

BROOK GREEN (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:

- 8 to 46 (even) Rowan Road
- 18 and 19 Brook Green

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 front elevation of the property.
- The constructing, within the curtilage of the property, a hard standing for vehicles for a purpose incidental to the enjoyment of the property.

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 and 1981
LONDON BOROUGH OF HAMMERSMITH AND FULHAM
BROOK GREEN (No. 2)

DIRECTION UNDER ARTICLE 4 24.11.82

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 Orders 1977 and 1981 (hereinafter called "the 1971 Act" and "the Development Order" respectively).
2. AND WHEREAS all of the properties referred to in Schedule I are situate in a Conservation Area and are buildings included in the list compiled or approved under Section 54 of the 1971 Act or notified to the Council by the Secretary of State for the Environment as buildings of architectural or historic interest
3. AND WHEREAS in the opinion of the Council any development of the descriptions contained in Schedules II IV and VI hereunder to the properties referred to in Schedule I III and V hereunder all of which are shown coloured black upon the plan annexed hereto 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.
4. NOW THEREFORE TAKE NOTICE that the properties shown coloured black upon the plan annexed herto 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.
5. THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham (Brook Green No. 2) Town and Country Planning Direction 1982

SCHEDULE I

The properties in this part of the Direction (which are shown coloured black on the plan attached hereto) are subject to Schedule II hereunder and are known as and situate at:-

8 - 46 Rowan Road (even inclusive), W6
18 and 19 Brook Green, W6

SCHEDULE II

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

B (a) The carrying out of alterations to front elevations at the properties referred to in Schedule I above, being development included within Class 1(1) of Schedule I to the Development Order and not being development within any other class

J (b) The construction within the curtilage of the properties referred to in Schedule I above of a hard standing for vehicles for a purpose incidental to the enjoyment of the said properties as dwellinghouses, being development included within Class 1(4) of Schedule I to the Development Order and not being development within any other class

SCHEDULE III

The properties in this part of the Direction (which are included in those shown coloured black on the plan attached hereto) are subject to Schedule IV hereunder and are known as and situate at:-

8 - 46 Rowan Road (even inclusive), W6

SCHEDULE IV

The class of development to which this part of the Direction applies is:-

G The erection construction maintenance improvement or other alteration of any gates fences walls or other means of enclosure at the properties referred to in Schedule III above being development included within Class II (1) of Schedule I of the Development Order and not being development within any other class

SCHEDULE V

The properties in this part of the Direction (which are included in those shown coloured black on the plan attached hereto) are subject to Schedule VI hereunder and are known as and situate at:-

18 and 19 Brook Green, W6

SCHEDULE VI

The class of development to which this part of the Direction applies is:-

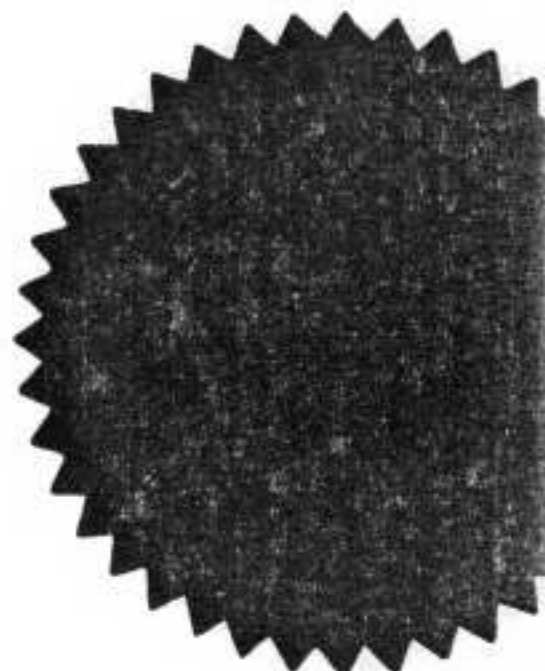
K The painting of the exterior of either of the properties referred to in Schedule V above, being development included within Class II(3) of the Development Order and not being development within any other class

