

## **BISHOPS PARK (NO.2) ARTICLE 4 DIRECTION**

This purpose of this note is to provide a non technical summary of the information contained within the Article 4 Direction, it does not form part of the legal documentation.

This Article 4 Direction affects the following properties:

- 1 to 79 (odd) Cloncurry Street
- 2 to 72 (even) Cloncurry Street
- 1 to 69 (odd) Doneraile Street
- 2 to 76 (even) Doneraile Street
- 1 to 77 (odd) Ellerby Street
- 2 to 78 (even) Ellerby Street
- 1 to 87 (odd) Finlay Street
- 2 to 72 (even) Finlay Street

This Article 4 Direction restricts the following works from being undertaken as permitted development, and planning permission will be required for:

- The enlargement, improvement, or alteration to the roof or gable at the front of the dwelling house.

For more information please contact the Urban Design and Conservation Team on 020 8753 1081 or email: [planning@lbhf.gov.uk](mailto:planning@lbhf.gov.uk)

TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977  
LONDON BOROUGH OF HAMMERSMITH AND FULHAM  
(FINLAY, ELLERBY, CLONCURRY AND DONERAILE STREETS)

BISHOPS PARK No.2

13.3.80

DIRECTION UNDER ARTICLE 4

1. WHEREAS the Council of the London Borough of Hammersmith and Fulham (hereinafter called "the Council") is the appropriate local planning authority for the purposes of Part III of the Town and Country Planning Act 1971 and the Town and Country Planning General Development Order 1977 (hereinafter called "the 1971 Act" and "the Development Order" respectively)
2. AND WHEREAS in the opinion of the Council any development of the description contained in Schedule 1 hereunder to the roofs and gables at the front of the dwelling houses shown coloured black upon the plan annexed hereto, within the area described in Schedule II hereunder, would be prejudicial to the proper planning of the area and/or would constitute a threat to the amenities of the area AND FURTHER the Council consider that such development should therefore be subject to control by the Council
3. NOW THEREFORE TAKE NOTICE that the dwellinghouses shown coloured black upon the plan annexed hereto shall be subject to control by virtue of this Direction made under Article 4 of the Development Order. The effect of this Direction is that, notwithstanding the provisions of Article 3 of the Development Order the development of the description contained in Schedule 1 hereunder may not be carried out without planning permission granted either by the Council or by the Secretary of State for the Environment under the 1971 Act.
4. AND FURTHER TAKE NOTICE that pursuant to Article 4 (3)(b) of the Development Order this Direction shall have immediate effect on any dwelling house within the area described in Schedule 11 and shown coloured black upon the plan aforesaid when notice of such Direction is served on the occupier of that dwelling house, or if there is no occupier on the owner thereof AND it will remain in force for six months from the date on which it was made and therefore shall expire on ~~thirteenth~~ day of September 1980, unless it has before the termination of the said six months been approved by the Secretary of State for the Environment.
5. THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham (Finlay, Ellerby, Cloncurry and Doneraile Streets) Town and Country Planning Direction No.1

## SCHEDULE 1

F The **enlargement** improvement or other alterations to the roofs and gables at the front of dwelling houses being development comprised in Class 1 of the First Schedule to the Development Order and not being development comprised within any other class.

