

Planning regulation in the Broomhill Conservation Area

In its attempts to counter the damage to buildings in the Conservation Area, BANG has successfully campaigned over the past four years for planning regulations which require that anyone making a change to the appearance of their residential or commercial property is required to seek planning approval. In this way, BANG hopes to prevent more buildings and sites being spoiled by inappropriate replacements or alterations to windows, doors, gable ends and other external timberwork; to stonework, including stone-cleaning or stone-painting; to roof coverings; and to gardens, including boundary walls. The full lists of what is now regulated can be found at <https://www.sheffield.gov.uk/search-result.html?queryStr=article+4>, in the first two downloads, on residential and commercial properties respectively. Further down this section there is also a lot more material on Article 4, including a document on the control over changing the use of dwellings to Houses in Multiple Occupation.

The success of the new regulations depends on the support of residents and other people who work in or use Broomhill. We hope the following will be helpful to people who notice building alteration taking place and wonder what's going on:

1 Any building alteration now needs planning approval (which is free of charge if it falls under Article 4). If you see work taking place, you can check whether it has been approved by going to

http://planning.sheffield.gov.uk/PublicAccess77Live/propdb/property/property_searchform.aspx?module=P3 and typing in the address of the property you are enquiring about (ignore the reference to "please select your own address" - if you decide to comment on an application later you will need to confirm who you are by filling in this section again).

2 If no work has been approved, then please advise

planningenforcement@sheffield.gov.uk. A simple statement of the address where the work is taking place, what is being done (as far as you can see) and your name and address is all that is necessary. In making an enforcement report your name and address is confidential, it will not be revealed to the building's owner or anyone else.

3 Lists of new planning applications are published in the back of the Sheffield Telegraph each week and those in the Broomhill Conservation Area are on

www.broomhillonline.org.uk You can inspect planning applications, and comment on them as you wish, by going to <https://www.sheffield.gov.uk/search-result.html?queryStr=article+4> and entering the application number (or, just click the link from the broomhillonline web site).

4 All work on trees - pruning a tree with a trunk diameter of 10cm or more or felling a tree - requires planning approval.

5 If you want any help, please email inbox@thebang.org.uk; also, we should be glad to receive copies of any enforcement reports you make (to inbox@thebang.org.uk, or to the answering machine on 0114 299 8838 or fax on 0870 974 8886).