DATED this 24th day of November 1982

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

L. Hill-Lanester

.....
The Officer duly authorised for this
purpose



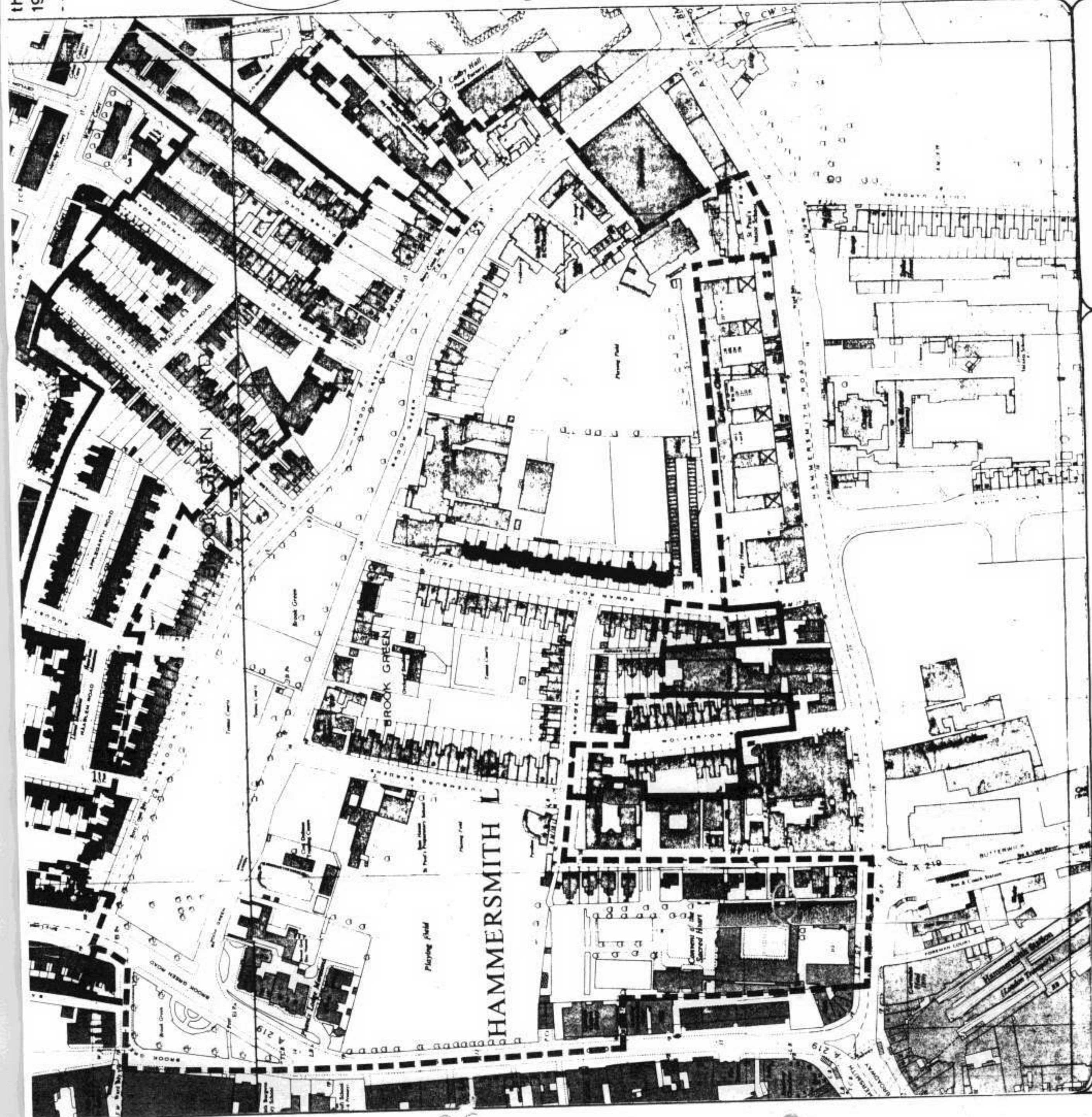
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this day of 1982, in the presence of:-

LS

SIGNED, L.M.H. LANKESTER.