## SCHEDULE 11

The area to be included in this Direction is bounded by a line drawn from the junction of the side and rear boundaries of No. 2 Finlay Street in a south-westerly direction to a mid-point of Wood Lawn Road, then in a south-easterly direction along the centre line of Woodlawn Road to the mid point of its junction with Finlay Street; then along the centre line of Finlay Street in a south-westerly direction to a point opposite No. 73 Finlay Street; then northerly along the eastern boundary of No. 50 Finlay Street to its rear boundary; then in a south-westerly direction along the rear boundaries of Nos. 50 to 72 Finlay Street to the point where No. 72 Finlay Street bounds on Stevenage Road; then along the side boundary of No 72 Finlay Street with Stevenage Road in a south-easterly direction to the point where Stevenage Road meets Finlay Street; then along the centre line of Finlay Street in a north-easterly direction to a point opposite No. 64 Finlay Street; then in a south-easterly direction following the side boundaries of No 77 Finlay Street and No. 78 Ellerby Street; then across Ellerby Street and along the side boundaries of No. 77 Ellerby Street and No. 70 Doneraile Street; then across Doneraile Street and along the side boundaries of No. 69 Doneraile Street and No 72 Cloncurry Street; then across Cloncurry Street to the junction of the side and rear boundaries of No 79 Cloncurry Street; then along the rear boundary line, in a north easterly direction, of Nos. 79 to 1 Cloncurry Street; then in a north westerly direction following the side boundary of No. 1 Cloncurry Street to the centre of Cloncurry Street and in a south-westerly direction down the centre of Cloncurry Street up to the side boundary of No. 2 Cloncurry Street then in a north-westerly direction along that boundary and the boundary of No. 1 Doneraile Street up to the centre line of Doneraile Street; then in a north-easterly direction along the centre line of Doneraile Street and then along the side boundaries of No. 2 Doneraile Street and No. 1 Ellerby Street; then across Ellerby Street and along the side boundaries of No.2 Ellerby Street and No. 1 Finlay Street; then across Finlay Street and along the side boundary of No. 2 Finlay Street to the junction of its side and rear boundaries as indicated by the solid black line on the plan accompanying the Direction.

Dated this Thirteenth day of March 1980

THE COMMON SEAL OF THE COUNCIL  
OF THE LONDON BOROUGH OF  
HAMMERSMITH AND FULHAM  
was hereto affixed  
in the presence of:-

*James R. R.*  
(The officer duly authorized on behalf  
of the Council)

