

BRADMORE (NO.3) 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 5, 17 to 23 (odd) Atwood Road
- 18 to 30 (even) Atwood Road
- 8 to 40 (even) Raynham Road
- 19 to 45 (odd) Raynham Road
- 1 to 7 (odd) Redmore Road
- 39 to 47 (odd) Studland Street
- 20 to 30 (even) Studland Street

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

- The erection of any structure at ground or first floor level at the rear of the main building wall.

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

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 to 1981
LONDON BOROUGH OF HAMMERSMITH AND FULHAM
ATWOOD, RAYNHAM & REDMORE ROADS & STUDLAND STREET)
(GLENTHORNE ROAD HOUSING ACTION AREA No. 2)

BRADMORE No. 3 (part not in C.A.)
DIRECTION UNDER ARTICLE 4 1.11.83

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 to 1981 (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 dwellinghouses shown coloured red 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 red 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 dwellinghouse within the area described in Schedule II and shown coloured black upon the plan aforesaid when notice of such Direction is served on the occupier of that dwellinghouse, 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 the 30th day of APRIL May 1984, 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 (Atwood, Raynham, and Redmore Roads and Studland Street) (Glenthorne Road Housing Area No. 2) Town and Country Planning Direction 1983.

SCHEDULE I

The classes of development to which this Direction applies are:-

C The erection of any structure at ground or first floor level at the rear of the main building wall of the properties as shown edged blue on the plan annexed hereto being development included in Class I(i) and Class I(3) of the First Schedule to the Development Order and not being development within any other Class.

SCHEDULE II

The dwelling houses included in this Direction comprises those properties known as and situate at:-

- 18 - 30 (even inclusive) Atwood Road
- 1 - 5, 17 - 23 (odd inclusive) Atwood Road
- 8 - 40 (even inclusive) Raynham Road
- 19 - 45 (odd inclusive) Raynham Road
- 1 - 7 (odd inclusive) Redmore Road
- 20 - 30 (even inclusive) Studland Street — Not in C.A.
- 39 - 47 (odd inclusive) Studland Street

DATED this 1st day of November 1983

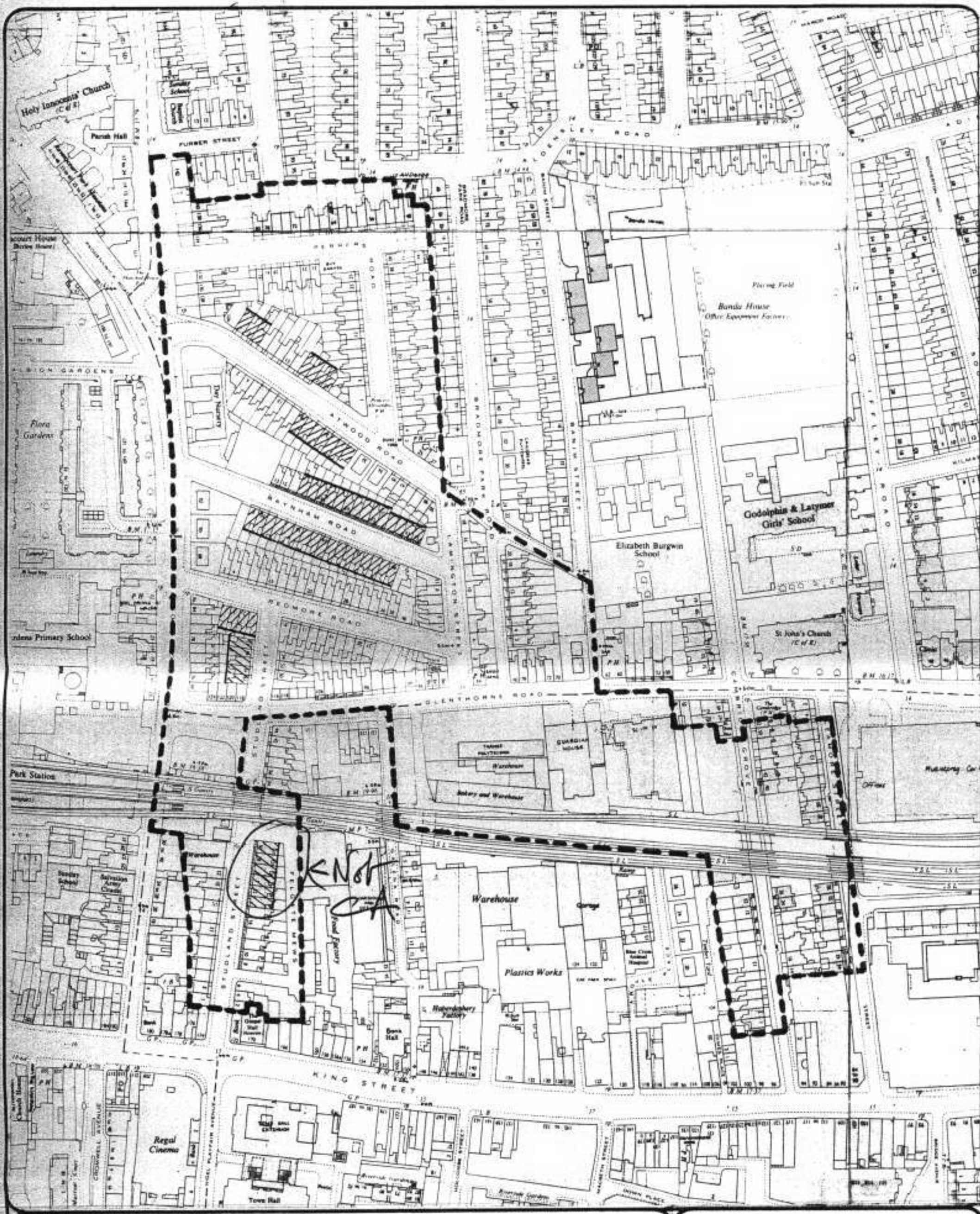
THE COMMON SEAL of the MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF HAMMERSMITH AND)
FULHAM was hereunto affixed)
in the presence of:-)

