the access road between nos.63 and 65 Coleshill Street and then turns slightly west of north to take in the rear of properties on the east side of Coleshill Street and High Street crossing Church House Drive, Midland Drive and Westhaven Road. It then turns east to follow the London Midland railway line, crossing High Street






and Anchorage Road, before zigzagging westwards to take in the rear of properties on Anchorage Road and Upper Clifton Road crossing Station Approach. Behind no.3 Lindenwood the boundary turns south westwards along the rear of properties on Upper Clifton Road as far as no.26 where it turns west to include nos.2, 4, and 6 Tudor Hill and the junction of Tudor Hill and Park Road. It then runs south-east along Park Road and

north and north-east beside Sutton Coldfield railway station up to Railway Road. It turns south behind the properties on High Street and Mill Street, running down across the junction of Mill Street with Brassington Avenue to take in the east side of Victoria Road as far as no.11, from where it turns sharply north-east to include the Rectory (16 Coleshill Street) and returns to Coleshill Street.



Plan 1 Statutorily and Locally Listed Buildings



|   |   |   |
|---|---|---|
|  | <b>DESIGNATION</b><br>28TH NOVEMBER 1973      | <b>Area (1973)</b><br>3.86Ha (9.54 Acres)       |
|  | <b>EXTENSIONS</b><br>6TH FEBRUARY 1975        | <b>Area added 1975</b><br>2.47Ha (6.10 Acres)   |
|  | <b>EXTENSIONS</b><br>4TH AUGUST 1980          | <b>Area added 1980</b><br>10.43Ha (25.73 Acres) |
|  | <b>EXTENSION</b><br>16TH JULY 1992            | <b>Area added 1992</b><br>0.23Ha (0.58 Acres)   |
|  | <b>ARTICLE 4 DIRECTION</b><br>18TH APRIL 1984 |   |

**Plan 2** Previous designation and extensions

# Appendix C

## Article 4(2) Direction

An Article 4(2) Direction applies to residential properties only and removes Permitted Development rights from front and significant elevations. This means that any minor alteration which would normally not require planning permission will need consent.

There is no planning fee in these circumstances.

Alterations such as the installation of replacement doors, windows and porches, the creation of hard standings and the removal of original boundary treatment, perhaps insignificant as individual alterations, have taken place in Sutton Coldfield under Permitted Development.

The cumulative effect of these alterations, together with the removal of other architectural details has had a negative impact on the character of the area. In order to prevent further erosion, Permitted Development rights have been removed by placing an Article 4(2) Direction on the residential properties in the proposed conservation area.

The Article 4(2) Direction means that minor alterations will require planning permission, if they front a highway, waterway or open space.

These include:

- Any enlargement or alteration to a dwellinghouse.
- Any alteration to the roof of a dwellinghouse.
- Construction of an external porch.
- Creation of a hardstanding for off street parking.
- Installation or alteration of a satellite antenna.
- Erection, demolition or alteration of a gate, fence or other means of enclosure.
- Exterior painting of dwellinghouse.

# Appendix D

## Equality issues

The draft SPD has been prepared with due consideration to the City Council's responsibilities under the Public Sector Equality Duty. As such an initial equality analysis has been undertaken; this indicates on the basis of the currently available information that the proposals outlined within this document will not have an adverse impact upon persons within the protected categories. This equality analysis will be continue to be updated as part of the SPD preparation and adoption process, in particular in relation to the feedback received on this consultation draft.

With regards to the three individual elements of the Public Sector Equality Duty for the City Council the main impact of the draft SPD is to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. Specifically the policies within this SPD seek to ensure that new developments are accessible to all users, including people with disabilities.