

BROOK GREEN (NO.1) 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:

- 44 to 54 (even) Bute Gardens
- 21 to 31 (odd) Rowan Road
- 32 Wolverton Gardens

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

- Any 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

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977
LONDON BOROUGH OF HAMMERSMITH (BROOK GREEN NO. 1)

TOWN AND COUNTRY PLANNING DIRECTION 1977

Notice served 2nd March 1978

DIRECTION UNDER ARTICLE 4 25.10.77

of the

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS:-

- (i) The Mayor Aldermen and Burgesses of The London Borough of Hammersmith ("the Council") are the appropriate Local Planning Authority for the purposes of Part III of the Town and Country Planning Act 1971 ("the 1971 Act") and for the purposes of the Town and Country Planning General Development Order 1977 ("the 1977 Development Order") in respect of the area which includes the properties described in Schedule I hereto ("The Properties")
- (ii) The Properties are situate within the Brook Green Conservation Area designated by the Council pursuant to the provisions of the 1971 Act
- (iii) The Council are of the opinion that any uncontrolled development of The Properties in the manner described in Schedule II hereto would be prejudicial to the proper planning of the Conservation Area and its surroundings and/or constitute a threat to the amenities thereof

- (iv) The Council therefore considers that any such uncontrolled development of The Properties should be subject to its control

NOW THEREFORE WE THE COUNCIL of Town Hall King Street Hammersmith HEREBY GIVE NOTICE as follows:-

1. THAT The Properties shall be the subject of a Direction made under Article 4 of the 1977 Development Order AND the effect of this Direction is (that notwithstanding the provisions of Article 3 of the 1977 Development Order) any development of The Properties in the manner described in Schedule II hereto shall not be carried out unless planning permission has been granted in respect thereof by either the Council or the Secretary of State for the Environment

2. THIS Direction may be cited as the London Borough of Hammersmith (Brook Green No. 1) Town and Country Planning Direction 1977 ~~and shall come into effect on the day appointed by the Secretary of State for the Environment~~

SCHEDULE I

The Properties included in this direction are:-

- (1) Numbers 21-31 (odd) Rowan Road Hammersmith W.6,
- (2) Numbers 44-54 (Even) Bute Gardens and 32 Wolverton Gardens

being The Properties shown coloured black on the plan annexed hereto

SCHEDULE II

F The classes of development to which this order applies are all alterations to roofs and gables at the front of dwellinghouses 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

Dated the 25th day of October 1977

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

Borough Solicitor

MS



Boundary of Conservation Area



Properties included in (BROOK GREEN No.1) Direction under Article 4, 1977.



Brook Green Conservation Area No.3

Denis M. Broette	Dir. of Eng. Plan.	Scale 1:2500
Director of Development Planning		
Town Hall Extension		
King Street London W6 9JU		
Telephone 01 748 3020		Drawing No.
London Borough of Hammersmith		

DATED

25th October

1977

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH
(BROOK GREEN NO. 1)

TOWN AND COUNTRY PLANNING
DIRECTION 1977

DIRECTION UNDER ARTICLE 4

of the

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

Borough Solicitor
London Borough of
Hammersmith

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977
LONDON BOROUGH OF HAMMERSMITH (BROOK GREEN NO. 1)
TOWN AND COUNTRY PLANNING DIRECTION 1977

STATEMENT OF REASONS

1. The Mayor Aldermen and Burgesses of the London Borough of Hammersmith ("the Council") are the appropriate Local Planning Authority for the purposes of Part III of the Town and Country Planning Act 1971 and for the purposes of the Town and Country General Development Order 1977 in respect of the area which includes the properties described in Appendix A hereto ("The Properties")

2. The Council have made the London Borough of Hammersmith (Brook Green No. 1) Town and Country Planning Direction 1977 ("The Direction") the effect of which is that development of The Properties in the manner specified in Appendix B hereto shall not be carried out unless planning permission in respect thereof has been granted by either the Council or the Secretary of State for the Environment

3. 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 of the character of the surroundings

Section 2 An explanation of the grounds on which the Council consider The Direction is

Section 3

An account of the measures taken to let interested parties know of the proposed direction and of the results of these consultations

Section 4

A Summary

Appendix A

Identification of the Properties included in The Direction

Appendix B

The Classes of development included in The Direction

Appendix C

Details of Buildings of Architectural or Historic interest within the conservation area

Appendix D

Photographs

1.0 THE AREA

1.1 The properties to be included in the Direction are within the Brook Green Conservation Area, the boundaries of which are shown on the map annexed hereto

1.2 The core of the conservation area is Brook Green, a long wedge of open space flanked by mature trees. The buildings facing the green are of varied design, but are mainly ³⁻storeyed terraces built in the last century. Several buildings in the area are included in the Statutory List of Buildings of Architectural and Historic Interest, and details of these are set out in Appendix C. There are also many buildings of architectural interest which are not yet included in the Statutory List. These

pool of St. Paul's Girls School, by Green, Lloyd and Adams is one of the two buildings in Hammersmith mentioned in The London Region of the R.I.B.A.'s publication "A Guide to Modern Buildings in London (1966-1976)".

1.3 The streets to the south of the Green and also within the Conservation Area are of high environmental quality, with well-maintained front gardens. Nos. 8-46 Rowan Road and 3-11, 17 and 23-27 Bute Gardens are contrasting examples of most attractive early Victorian cottages.

