

Moorpool

CONSERVATION AREA

Newsletter

November 2006

In March 2006 the City Council arranged a public meeting to discuss the preparation of an Appraisal and Management Plan for the Moorpool Conservation Area and the introduction of an Article 4(2) Direction to limit certain permitted development rights. The well attended meeting gave overwhelming support to both proposals and a steering group was formed chaired by Councillor Mike Whitby with representatives of Grainger Trust Plc, local residents, members of the Moorpool Residents Association, the Harborne Society and officers of the City Council. This group has met several times in recent months.

In September the Cabinet Member for Regeneration approved the introduction of the Article 4(2) Direction and this newsletter accompanies the formal notice of the Direction which has been sent out to all residents.

The Moorpool Conservation Area was designated in July 1970, but the independent improvement of owner occupied properties over recent years has led to the erosion of the original character of the area and 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 aims to protect their special qualities. It means that you will need Planning Permission for alterations which can be seen from the road or from the bowling green or pool, so some of the properties in Moorpool Avenue will need permission for changes to both front and rear. The aim of the 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.

Which properties are affected by the Article 4(2) Direction?

All the houses on the Moorpool Estate and within the conservation area are included in the Direction; the addresses are included in the formal notice.

Which elevations are affected?

Front or side elevations if they are visible from the street; rear elevations which are visible from the bowling green and pool – numbers 50-84 (evens) Moorpool Avenue, will also be included.



In addition to existing Planning Permission and Building Regulation Controls, you will require Planning Permission for the following, but you will not pay a planning fee:

External doors and windows

Changes to external doors and windows will require planning permission.

Porches and small extensions

Planning Permission is required for any new porch or extension.

Alterations to roofs

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

Creation of hardstandings (parking areas) for vehicles

The creation of any new parking area, including a driveway in front or side gardens will require planning permission.

Installation of access ramps

Satellite dishes

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

Gates, fences, walls and boundaries

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

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 or pebbledash will require planning permission

If you have any queries you can contact Planning on:

Telephone: (0121) 303 1115

Email: planning.enquiries@birmingham.gov.uk

Website:

www.birmingham.gov.uk/buildingconservation

Or by writing to:

The Conservation Group
Planning
Birmingham City Council
Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TU

Because of the restrictive covenants on the Moorpool Estate, consent is required from Grainger Trust Plc for most alterations and extensions to houses. Contact should be made through:

Louise Jordan or Ryan Tucker
The Estate Office
The Circle
Harborne
Birmingham B17 9DY

Tel: (0161) 929 3190

E-mail: ljordan@graingertrust.co.uk
or

Tel: (0161) 929 3193

E-mail: rtucker@graingertrust.co.uk

Trees

All trees within the Moorpool Conservation Area are included within a Tree Preservation Order. You will require permission from the City Council to lop or fell a tree unless it is dead, dying or dangerous.

