

Peacehaven (Harbour Heights) Article 4 Designations 1973

What is controlled by the Direction?

All houses within the Article 4 area need planning permission for:

- The erection, construction, improvement or any other alterations of gates, fences, walls or other means of enclosure
- The formation, laying out and construction of a means of access to a highway

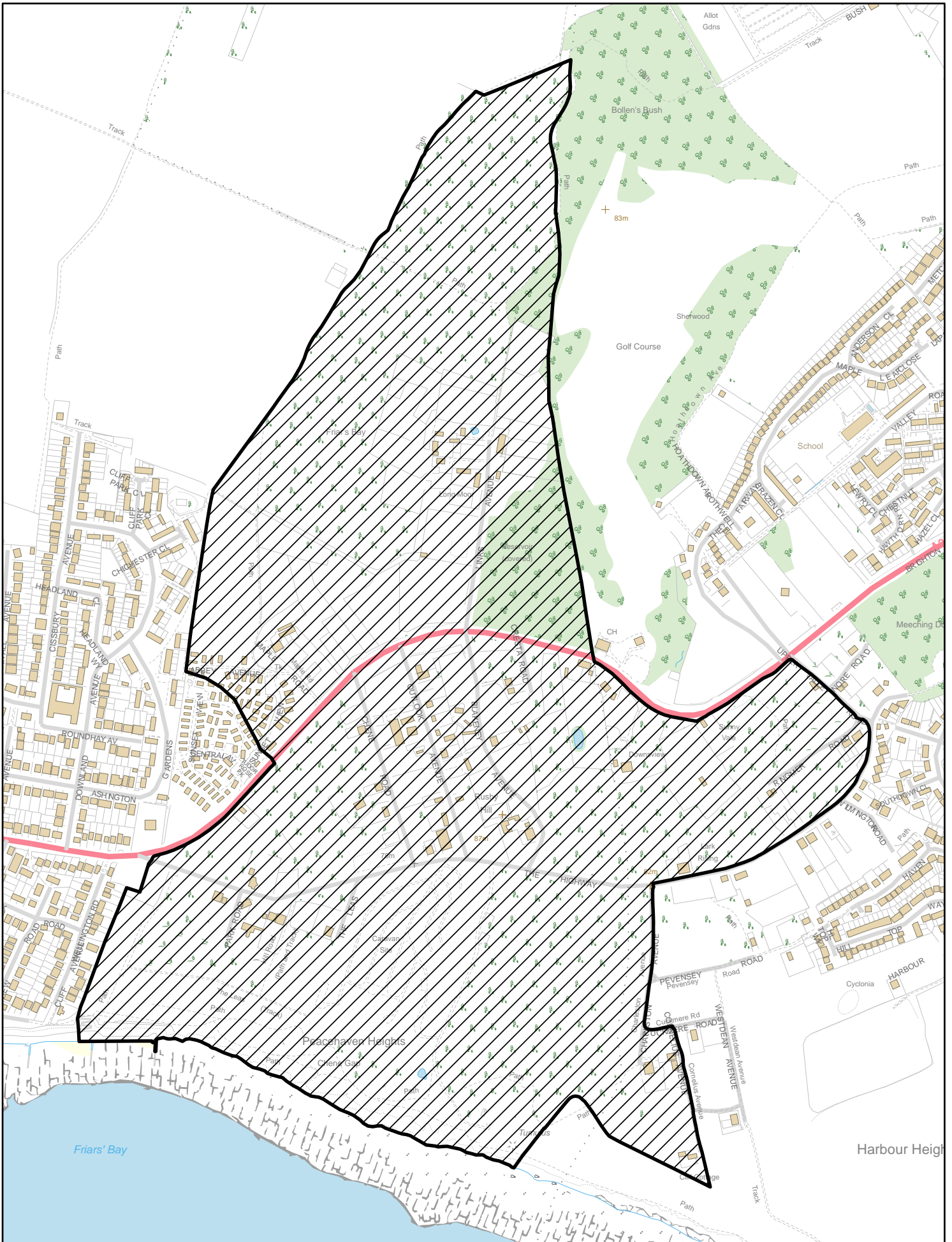
All agricultural land within the Article 4 needs planning permission for:

- The erection or construction of a building or structure on agricultural land
- The extraction of, working with or use of minerals on agricultural land, including fertilisation

What about repairs?

The aim of these controls is to encourage good design, quality restoration and 'like-for-like' repair. Such repair work may not need planning permission. However, it is strongly encouraged that photographs are submitted to the Local Planning Authority of the existing and like-for-like replacement or repair so the Council can issue a letter confirming that the proposed work is considered to be like-for-like and does not require planning permission.

If you wish to undertake alterations you should check with the Planning Department and inform your architect, solicitor and builder that you live in a Conservation Area and that there is an Article 4 Direction. If inappropriate alterations take place without planning permission, enforcement action may be taken. Listed Buildings will also need Listed Building Consent for any alterations which may affect the character of the building. You are also advised to check with Building Control for compliance with Building Regulations.



Peacehaven (Harbour Heights) Article 4 Direction

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