..... M. C. Lancaster

(The Officer duly authorised for this purpose)



P/222-5-14/G/2



London Borough of Hammersmith and Fulham (Glenthorne Road)

Town & Country Planning Direction 1983

The Common Seal of the Mayor and Burgesses of the London Borough of Hammersmith and Fulham was hereunto affixed this ____ day of ____ 1983, in the presence of:-

(The Officer duly authorised on behalf of the Council)
ARTICLE 4 DIRECTION
Glenthorne Road

----- Glenthorne Road H.A.A.
 // Proposed Article 4 Direction
 — Proposed restriction of rear building line

DIRECTION NO.2

GLENTHORNE ROAD H.A.A.

Keith G Jones ARICS Dip TP, MRTPI Director of Development Planning Town Hall Extension King Street London W6 9JU Telephone 01-558 3095	Scale 1:2500 MAC
London Borough of Hammersmith & Fulham	Drawing No P/222-5-14/G/2

The Secretary of State for the Environment
hereby approves the foregoing direction.

Signed by authority
of the Secretary of
State

27 APRIL 1984

1. 11. 83

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY GENERAL DEVELOPMENT
ORDER 1977 to 1981

THE LONDON BOROUGH OF HAMMERSMITH
(ATWOOD, RAYNHAM AND REDMORE ROADS)
(GLENTHORNE ROAD HOUSING
ACTION AREA No 2)
TOWN AND COUNTRY PLANNING
PLANNING DIRECTION 1983

DIRECTION UNDER
ARTICLE 4

Effecting:-

18-30 Atwood Road
1-5, 17-23 Atwood Road
8-40 Raynham Road
19-45 Raynham Road
1-7 Redmore Road
20-30 Studland Street
39-47 Studland Street

Development Planning

Keith G. Jones
ARICS, Dip. T.P., MRTPI.

Address letters to
The Director of Development Planning

When telephoning ask for:

Mr. D.G. Eke, Ext. 5274

Our ref: DDS/DGE/TG

Your ref:

Date: 12 JUN 1984

The Owner/Occupier

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT, 1971

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-1981

DIRECTION UNDER ARTICLE 4 (GLENTHORNE ROAD HOUSING ACTION AREA) NO. 2

With reference to my letter of 4th November 1983. I am now writing to inform you that the Department of the Environment confirmed the above Direction on 27th April 1984.