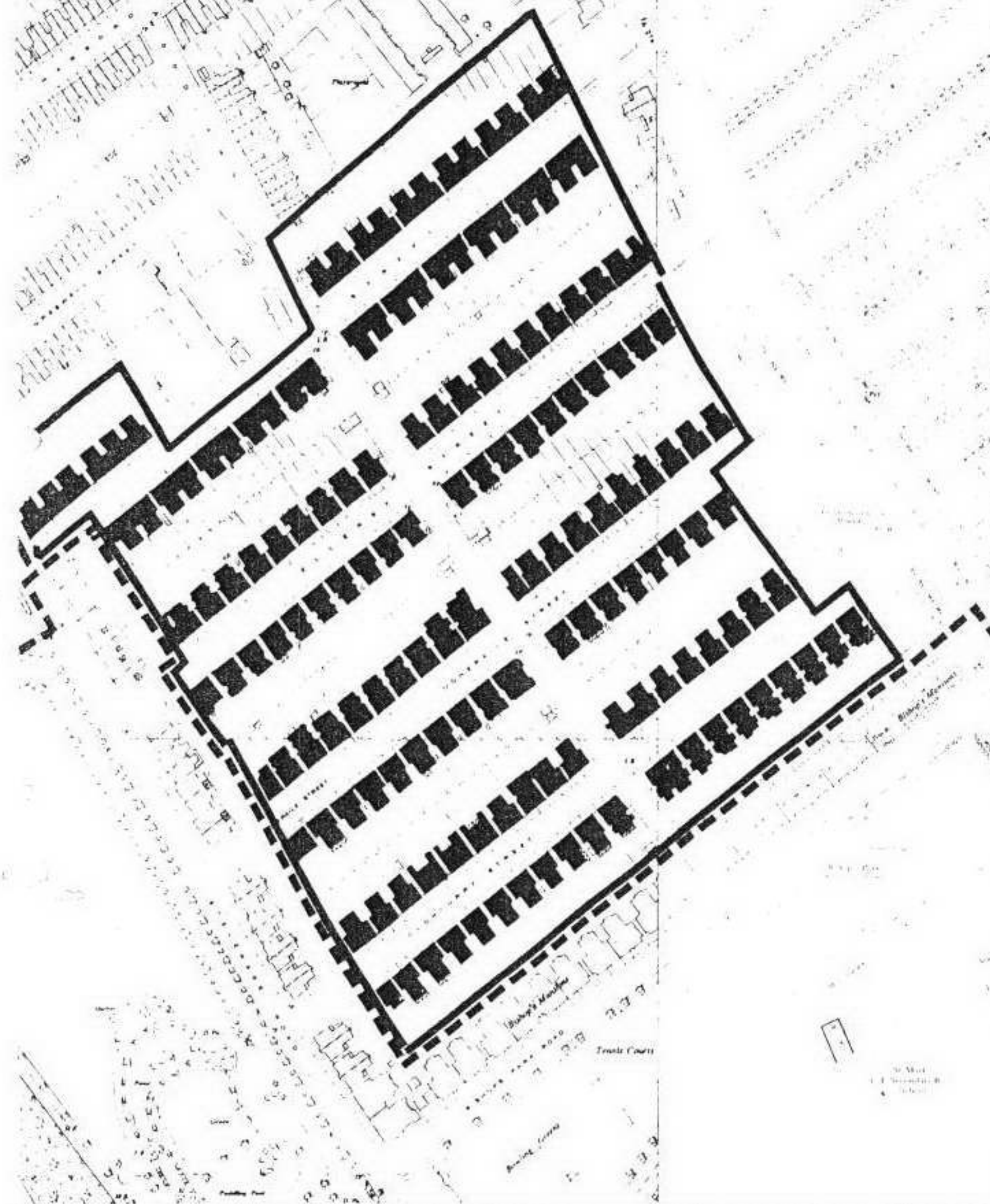


2348





London Borough of Hammersm  
and Fulham (Finlay, Ellerby,  
Cloncurry and Doneraile Street  
Town & Country Planning  
Direction 1980

The Common Seal of the Mayo  
and Burgesses of the London  
Borough of Hammersmith and  
Fulham was hereunto affixed  
this 13<sup>th</sup> day of March  
1980, in the presence of:-

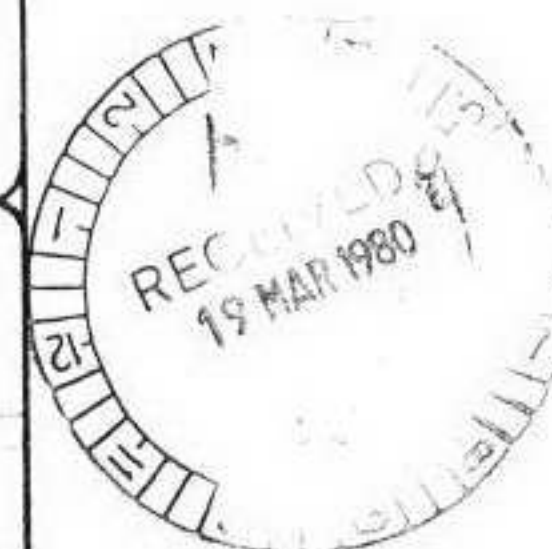


(The Officer duly authorised  
on behalf of the Council)  
ARTICLE 4 DIRECTION  
Finlay, Ellerby, Cloncurry and  
Doneraile Streets.

 Properties included in The Direction  
 Bishops Park Conservation Area

FINLAY STREET, ELLERBY ST.,  
DONERAILE ST. & CLONCURRY ST  
TOWN & COUNTRY PLANNING  
DIRECTION 1980

Scale 1:2500  
L.E.B.  
27.9  
London Borough of Hammersmith & Fulham  
P/405-1/4/L



DATED 13<sup>th</sup> March 1980

TOWN & COUNTRY PLANNING ACT 1971

TOWN & COUNTRY PLANNING GENERAL  
DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH &  
FULHAM

(FINLAY, ELLERBY, CLONCURRY AND  
DONERAILE STREETS)

