

## **BROOK GREEN (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:

- 13 Brook Green (E)
- 14 to 17 (consec) Brook Green (A, C, E)
- 20 and 21 (consec) Brook Green (A, C, E)
- 26 to 39 (consec) Brook Green (A, C, E)
- 51 to 57 (consec) Brook Green (A, C, D, E)
- 65 to 68 (consec) Brook Green (A, C, E)
- 72 to 80 (consec) Brook Green (A, C, D, E)
- 81 to 99 (consec) Brook Green (A, B, D, E)
- 51 to 71 (odd) Bute Gardens (A, C, D, E)
- 34 to 42 (even) Bute Gardens (A, C, D, E)
- 1 to 21 (odd) Dunsay Gardens (A, E)
- 4 to 12 (even) Dunsay Gardens (A, E)
- 33 to 63 (odd) Rowan Road (A, C, E)
- 1 to 6 (consec) Rowan Terrace (A, D, E)

This Article 4 Direction restricts various works from being undertaken as permitted development, and planning permission will be required for the following where a capital letter is shown in brackets after the address in the table above:

- A. Any enlargement improvement or other alteration to the front elevation of the dwelling house.
- B. The erection or construction of a porch outside any external door of the dwelling house.
- C. The construction within the curtilage of a dwelling house of a hardstanding for vehicles.
- D. The erection, construction or alteration of any gates, fences, walls or other means of enclosure.

E. The painting of exterior unpainted brickwork, render or stucco and the repainting of exterior painted brickwork, rendering or stucco.

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 ORDERS 1977 to 1983  
LONDON BOROUGH OF HAMMERSMITH AND FULHAM  
(BROOK GREEN CONSERVATION AREA)

DIRECTION (No.3) 1984

DIRECTION UNDER ARTICLE 4 19.12.84

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 to 1983 (hereinafter called "the Act" and "the Development Orders" respectively).
2. AND WHEREAS in the opinion of the Council any development of the descriptions contained in Schedules 1 to ~~4~~5 hereunder to the properties described in the Schedules ~~6~~6 to ~~8~~10 hereunder, all of which are within the Brook Green Conservation Area and indicated by black hatching on the plan annexed hereto, would be prejudicial to the proper planning 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 properties described in the Schedules ~~1~~6 to ~~4~~10 hereto shall be subject to the controls described in Schedules ~~6~~1 to ~~8~~5 hereto by virtue of this Direction made under Article 4(1) of the Development Orders. The effect of this Direction is that, notwithstanding the provisions of Article 3 of the Development Orders, the development of the descriptions contained in Schedules 1 to ~~4~~5 hereunder may not be carried out at the properties described in Schedules ~~6~~6 to ~~8~~10 hereunder without planning permission granted either by the Council or by the Secretary of State for the Environment under the Act.
4. THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham (Brook Green Conservation Area) Town and Country Planning Direction (No.3) 1984.

SCHEDULE I

The class of development at the properties described in Schedule 6 hereto to which this part of the Direction applies is :-

B  
Enlargement improvement or other alteration of the front elevation of the dwellinghouse being development included in Class I(1) of the First Schedule to the Development Orders and not being development within any other class

## SCHEDULE 2

The class of development at the properties described in Schedule 7 hereto to which this part of the Direction applies is :-

E

The erection or construction of a porch outside any external door of the dwellinghouse being development included in Class 1(2) of the First Schedule to the Development Orders and not being development within any other class

## SCHEDULE 3

The class of development at the properties described in Schedule 8 hereto to which this part of the Direction applies is :

J

The construction within the curtilage of a dwellinghouse of a hardstanding for vehicles being development included in Class 1(4) of the First Schedule to the Development Orders and not being development within any other class

## SCHEDULE 4

The class of development at the properties described in Schedule 9 hereto to which this part of the Direction applies is :-

G

The erection construction or alteration of any gates fences walls or other means of enclosure being development included in Class II(1) of the First Schedule to the Development Orders and not being development within any other class

#### SCHEDULE 5

The class of development of the properties described in Schedule 10 hereto to which this part of the Direction applies is :-

K The painting of exterior unpainted brickwork~~ing~~ rendering~~ing~~ and stucco and the repainting<sup>t</sup> of painted brickwork rendering~~ing~~ and stucco being development included in Class II(3) of the First Schedule to the Development Orders and not being development within any other class

#### SCHEDULE 6

The properties affected by Schedule I of the Direction comprise those dwellinghouses known as and situate at :-

