

COUNTY BOROUGH OF BURTON UPON TRENT

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1973

DIRECTION UNDER ARTICLE 4

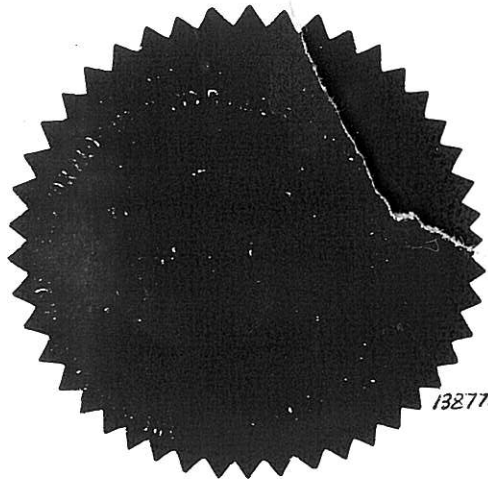
The Council of the County Borough of Burton upon Trent, the Local Planning Authority, being satisfied for the purposes of Article 4 of the Town and Country Planning General Development Order, 1973, that it is expedient that ~~the development specified in Clauses 1 to 4 (inclusive) specified in Schedule 1 of the said Order,~~ <sup>of the description set out in the Schedule hereto</sup> should not take place in any of the premises comprised in the Burton upon Trent Conservation Area No. 1, <sup>being the land shown edged red on the plan annexed hereto</sup> unless permission is granted on an application in that behalf HEREBY DIRECT that the permission granted by Article 3 of the Town and Country Planning General Development Order, 1973, ~~in Clauses 1 to 4 (inclusive) of the First Schedule thereto,~~ <sup>development on</sup> shall not apply to the said premises <sup>of the description set out in the Schedule hereto.</sup>

DATED this Eighteenth day of June, 1973.

THE COMMON SEAL of The Mayor Aldermen  
and Burgesses of the Borough of  
Burton upon Trent was hereunto  
affixed in the presence of :-



Town Clerk



13277A

Schedule  
The development specified in paragraphs 1, 2, 4 & 5 of Class I of Schedule 1 of the Town & Country Planning General Development Order 1973 & the development specified in paragraphs 1 & 3 of Class II of Schedule 1 of the said Order not being development comprised within any other classes.

DOE 13324

The Secretary of State for the Environment  
hereby *approves* the foregoing direction  
subject to the modifications shown in red  
ink thereon.

*Budgerovics*

Regional Controller  
Department of the  
Environment

*idm*  
Signed by Authority  
of the Secretary of  
State

11<sup>TH</sup> December 1973



## INTRODUCTION

A conservation area is defined in the Planning. (Listed Buildings and Conservation Areas Act), 1990, as:-

" an area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance."

The conservation area was designated on 24th June 1970 and is centred on St Pauls Church of 1874, by J.M. Teale and Lord Grimsthorpe. Built at the expense of Michael Thomas Bass in a geometric style it is listed grade II\*. Fronting St Pauls Square is a series of fine late Victorian Villas. Needwood Street and Rangemore Street has good but more modest late 19th century houses. Situated to the east of St Pauls Church the Town Hall fronts King Edward Place. Built in 1878 and later by Reginald Churchhill for Michael Thomas Bass and mixing gothic elements from Italy, France and England this building is listed grade II. A life-sized bronze statue of Michael Arthur Bass (1837-1909) occupies the centre of King Edward Place providing a fitting focal point. Close to King Edward Place fronting Wellington Street is a range of almshouses circa 1875 in the gothic style and grade II listed. The conservation area is a good example of late 19th century planning with a mix of civic, religious, philanthropic and domestic architecture.

## THE EFFECTS OF CONSERVATION AREA DESIGNATION

- (i) legislative restrictions which control certain types of development;
- (ii) specific policies in the East Staffordshire Local Plan which seek to encourage design solutions that preserve or enhance the conservation area.

### Legislative Controls.

If you live or own property in a conservation area you will need to comply with the normal planning controls which apply to everyone but are not covered in this leaflet. If you have any queries please contact the Planning and Engineering Services Department. In addition, in a conservation area written authority from the council is required

- \* for the demolition, or partial demolition of buildings larger than 115 cubic metres in volume, and including some garden walls, and chimney stacks;
- \* for the cutting, lopping or topping of most trees;
- \* for cladding the outside of a house with stone, timber, tiles, or any synthetic imitation material;
- \* for the installation of satellite dishes on the front of a building;

for some house extensions or garden buildings (regulations refer in conservation areas, as do those concerning some boundary walls and fences - in addition see Article 4 below;

\* for additions and alterations to the roof of a house (including dormers).

