



Article 4(2) Direction Notice

Brecon Beacons National Park Authority

Town and Country Planning (General Permitted Development Order 1995 (As Amended))

Notice is hereby given that the Brecon Beacons National Park Authority has made the Directions under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended). These Directions apply to land and buildings within the Talgarth Conservation Area as set out in Schedule 1 of this Notice and came into force on 5th July 2016 have now been confirmed on 9th December 2016.

The effects of these Directions is that the permission granted by Article 3 of the General Permitted Development Order 1995 (as Amended) shall not apply to the types of development listed below where works affects an elevation facing a highway, waterway or open space. This does not mean that the types of development listed below cannot take place only that planning permission must be sought.

The types of development that require planning permission as a result of the Article 4 (2) Direction are as follows; the enlargement, improvement or other alteration of a dwellinghouse; the insertion, blocking, alteration of an opening; the insertion, removal, alteration or replacement of windows and doors; the erection, removal, alteration or addition of any other architectural feature; the painting or rendering of the exterior (where it is not currently painted or rendered); the erection, removal, alteration or replacement of gates, fences, walls and other means of enclosure; the formation of hard standing.

Specific details of the Permitted Development Rights removed in relation to each building can be found via the following link: <https://governance.beacons-mpa.gov.uk/documents/s21886/Enclosure%20%20amended%20Art%204%20Sched.pdf>

Copies of the Directions, including the definition of development and the properties affected (with a plan of the area) are available to view online at the following address <http://www.beacons-mpa.gov.uk/planning/heritage2/built-heritage-draft/conservation-areas/>. They are also available to view at Brecon Beacons National Park Authority, Plas Y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP

Schedule 1

1-4 Swan Terrace, Bronylls Road

Class A Part 1 of Schedule 2 of the said Order

Class C of Part 2 of Schedule 2 of the said Order

1-6 Regent Street

Class A Part 1 of Schedule 2 of the said Order

Class C of Part 2 of Schedule 2 of the said Order

Class B of Part 31 of Schedule 2 of the said Order

Class A of Part 2 of Schedule 2 of the said Order

1 & 2 Old Black Lion Cottages,

Class A Part 1 of Schedule 2 of the said Order

Regent Street

Class C of Part 2 of Schedule 2 of the said Order

Class B of Part 31 of Schedule 2 of the said Order

Class A of Part 2 of Schedule 2 of the said Order

1-4 Church Row, Church Street

Class A Part 1 of Schedule 2 of the said Order

Class C of Part 2 of Schedule 2 of the said Order

1 Cottage Lane

Class A Part 1 of Schedule 2 of the said Order

Class C of Part 2 of Schedule 2 of the said Order

1 Powell Terrace, High Street

Class A Part 1 of Schedule 2 of the said Order

Class C of Part 2 of Schedule 2 of the said Order

Class B of Part 31 of Schedule 2 of the said Order

Class A of Part 2 of Schedule 2 of the said Order

1-3 Aberenig Terrace, Bell Street

Class A Part 1 of Schedule 2 of the said Order

Class C of Part 2 of Schedule 2 of the said Order

1-6 Lower Hospital Villas

Class A Part 1 of Schedule 2 of the said Order

Class C of Part 2 of Schedule 2 of the said Order

Class B of Part 31 of Schedule 2 of the said Order

Class A of Part 2 of Schedule 2 of the said Order

2 High Street

Class C of Part 2 of Schedule 2 of the said Order

3 High Street

Class C of Part 2 of Schedule 2 of the said Order

3 Powells Terrace, High Street

Class A Part 1 of Schedule 2 of the said Order

	Class C of Part 2 of Schedule 2 of the said Order
	Class B of Part 31 of Schedule 2 of the said Order
7 Regent Street	Class A Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Aberenig, Bronylls Road	Class A Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Bank View, The Bank	Class A Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
1 Bridge Cottages	Class D of Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
2 Bridge Cottage	Class A Part 1 of Schedule 2 of the said Order
	Class D of Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Bristol House, High Street	Class C of Part 2 of Schedule 2 of the said Order
Bron Y Garth, Cottage Lane	Class C of Part 2 of Schedule 2 of the said Order
Bryn Hedd Church Street	Class A Part 1 of Schedule 2 of the said Order
	Class D of Part 1 of Schedule 2 of the said Order of said Order

	Class C of Part 2 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Brynawel, Regent Street	Class A Part 1 of Schedule 2 of the said Order
	Class D of Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
Brycelyn	Class F Part 1 of Schedule 2 of said order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Cambrian House	Class A Part 1 of Schedule 2 of the said Order
	Class D of Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
	Class F Part 1 of Schedule 2 of said order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Castell y Eos, Regent Street	Class A Part 1 of Schedule 2 of the said Order
	Class D of Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
	Class F pf Part 1 of Schedule 2 of said order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Church Villa	Class A Part 1 of Schedule 2 of the said Order
	Class D of Part 1 of Schedule 2 of the said Order
	Class F of Part 1 of Schedule 2 of said order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Craigend, Nythfa, Maesgwyn House, Hillcroft, The Bank	Class A Part 1 of Schedule 2 of the said Order