TOWN AND COUNTRY PLANNING  
DIRECTION 1980

DIRECTION UNDER ARTICLE 4

OF THE

TOWN & COUNTRY PLANNING GENERAL  
DEVELOPMENT ORDER 1977

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977  
LONDON BOROUGH OF HAMMERSMITH AND FULHAM  
(FINLAY, ELLERBY, CLONCURRY AND DONERAILE STREETS)

Direction Under Article 4

Statement of Reasons

This Statement gives the Council's reasons for making the Direction. It consists of the following:-

- Section 1 : A description of the area covered by the Direction and the character of the surroundings.
- 2 : An explanation of the grounds on which the Council consider the Direction is needed.
- 3 : An account of the measures taken to let interested parties know of the proposed Direction.
- 4 : A Summary.
- Appendix A: Identification of the properties included in the Direction.
- B: The classes of development included in the Direction.
- C: Letter to owners and occupiers.
- D: Photographs indicating the varied forms of roof extensions.

1.0 The Area

- 1.1 The buildings in the area are of the same general character in terms of style, construction and materials. However, there are a number of minor variations in terms of their original construction and design, even buildings in the same street exhibiting noticeable differences. Such variations relate to the provision of balconies (along part of Doneraile Street); the design of pediments and bays, the number of windows per storey and such embellishments as canopies, stucco and mouldings. The Bishops Park Conservation Area lies to the south west and can be approached via these streets. Consideration is being given to extending the Conservation Area to include the area covered by this Direction.

2.0 Grounds for the Direction

- 2.1 At the Council's Planning Applications Executive Committee on 25 January 1978 an application for a front and rear roof extension at 23 Ellerby Street was refused on the grounds that "the proposed extension is inconsistent with that architectural character of the building and would



detract from the visual quality of the street as a whole". Members were advised that planning permission was only required in this case because of the size of the proposed extension, and that a smaller extension for the frontage area only would constitute Permitted Development and therefore not require planning permission. A revised application for a front and rear roof extensions is at present being discussed (RN/689/79 refers).

- 2.2 There are 307 properties in this area, of which 29 have roof extensions on the street elevation. Six of these have been erected with the benefit of planning permission and the remaining 23 have been erected as Permitted Development. These extensions are quite diverse in terms of size, design and use of materials. In a number of cases, where roof extensions have been erected, the gable has also been lowered to allow windows to extend across the front of the roof extension. Photographs of many of these extensions are attached at Appendix D.
- 2.3 In addition to roof extensions many of the properties have been re-roofed and the original grey slates replaced by red/brown or grey/green tiles, and this change has often resulted in the loss of the ornamental ridge which is itself a distinctive feature of the buildings. However, in view of the large number of properties which have already been re-roofed (75 in total) the Council considered that any control over future changes could not be justified.

### 3.0 Consultations

- 3.1 On the 1979 the Director of Development Planning to the Council wrote to the occupiers/owners of the properties which are subject to the Direction. A copy of the letter is attached at appendix C.
- 3.2 Any comments received by the Council will be forwarded immediately to the Secretary of State.

### 4.0 Summary

- 4.1 For the reasons outlined above the Council considered that any uncontrolled development of the properties in the manner described in Appendix B would be prejudicial to the proper planning of the area and constitute a threat to its visual amenities.
- 4.2 It is accordingly submitted that the Direction is required in order that the Council may control such development of the properties.



## Development Planning

William A. McKee  
BA MSc(Eng) DIC DipTP MRTPI MIHE

Address letters to  
The Director of Development Planning

When telephoning ask for:

Mr Adams - ext 5346  
Our ref:

Your ref:

Date 15th October 1980

The Owner

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977  
DIRECTION UNDER ARTICLE 4  
(FINLAY, ELLERBY, CLONCURRY & DONERAILE STREET)

I refer to the Notice previously given to you concerning the making of a Direction under Article 4 restricting development under Article 3 of the 1977 Development Order, in that such development as described in Schedule I in the Direction may only be carried out after the obtaining of planning permission. I would inform you that this Direction made on 15th March 1980 has been approved by the Secretary of State for the Environment. A copy of the approved Direction can be inspected at Hammersmith Town Hall, King Street, London W6 during normal office hours. This document will be held on deposit for public inspection for the period of eight weeks from the date of this letter.