The above list is not definitive and it is always advisable if you are thinking of conducting any work to first talk to the Planning, and Conservation Officers, at the Borough Council.

### Local Plan Policy.

The Borough Council has policies which seek to safeguard and enhance the character of the conservation area, and to ensure that change is controlled such that new development makes a positive contribution to it surroundings. These policies are included in the East Staffordshire Local Plan, which is available for purchase from the Borough Council.

Where applications for planning permission contain proposals which have an impact on the conservation area they must be advertised with a notice on the site and in a local newspaper. This gives people interested in the proposal an opportunity to comment on the scheme to the Borough Council, which has to take their comments into account when determining the application.

### Article 4 Direction.

In addition an Article 4 direction applies to the Burton No.1 conservation area. This means that planning permission is required from the Local Planning Authority for most extensions and alterations to buildings, including some minor operations such as the construction of gates, fences, walls, the construction of any access, and the painting of the exterior of any building. Please contact either the Planning, or Conservation Officer if you have any queries.

### Grant Aid.

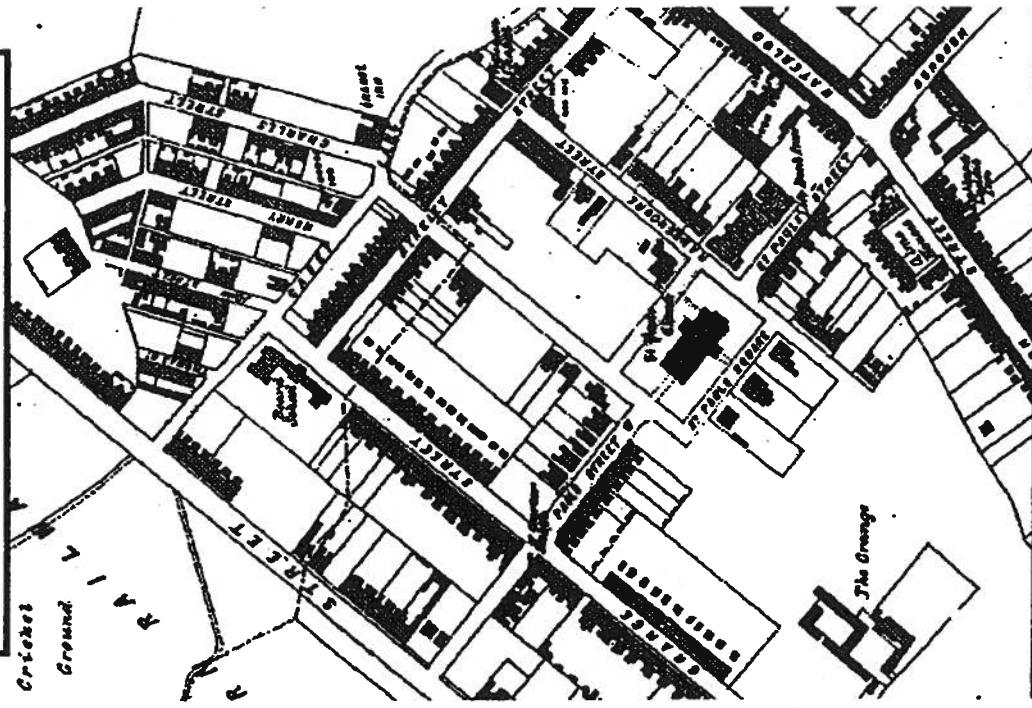
The Borough Council has a grant scheme to provide financial assistance towards the cost of repairs to listed buildings, or other historic buildings within the conservation area. For further information about this scheme, or other matters, please contact:

Mr. Ian Kilby, Conservation Officer, tel: (01283) 508661  
Mr Jeremy Sargent, Planning Officer, tel: (01283) 508676

at the:-

Planning and Engineering Services Department,  
Directorate of Services,  
East Staffordshire Borough Council,  
Midland Grain Warehouse,  
Derby Street,  
Burton upon Trent,  
Staffordshire. DE14 2JJ.

# BURTON UPON TRENT, No.1 CONSERVATION AREA KING EDWARD PLACE/ ST PAULS SQUARE



PLAN OF BURTON UPON TRENT, CHARLES HARRISON 1878



**East Staffordshire**  
Borough Council  
**PLANNING & ENGINEERING SERVICES**

INVESTOR IN PEOPLE

Steve Taylor BSc(Hons) MBA DMS CEng MICE MCIWEM MIMgr  
Head of Planning and Engineering Services