The Direction applies to the follow properties:

18-30 (even) Atwood Road	CA
1-5, 17-23 (odd) Atwood Road	CA
8-40 (even) Raynham Road	CA
19-45 (odd) Raynham Road	CA
1-7 (odd) Redmore Road	CA
20-30 (even) Studland Street	Not CA ✓
39-47 (odd) Studland Street	CA

Planning permission must be obtained before undertaking the erection of a structure under the following classes:-

Class I(1) Any extension at the rear of the main building wall at ground or first floor level

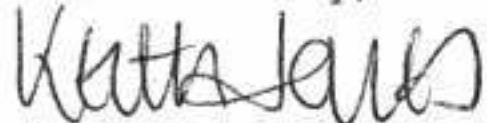
Class I(3) The construction of any building or enclosure at the rear of the house

The rear garden of the properties are small and fall below the Council's accepted standard. The Direction was made to protect their amenity and to prevent the loss of daylight and privacy of neighbouring properties.

The Direction does not mean that developments falling within the above classes will necessarily be refused. It will, however, be the Council's intention to ensure that such extensions or other buildings retain an acceptable amount of usable open space at the rear of the property concerned.

Should you have any queries regarding the Direction, please contact Mr. Eke on 748 3020 Ext. 5274 or, if you wish to discuss a particular proposal, Mr. Palmer-Wright on Ext. 5301.

Yours faithfully,



DIRECTOR OF DEVELOPMENT PLANNING

BWS

Development Planning

Keith G. Jones
ARICS, Dip.T.P., MRTPI

Address all letters to:
The Director of Development Planning

Our Ref. DGE/CAB/Pt.3.9

Your Ref.

Contact: Mr. D.G. Eke Ext. 5274

Date: - 4 NOV 1983

The Owner and The Occupier

Dear Sir/Madam,

Town and Country Planning Act 1971
Town and Country Planning General Development Order 1977 to 1981
Direction under Article 4 (Glenthorne Road Housing Action Area) No. 2

I wish to inform you that on 15 August 1983 the Council's Planning Applications Executive Committee decided that certain development which is permitted development within the above General Development Order, may constitute a threat to the amenities of the area and be prejudicial to its future planning. Accordingly the Committee resolved to make a Direction under Article 4 of the said General Development Order.

The Direction includes within its scope:

18-30 (even) Atwood Road
1-5, 17-23 (odd) Atwood Road
8-40 (even) Raynham Road
19-45 (odd) Raynham Road
1-7 (odd) Redmore Road
20-30 (even) Studland Street
39-47 (odd) Studland Street

and its effect is to require express planning permission to be obtained before undertaking the erection of any structure at ground or first floor levels at the rear of the main building wall, Class I(1) and Class I(3).

The Council's intention is not to prevent all development but to protect the area (and thus the interests of its inhabitants) by allowing only those developments appropriate to the area. Under the General Development Order 1977 the erection of small rear extensions and the erection, construction or placing, and the maintenance, improvement or other alteration of certain kinds of buildings and enclosures within the curtilage of a single dwelling house, for example, the keeping of poultry, pets, bees and other livestock used for domestic purposes and including such structures as greenhouses and garden sheds, is "permitted development" and does not require planning permission. The back gardens to the properties affected by this Direction are very small and uncontrolled erection of rear extensions can lead to problems such as the loss of daylight and privacy to neighbouring properties, the reduction in the rear garden and visual intrusion. The Council's Development Control Officers will be available to give advice for owners and residents on how back extensions could be built to avoid these problems.

/Contd.

The Direction takes effect immediately. It has been submitted to the Secretary of State whose approval has to be given for it to remain in force beyond the period of six months. If you have any comment on the contents of this letter, please send them either to me at the above address or direct to:

The Secretary of State for the Environment,
2 Marsham Street,
London SW1.

I shall write to you again when the Secretary of State has notified me of his decision as to whether or not he approves the Direction.

Yours faithfully,



DIRECTOR OF DEVELOPMENT PLANNING

TK

1 PASSED 15/8/83

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ARTICLE 4 DIRECTION - GLENTHORNE ROAD H.A.A. PAEX 0266

1. PURPOSE

1.1 To consider whether the existing Article 4 Direction should be extended to include other properties in the Housing Action Area.

2. CONTRIBUTOR

2.1 DDP.

3. BACKGROUND

3.1 On 26th November 1979 Planning Applications Executive Committee resolved to make an order under Article 4(3)(b) to control the erection of any new structures at ground floor level at the rear of properties. The order was made to prevent the size of rear gardens from falling below the minimum standard of usable space adopted in the District Plan, avoid back to back development, and protect the amenities of adjoining residential occupiers.