(The Officer duly authorised on behalf of the Council) ARTICLE 4 DIRECTION Brook Green



Brook Green Conservation Area No.3

Boundary of Conservation Area
Extended Conservation Area
Properties included in (Brook Green No.2) Direction under Article 4, 1977.

Scale 1:2500
Denis M. Brown

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. 5321

Ourref: DGE/AG

Your ref:

Date: 17 FEB 1983

The Owner/Occupier

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 to 1981
DIRECTION UNDER ARTICLE 4(3) - BROOK GREEN CONSERVATION AREA

This is to inform you that following a decision of the Council's Planning Applications Executive Committee, the Council has now made an Article 4 Direction to bring into control certain forms of development to the Listed Buildings detailed below. This means that planning permission is required should any of those developments listed be contemplated. The Classes shown in brackets refer to the Class and sub section of Schedule I of the General Development Orders 1977-81 which defines the development now controlled.

Nos. 8 - 46 (even) Rowan Road (Class I (1) (4) and Class II (1))

- a) The enlargement, improvement or other alteration of a dwelling house.
- b) The construction within the curtilage of a dwelling house of a hardstanding for vehicles.
- c) The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure, so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

Nos. 18 and 19 Brook Green (Class I (1), (4) and Class II (3))

- a) The enlargement, improvement or other alteration of a dwelling house.
- b) The construction within the curtilage of a dwelling house of a hardstanding for vehicles.

continued...../

- c) The painting of the exterior of any building where it is of unpainted brickwork.

If you have any queries relating to this Direction please contact Miss B. Woda on extension 5149 at the Town Hall number above, or write to the Director of Development Planning at the above address.

Yours faithfully,



DIRECTOR OF DEVELOPMENT PLANNING *CLM*

cc CHR. Peacock
CHR. HEMBURY
CHR. HENNESSY
CHR. Prince

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BROOK GREEN CONSERVATION AREA
ARTICLE 4 DIRECTION
STATEMENT OF REASONS

1.0 THE AREA

1.1 The properties included in the Directions are within Brook Green Conservation Area, the boundary of which is indicated on the Plan annexed hereto.

1.2 The Conservation Area centres around Brook Green Open Space and includes a large number of 19th Century properties. The area is primarily residential in character and contains several schools reflecting an educational tradition. The overall environmental quality of the area is above average with generally well maintained properties.

1.3 There is an existing Article 4 Direction in the Conservation Area covering all alterations to roofs and gables at the front of dwelling houses. This applies to the following properties:

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

1.4 There are no controls on the painting of buildings, alterations to front elevation, hardstanding for cars or alteration to walls and fences.

2.0 GROUNDS FOR MAKING THE ADDITIONAL DIRECTION

2.1 The listed buildings have a very distinctive character and indiscriminate change to the buildings would alter their character. Furthermore the individual buildings are interesting examples of their period and alterations would reduce their individuality. It is therefore essential to preserve the appearance of these buildings, and their setting. Uncontrolled changes to front elevation, painting of unpainted brickwork, the construction of hardstanding and alterations to walls and fences can result in loss of character.

3.0 CONSULTATION

3.1 In January 1981 Planning Policy Committee approved a draft report as a basis for public consultation. At a Public Meeting on the 22nd June 1981 the proposed Article 4 Directions which were part of the draft proposals were favourably considered. On the 10th August 1981 Planning Applications Executive Committee approved the Article 4 Directions proposed on the listed buildings within the Conservation Area.

3.2 Design Guidelines for Brook Green Conservation Area will be available and will include a statement of the Council policy.

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4.0 SUMMARY

4.1 The uncontrolled power to alter the frontage of the building and their forecourts and fences will result in the destruction of the character of the area.

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4.2 The direction is therefore required in order that the Council may bring into control:

Nos. 8 - 46 Rowan Road (Listed Grade II)

- alteration to front elevations (Class I(1)).
- hardstanding for cars (Class I(4))
- alterations to walls and fences (Class II(1)).