	Class D of Part 1 of Schedule 2 of the said Order
	Class F of Part 1 of Schedule 2 of said order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
4 Creigiau Cottages	Class A Part 1 of Schedule 2 of the said Order
	Class D of Part 1 of Schedule 2 of the said Order
	Class F of Part 1 of Schedule 2 of said order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Cynog Cottage	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Ennig Villa and annex	Class A Part 1 of Schedule 2 of the said Order
	Class B of Part 31 of Schedule 2 of the said Order
Fernleigh	Class A Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of Schedule 2 of the said Order
Hendre	Class A Part 1 of Schedule 2 of the said Order
Manchester House	Class C of Part 2 of Schedule 2 of the said Order
Mount Pleasant	Class A Part 1 of Schedule 2 of the said Order
	Class F of Part 1 of Schedule 2 of said order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order
Old Font House	Class A Part 1 of Schedule 2 of the said Order
	Class C of Part 2 of the said Order
Old Post Office, High Street	Class A Part 1 of Schedule 2 of the said Order
Old Upper Lion, The Bank	Class A Part 1 of Schedule 2 of the said Order
	Class B of Part 31 of Schedule 2 of the said Order
	Class A of Part 2 of Schedule 2 of the said Order

Scanbury & The Cottage	Class A Part 1 of Schedule 2 of the said Order Class C of Part 2 of the said Order Class B of Part 31 of Schedule 2 of the said Order Class A of Part 2 of Schedule 2 of the said Order
Tegfan	Class A Part 1 of Schedule 2 of the said Order Class C of Part 2 of the said Order
Trebowen	Class A Part 1 of Schedule 2 of the said Order Class D of Part 1 of Schedule 2 of the said Order Class F of Part 1 of Schedule 2 of said order Class A of Part 2 of Schedule 2 of the said Order Class B of Part 31 of Schedule 2 of the said Order Class C of Part 2 of the said Order
Woodlands	Class A Part 1 of Schedule 2 of the said Order Class F of Part 1 of Schedule 2 of said order Class A of Part 2 of Schedule 2 of the said Order Class B of Part 31 of Schedule 2 of the said Order Class C of Part 2 of the said Order
Neaudd Felin, The Bank	Class A Part 1 of Schedule 2 of the said Order Class F of Part 1 of Schedule 2 of said order Class A of Part 2 of Schedule 2 of the said Order Class B of Part 31 of Schedule 2 of the said Order Class C of Part 2 of the said Order
Preswylfa, Oriel & Ty-Timon, Regent Street	Class B of Part 31 of Schedule 2 of the said Order Class A of Part 2 of Schedule 2 of the said Order Class C of Part 2 of the said Order

1-3 Castle Terrace, Syn Yr Arfon,

Cardiff House Bronylls Road

Class A of Part 2 of Schedule 2 of the said Order

Class B of Part 31 of Schedule 2 of the said Order

Old Carpenters Shop, Bell Street

Class C of Part 2 of the said Order

Class A of Part 2 of Schedule 2 of the said Order

Class B of Part 31 of Schedule 2 of the said Order

Schedule 2

Town and Country Planning Act 1990 Part III Section 55

'Meaning of "development" and "new development".'

- (1) Subject to the following provisions of this section, in this Act, except where the context otherwise requires, "development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land

(1A) For the purposes of this Act "building operations" includes-

- (a) Demolition of buildings;
- (b) Rebuilding;
- (c) Structural alterations of or additions to buildings; and
- (d) Other operations normally undertaken by a person carrying on business as a builder.

General Permitted Development Order 1995

Class A Part 1 of Schedule of said order:

The enlargement, improvement or other alteration would front a highway, waterway or open space

Class D of Part 1 of Schedule 2 of the said Order:

The erection or construction of a porch outside any external door of a dwellinghouse, where the external door fronts a highway, waterway or open space

Class F Part 1 of schedule 2 of said Order:

The provision or replacement in whole or part within the curtilage of a dwellinghouse of a hard surface where the hard surface would front a highway, waterway or open space

Class A of Part 2 of Schedule 2 of the said Order

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall, or other means of enclosure within the curtilage of a dwelling house where the gate, etc., would front a highway, waterway or open space

Class C of Part 2 of Schedule 2 of the said Order

The painting of the exterior of any part of a dwellinghouse or of a building or enclosure within the curtilage of a dwellinghouse where the exterior fronts a highway, waterway or open space.

Class B of Part 31 of Schedule 2 of the said Order

The demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse where the gate etc., fronts a highway, waterway or open space



Ms Tracy Nettleton

Planning and Heritage Manager