- ✓ 14 - 17 (consec) Brook Green ✓
  - ✓ 20 and 21 " " ✓
  - ✓ 26 - 39 (consec) " " ✓
  - ✓ 51 - 57 (consec) " " ✓
  - ✓ 65 - 68 (consec) " " ✓
  - ✓ 72 - 99 (consec) " " 72-99 ✓
  - ✓ 51 - 71 (odd) Bute Gardens ✓
  - ✓ 34 - 42 (even) " " ✓
  - ✓ 1 - 21~~6~~ (odd) Dunsany Road ✓
  - 4 - 12 (even) " " ✓
  - ✓ 33 - 63 (odd) Rowan Road ✓
  - ✓ 1 - 6 (consec) Rowan Terrace ✓
- as shown on the plan annexed hereto

#### SCHEDULE 7

The properties affected by Schedule 2 of the Direction comprise those dwellinghouses known as and situate at :-

81 - 98~~9~~ (consec) Brook Green ✓

as shown on the plan annexed hereto

#### SCHEDULE 8

The properties affected by Schedule 3 of the Direction comprise those dwellinghouses known as and situate at :-

|                  |              |
|------------------|--------------|
| 14 - 17 (consec) | Brook Green  |
| 20 and 21        | " "          |
| 26 - 39 (consec) | " "          |
| 51 - 57 (consec) | " "          |
| 65 - 68 (consec) | " "          |
| 72 - 80 (consec) | " "          |
| 51 - 71 (odd)    | Bute Gardens |
| 34 - 42 (even)   | " "          |
| 33 - 63 (odd)    | Rowan Road   |

as shown on the plan annexed hereto

#### SCHEDULE 9

The properties affected by Schedule 4 of the Direction comprise those dwellinghouses known as and situate at :-

|                  |               |
|------------------|---------------|
| 51 - 57 (consec) | Brook Green   |
| 72 - 99 (consec) | Brook Green   |
| 51 - 71 (odd)    | Bute Gardens  |
| 34 - 42 (even)   | Bute Gardens  |
| 33 - 63 (odd)    | Rowan Road    |
| 1 - 6 (consec)   | Rowan Terrace |

as shown on the plan annexed hereto

#### SCHEDULE 10

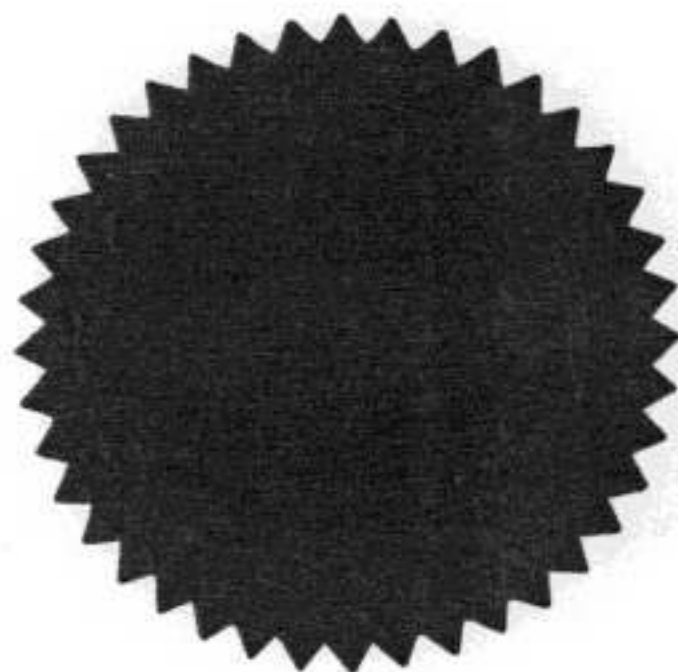
The properties affected by Schedule 5 of the Direction comprise those properties known as and situate at :-



13 - 17 (consec) Brook Green  
 20 and 21 " "  
 26 - 39 (consec) " "  
 51 - 57 (consec) Brook Green  
 65 - 68 (consec) " "  
 72 - 99 (consec) " "  
 51- 71 (odd) Bute Gardens  
 34- 42 (even) " "  
 1 - 219 (odd) Dunsany Road  
 4 - 12 (even) " "  
 33 - 63 (odd) Rowan Road  
 1 - 6 (consec) Rowan Terrace  
 as shown on the plan annexed hereto