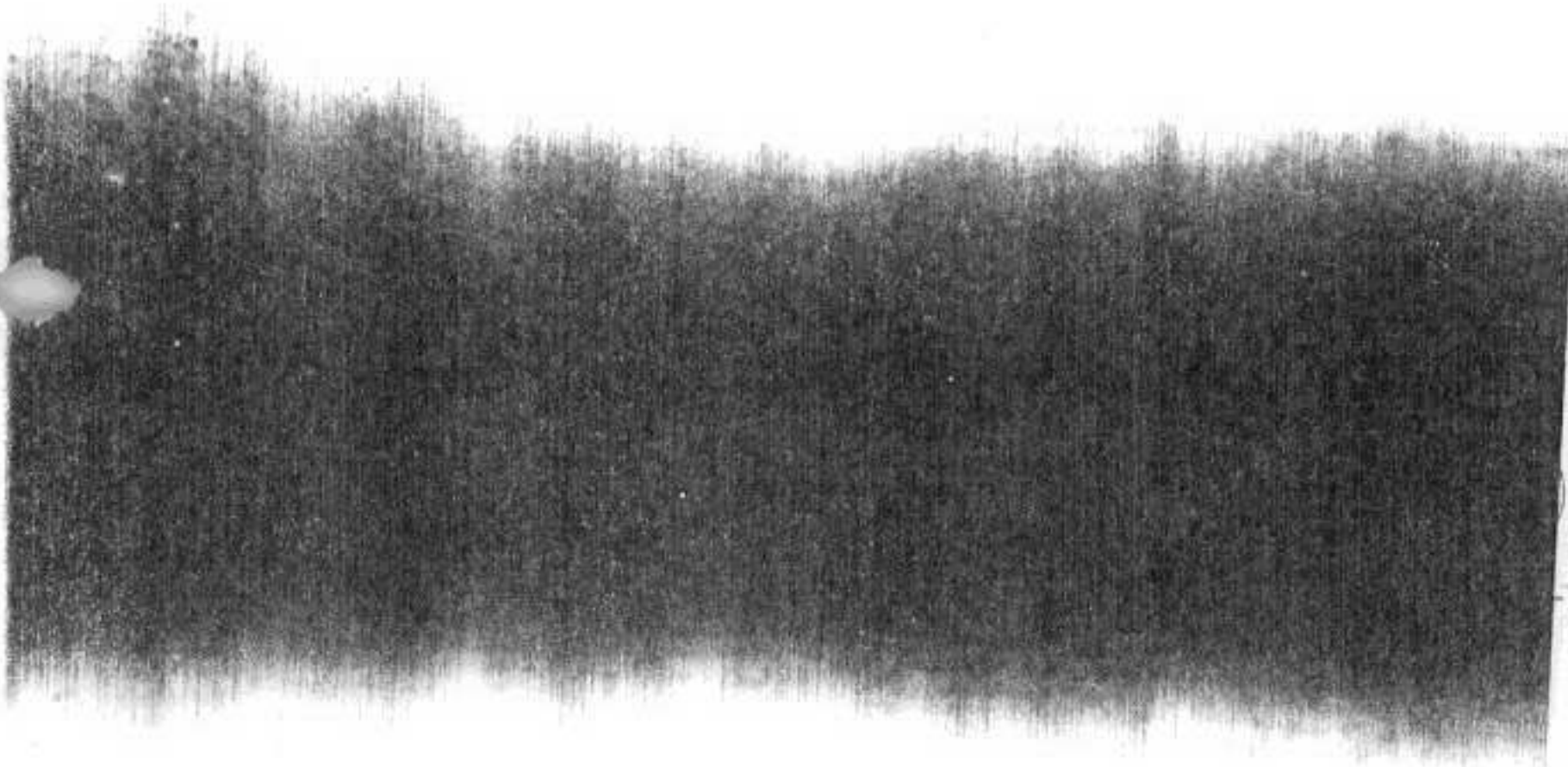
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Nos. 18 & 19 Brook Green (Listed Grade II)

- alteration to front elevation (Class I(1)).
- Hardstanding for cars (Class I(4)).
- unpainted brickwork (Class II(3)).

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