The effect of the approval by the Secretary of State to the making of this Direction is that the same remains in force unless revoked by the Local Planning Authority or the Secretary of State for the Environment.

The properties included in this Direction are:

1-77	{ odd, inclusive }	Ellerby Street
2-78	{ even, " }	" "
1-87	{ odd, " }	Finlay Street
2-72	{ even, " }	" "
1-69	{ odd, " }	Doneraile Street
2-76	{ even, " }	" "
1-79	{ odd, " }	Cloncurry Street
2-72	{ even, " }	" "

shown coloured black on the plan attached to the Direction and the boundary of these properties is that boundary shown on the said plan by a black line. The development that now requires express planning permission by virtue of this Direction is as follows:

Cont/..



Appendix A : The properties included in the Direction are:

1-77 (odd) and 2-78 (even) Ellerby St.  
1-87 (odd) and 2-72 (even) Finlay St.  
1-69 (odd) and 2-76 (even) Doneraile St.  
1-79 (odd) and 2-72 (even) Cloncurry St.

being the properties shown hatched black on the plan annexed hereto.

Appendix B : The classes of development covered by the Direction are the erection of extensions to the gable and roofs at the front of dwelling houses, being development included within Class 1 (1) of the First Schedule to the 1977 Development Order and not being development comprised within any other class.

Appendix C :

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1971 &  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977  
FINLAY, ELLERBY, CLONCURRY & DONERAILE STREETS  
TOWN AND COUNTRY PLANNING DIRECTION 1979

A number of properties in the streets mentioned above have been altered by the erection of front roof extensions. The attractive appearance of these streets is due to the consistency of the buildings' original design, and the erection of individual roof extensions (including in some cases the alteration of the gable) has often been detrimental to the appearance of the properties concerned and to the visual harmony of the street in general. In most cases these extensions have not, in the past, required planning permission because they constitute Permitted Development as set out in the Town and Country Planning General Development Order 1977, and the Council therefore had no opportunity to advise on these extensions or to prevent unsuitable ones.

At the Council's Planning Applications Executive Committee on 8 October 1979, it was decided that an Article 4 Direction should be made which would bring extensions and alterations to the front gable and roofs of dwelling houses in the above mentioned streets under planning control.

Generally speaking, this means that in future, before any work can be carried out which would alter the front gable and/or the front roof of your property (ie. the erection of front roof extensions and alterations to, or removal of the gable) an application must be made to the Council for planning permission. In this way the Council can ensure that any alterations to the front roofs of these properties are consistent with, and not detrimental to the appearance of the properties or the visual harmony of the street scene in general. Of course, this does not mean that no such alteration will be allowed - just that the Council will be

contd/...



able to ensure that the alterations that are allowed will be compatible with the character of your property and of the area as a whole.

The Direction takes effect immediately and has been submitted to the Secretary of State whose confirmation has to be given if it is to remain in force beyond the next six months. If you have any comments on the above, please send them either to my assistant, Mr. Adams at the Town Hall or direct to the Secretary of State at 2 Marsham Street, London SW1.

A copy of this letter and Direction is enclosed in a separate envelope for the attention of the owner, will you please ensure that he or she receives it as soon as possible.

I will write to you again if the Secretary of State decides not to confirm the Direction.

Yours faithfully

DIRECTOR OF DEVELOPMENT PLANNING

Appendix D : Photographs of roof extensions erected as permitted development.

- A - 40 Finlay Street
- B - 52 Ellerby Street
- C - 28 Ellerby Street
- D - 19 Doneraillie Street
- E - 66 Doneraillie Street
- F - 51 Cloncurry Street

Photographs of roof extensions erected with benefit of planning permission.

- G - 72 Ellerby Street
- H - 65 Ellerby Street
- I - 33 Ellerby Street (L.H. Side).