1.4 The properties included in the Direction are shown hatched in black on the aforementioned map, and comprise the following groups:

1.4.1 Nos. 44-54 Bute Gardens and No. 32
Wolverton Gardens

Mid-Victorian two-storeyed terrace houses in white-painted rendered brick, with many interesting moulded details.

1.4.2 Nos. 21-31 Rowan Road

Mid-Victorian, two-storeyed terrace of simple robust design and good proportions; pleasantly coloured brown stock brick with red brick string courses.

2.0 GROUNDS FOR THE DIRECTION

2.1 The Properties comprise two terraces. The houses in each terrace are of uniform design. Extensions or alterations to the roofs could be most detrimental to the appearance of The Properties.

2.2 Numbers 21 to 31 Rowan Road form part of one of the main approaches to The Brook Green. These houses stand opposite to a most attractive early

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Nineteenth Century terrace. This terrace (8-46 even Rowan Road) is on the "Supplementary List of Buildings of Architectural and Historic Interest". It is anticipated that upgrading to the Statutory List will take place shortly.

Uncontrolled alterations to numbers 21 to 31 Rowan Road might significantly diminish the quality of the street scene. The Direction will thus enable The Council to ensure that an appropriate context is provided for the buildings opposite.

2.3

As a group of properties numbers 44 to 54 Bute Gardens and 32 Wolverton Gardens enjoy particular visual harmony. This attractive aspect is due to the consistency of design and decoration and in particular the rhythm of the gables. It would be very difficult to accommodate roof extensions and still retain the gables. Removal of this feature with the addition of roof extensions would be detrimental to the appearance of the properties.

3.0

CONSULTATIONS

3.1

On 22 November 1976 The Director of Development Planning to the Council wrote to the occupiers/owners of The Properties which are subject to the direction as follows:-

"TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1973, DIRECTION UNDER ARTICLE 4 IN RESPECT OF ALTERATIONS TO ROOFS AT THE FRONT OF HOUSES. (BROOK GREEN NO. 1)

As you probably know, Brook Green has been designated a Conservation Area. Some kinds of alterations to houses, which may be carried out

would mean that you would have to apply for planning permission for any changes you may wish to make to the roof at the front of your house, including changing the colour of exterior roofing materials.

The Direction has to be approved by the Secretary of State for the Environment before it comes into force. Would you please send me any comments you have on the proposal within one month of the date of this letter. These will be forwarded to the Secretary of State, who will take them into account when making his decision.

If you would like any further information on conservation, please contact the Department of Development Planning, Town Hall, King Street, W.6."

3.2

The following reply to this letter was received from Mrs. B.S. Lansdown the occupier of No. 27 Rowan Road:-

"We have your letter of 22nd November. We agree that some alteration to the front roofs of the houses (i.e. tiles instead of slates etc.) would be detrimental to the visual effect of these terraces but we assume (and would like you to confirm) that the Direction which you propose to make would permit some other treatment or covering to the roofs provided that the colour was maintained. We have in mind the present (and rising) cost of Welsh Slates and some other surfacing might be economical and not spoil the appearance in general. If you obtain the Direction by the Secretary of State, would it have the force of law and what would be the penalties for any infringement.

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P.S. In view of what has happened in Rowan Road recently, your present concern with roofs seems to us disproportionate, to say the least."

3.3 No other replies were received from the occupiers/owners of The Properties.

4.0 SUMMARY

4.1 For the reasons before outline The Council consider that any uncontrolled development of The Properties in the manner described in Appendix B hereto would be prejudicial to the proper planning of the Brook Green Conservation area and constitute a threat to its amenities.

4.2 It is accordingly submitted that The Direction is required in order that the Council may control such development of The Properties.

Appendix A

The Properties included in The Direction are:-

1. 44-54 (Even) Bute Gardens and 32 Wolverton Gardens, W.6.
2. 21-31 (odd) Rowan Road, W.6.

being The Properties shown coloured black on the plan annexed hereto.

Appendix B

The classes of development covered by The Direction are:-

All alterations to roofs and gables at the front of dwellinghouses



Department of the Environment
2 Marsham Street London SW1 P 3EB

POLAP (C.A.)

Direct line 01-212 3144
Switchboard 01-212 3434

file 405.1 ✓

copy on H82.3

The Director of Development
Planning
London Borough of Hammersmith
Town Hall
King Street
London W6 9JU

Your reference
CA/JS/4.7
Our reference
GLP/5014/19/3
Date
3 January 1978

Sir

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS
1973 TO 1977
LONDON BOROUGH OF HAMMERSMITH (BROOK GREEN NO.1)
DIRECTION UNDER ARTICLE 4

1. I am directed by the Secretary of State for the Environment to refer to your letter of 26 October 1977 and to return herewith one copy of the Direction endorsed with his approval subject to the modification shown in red ink thereon.
2. The Council's attention is drawn to the provisions of articles 4(5) and 4(6) of the General Development Order which relate to the publication or service of notice of the Direction.

I am Sir
Your obedient Servant

G J Needham

G J NEEDHAM

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH
(BROOK GREEN NO. 1)

TOWN AND COUNTRY PLANNING
DIRECTION 1977

STATEMENT OF REASONS

Borough Solicitor
London Borough of
Hammersmith