3.2 The properties covered in the Direction are shown on the attached map and include:

2-38 (even) Redmore Road
9-27 (odd) Redmore Road
50-54 (even) Studland Street
3-15 (odd) Studland Street
6-32 (even) Leamore Street
40-50 (even) Atwood Road
46-50 (even) Perrers Road
3 & 5 Perrers Road, & 36-44 Perrers Road

3.3 The Direction was made on 6th October 1980 and came into effect on the delivery of notices to residents on 7th October 1980. It was confirmed by the Department of the Environment on 3rd April 1981, that is within the 6 months required for a spot Direction.

3.4 On 19th July 1983 PAEC approved an application for the retention of a single storey rear and side extension at 28 Redmore Road (covered by the existing Direction). However, concern was expressed about the apparent lack of public awareness of the existing Direction. Although all residents were informed of the Direction at the time it was made, some time has elapsed and Committee felt that it would be useful if a reminder letter could be sent. This is now being arranged.

3.5 Committee also felt that other properties in the Housing Action Area liable to be subject to a loss of a minimum standard of garden space should be considered for inclusion in an extension to the existing Direction, so avoiding the risk of future anomalies where adjoining properties with similar characteristics are subject to different levels of planning control.

4. GROUNDS FOR A SECOND DIRECTION

4.1 Occupancy

When considering the criteria for the original Direction, it was felt that those properties in the HAA with three storeys should be excluded on the grounds that many of them were in multi-occupation. Recent re-examination, however, indicates that a significant proportion of these houses are in single family occupation and therefore have permitted development rights. Although houses not in single family occupation require planning permission for any rear extension, their inclusion in any extended Article 4 Direction would have the advantage that, in the event of change from multi-occupation to single family occupation, they would automatically be covered and would not subsequently need to be made the subject of individual orders.

4.2 Rear Garden Space

Calculations have been made, based on the Council's outdoor space standards in relation to single family dwellings, as set out in Chapter 18(20) of the District Plan, which states:-

"The Council will not normally approve a proposal to extend the rear of an existing dwelling (including an external staircase or similar construction) to within 15ft. (4.6m) of the properties near boundary, unless the remaining private open space proposed there:-

- a) has an area of at least 200 sq.ft. (18 sq.m.); and
- b) is of a shape and disposition adequate for its enjoyment by present or future occupants."

Adopting this standard and assuming that a property utilises its maximum permitted development rights, a rear extension of 1760 cu.ft. (50 cu.m.), having an average height of 9ft., would cover 195 sq.ft. Therefore rear garden space to single family dwellings, as existing, would need to be 395 sq.ft. (200 amenity space + 195 extension).

4.3 Results of Review

Following the discussion at PAEC on 19th July, a review of the Housing Action Area was carried out in order to establish the scope for extending the existing Direction. Adopting the garden space set out above, there are sixty properties which either have permitted development rights, or may revert to single family occupation, where rear gardens would not accommodate a rear extension without creating substandard amenity space. The properties are:

(3)	0	Atwood Road,	18-30 even
(16)	9		1-5, 17-23 odd
(9)	1	Raynham Road	8-40 even
(11)	2		19-45 odd
21	12	Redmore Road	1-7 odd
		Studland Street	20-30 even
			39-47 odd

Thirteen of these properties currently appear to be in multi-occupation.

4.4 Planning permission has been granted for rear extensions at 14 of these 60 properties:

5, (17), (20), 23 Atwood Road
(8) (10), (12), (16), (19), (26) Raynham Road
1 Redmore Road
20, (22), 24 Studland Street

Seven of the above permissions have been granted since October 1980, which indicates a continuing desire to extend properties in the area.

4.1 If the Article 4 Direction is not extended to include these 60 additional properties, there is a likelihood that more of them will erect rear extensions as permitted development, possibly extending to the rear garden boundary and with roof terraces above, which would have a detrimental effect on the amenities and privacy of adjoining residents.

5. RECOMMENDATION

5.1 That a Direction be made under Paragraph 3(b) of Article 4 of the Town and Country Planning General Development Order (1977/81) in relation to certain types of Permitted Development falling within Class 1.1 of the first schedule of the General Development Order (the erection of any new structure at ground floor level at the rear of the main building wall of any of the properties (such wall shown with a black line) other than the replacement of existing structures up to their present cubic content) with respect to those properties listed in 4.3 above.

5.2 That the Direction be submitted to the Secretary of State for approval and the owners and occupiers of the properties be informed accordingly.

5.3 That a letter be written to all owners/occupiers affected by the existing Direction reminding them of its implications.

DDP/ADD/8.8.83