DATED this 19<sup>th</sup> day of December 1984

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



*A. G. Hill*  
 .....  
 (The Officer duly authorised  
 for this purpose)

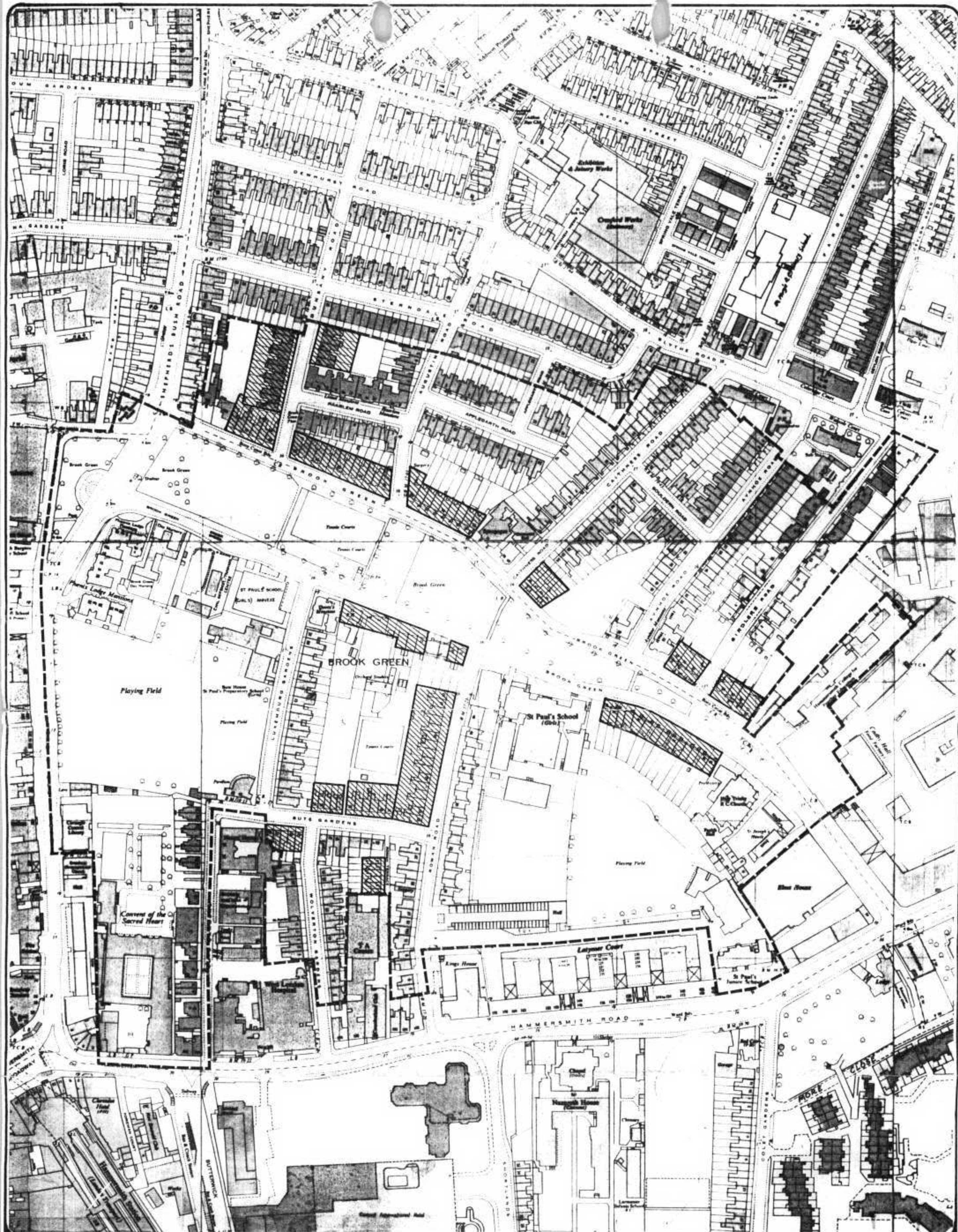
7176

The Secretary of State for the  
 Environment hereby approves the  
 foregoing direction subject to the  
 modifications shewn in red ink thereon.


