

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

**DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES**

**STUBBS WALK CONSERVATION AREA**

WHEREAS the Council of the Borough of Newcastle under Lyme being the appropriate local planning authority is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried on land shown edged red on the attached plan and further particularised at Schedule 2, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description(s) set out in Schedule 1 below.

THIS DIRECTION is made under article 4(1) of the said Order will come into force on 1<sup>st</sup> May 2017.

**SCHEDULE 1**

1. The enlargement, improvement or other alteration of a dwellinghouse, including windows, doors, sills, lintels and external joinery, being development comprising Class A, Part 1 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location;
2. Alterations to the roof of a dwellinghouse, being development comprising Class C, Part 1 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location.
3. The demolition, alteration, erection or construction of a porch outside any external door of a dwellinghouse, being development comprised in Class D, Part 1 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location;
4. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development, where the means of enclosure would be within the curtilage of a house comprised in Class A of Part 2 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location;
5. The demolition of a building and all or any part of a gate, wall or other means of enclosure, where the means of enclosure is within the curtilage of a dwellinghouse being development comprised in Class B and C of Part 11 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location.

**SCHEDULE 2**

**Stubbs Walk Conservation Area Property Schedule**

1. The following dwellings would be affected by removal of Permitted Development rights relating to extensions; the provision of replacement windows and doors, porches; any alteration to the roof on front roof slopes; the removal of chimneys; and boundary treatments

- 7 – 19, 25, 27, 29, 31, 33 & 35 (odd) Mount Pleasant
- 96 & 104, 106, 108 (even) Lancaster Road
- 1 and 2 Gladstone Villas, Victoria House & 12 – 22 (even) Victoria Road
- 48 - 64 (even) West Street
- 37, 39, 41, 43 (odd) West Street
- 21 Clarence Street
- 35 Princess Street
- 2 North Street
- 111 York Street
- 1, 2, 3 & 4 Lancaster Avenue

2. The following properties would be affected by removal of Permitted Development rights for boundary treatments only including erection, alteration or demolition.

- 92 & 94, 98, 100 & 102 Lancaster Road
- 45 West Street & 6 & 8 Marsh Parade
- Newcastle-under-Lyme School, in respect of buildings on Victoria Road, Mount Pleasant and Lancaster Road.

Made under the COMMON SEAL of THE  
BOROUGH COUNCIL OF  
NEWCASTLE-UNDER-LYME this day 7<sup>th</sup> day of March 2017

The COMMON SEAL of THE )  
BOROUGH COUNCIL OF )  
NEWCASTLE-UNDER-LYME )  
is hereunto affixed in the )  
presence of: )

*E. Shaw*  
Councillor

*[Signature]*  
Authorised Signatory

16310



Confirmed under the COMMON SEAL of THE  
BOROUGH COUNCIL OF  
NEWCASTLE-UNDER-LYME this 26<sup>th</sup> day of APRIL 2017

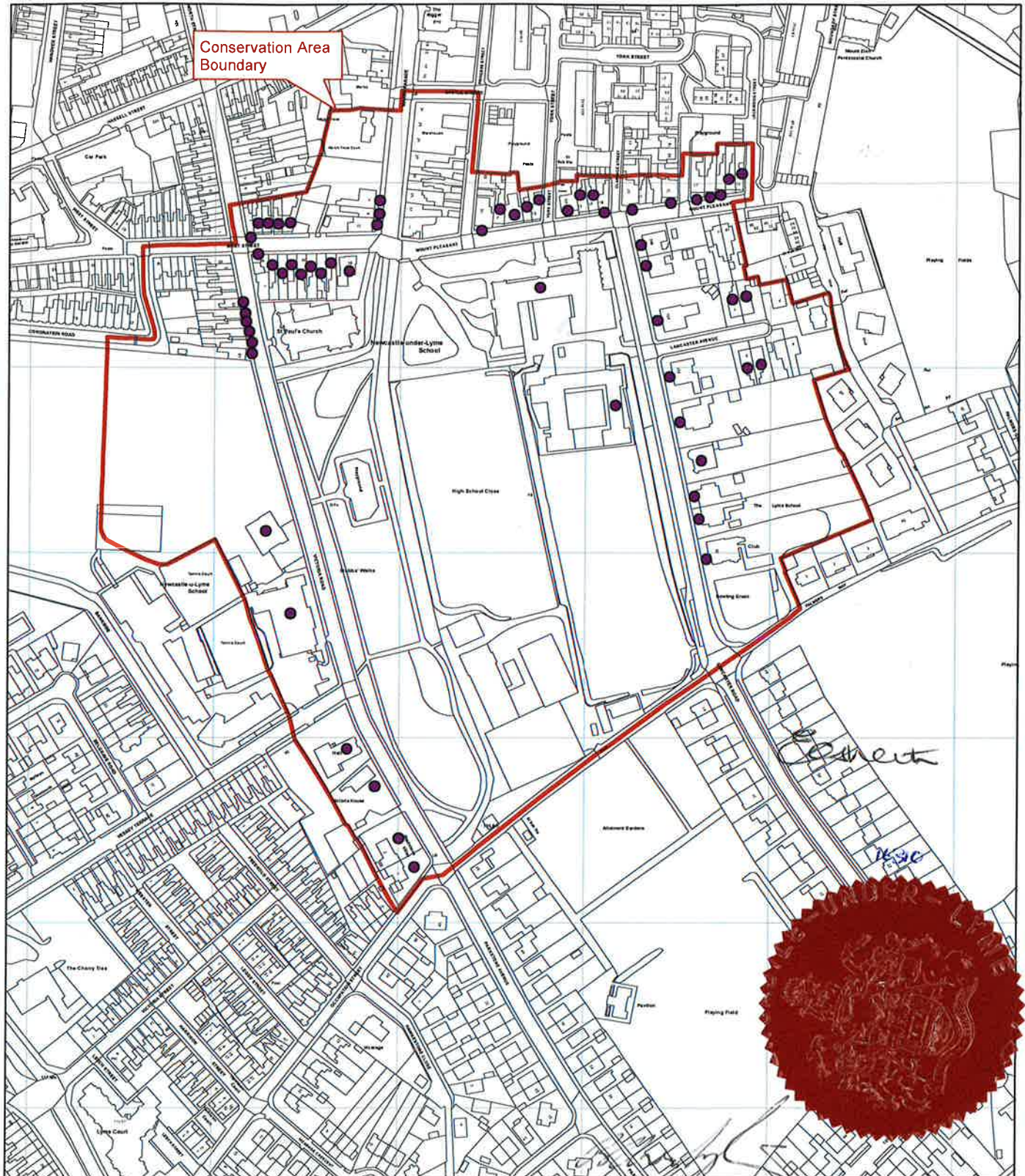
*E. Shaw*  
Councillor

*[Signature]*  
Authorised Signatory

16330





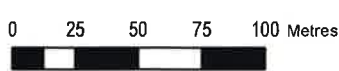




# Stubbs Walks Conservation Area Proposed Article 4 Direction

## Key

-  Conservation Area boundary
-  Properties identified for inclusion in Article 4 Direction



1:2,000  
at print size A3



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**NEWCASTLE UNDER LYME  
BOROUGH COUNCIL**