Signed by authority  
 of the Secretary of  
 State  
 12 November 1985

An Assistant  
 Secretary in the  
 Department of the  
 Environment





----- Boundary of Conservation Area

 Article 4 Direction No. 3

## BROOK GREEN CONSERVATION AREA No.3

Keith G. Jones A.R.I.C.S.  
Dip.T.P., M.R.T.P.I.  
Director of Development Planning  
Town Hall Extension  
King Street London W6 9JU  
Telephone 01 748 3020

Dr. of Eng. Nat.  
Surveyed  
Designed  
Drawn

Scale 1:2500

Checked

Amendments

Drawing No

London Borough of Hammersmith & Fulham

P/482.3/9/7



TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL  
DEVELOPMENT ORDERS 1977 TO 1983

19.12.84

LONDON BOROUGH OF HAMMERSMITH  
AND FULHAM

(BROOK GREEN CONSERVATION AREA)

TOWN AND COUNTRY PLANNING DIRECTION  
(No.3) 1984

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DIRECTION UNDER  
ARTICLE 4

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## Development Planning

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

Address all letters to:  
The Director of Development Planning

Our Ref: DDS/DC/3.9

Your Ref:

Contact: Mrs. Dominique Chambers  
X3315

Date 17 JAN 1986

The Owner/Occupier

Dear Sir/Madam,

18 Brook Green

COUNTRY PLANNING ACT 1971  
IN A COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-83  
DIRECTION UNDER ARTICLE 4(3) BROOK GREEN CONSERVATION AREA

This is to inform you that the Secretary of State has confirmed the above Article 4 Direction to bring within the Council's control certain developments to your property.

I should therefore remind you that Planning permission is now required prior to undertaking any of the following forms of development:

**Class II(3)** The painting of exterior unpainted brickwork, rendering and stucco and the repainting of painted brickwork rendering and stucco

ANY OF THE ABOVE DEVELOPMENTS MAY ONLY BE CARRIED OUT AFTER OBTAINING PLANNING PERMISSION.

For your information, where repainting of already painted brickwork is proposed, it will usually only be permitted if it is in a colour to match the original brickwork. The painting of unpainted brickwork will not normally be permitted.

The effect of this approval by the Secretary of State is that the Direction remains in force unless revoked by the Local Planning Authority or the Secretary of State for the Environment. The Direction takes effect from the receipt of this letter.

Should you have any queries relating to this letter please contact Mrs. Dominique Chambers on 748 3020 Ext.3315.

Yours faithfully,

*Kath Jones*

*Distributed on 17th Jan 86*

## Development Planning

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

Address all letters to:  
The Director of Development Planning

Our Ref: DDS/DC/3.9

Your Ref:

Contact: Mrs. Dominique Chambers  
X3315

Date 17 JAN 1986

The Owner/Occupier

Dear Sir/Madam,

Nos. 14-17 (consec.) Brook Green, Nos. 20-21 Brook Green,  
Nos. 26-39 (consec.) Brook Green and Nos. 65-68 (consec.) Brook Green  
TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-83  
DIRECTION UNDER ARTICLE 4(3) BROOK GREEN CONSERVATION AREA

This is to inform you that the Secretary of State has confirmed the above Article 4 Direction to bring within the Council's control certain developments to your property.

I should therefore remind you that Planning permission is now required prior to undertaking any of the following forms of development:

**Class I(1)** The enlargement, improvement or other alteration of the front elevation of the dwelling

**Class I(4)** The construction of a hardstanding for vehicles

**Class II(3)** The painting of exterior unpainted brickwork, rendering and stucco and the repainting of painted brickwork rendering and stucco

ANY OF THE ABOVE DEVELOPMENTS MAY ONLY BE CARRIED OUT AFTER OBTAINING PLANNING PERMISSION.

For your information, where repainting of already painted brickwork is proposed, it will usually only be permitted if it is in a colour to match the original brickwork. The painting of unpainted brickwork will not normally be permitted.

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Yours faithfully,

*Keith Jones*



## Development Planning

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ARICS, Dip.T.P., MRTPI

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The Director of Development Planning

Our Ref: DES/DC/3.9

Your Ref:

Contact: Mrs. Dominique Chambers  
X3315

Date 17 JAN 1986

The Owner/Occupier

Dear Sir/Madam,

No. 51 to 57 (consec.) Brook Green  
No. 72 to 80 (consec.) Brook green  
TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-83  
DIRECTION UNDER ARTICLE 4(3) BROOK GREEN CONSERVATION AREA

*7 9 } 16 delivered*

This is to inform you that the Secretary of State has confirmed the above Article 4 Direction to bring within the Council's control certain developments to your property.

I should therefore remind you that Planning permission is now required prior to undertaking any of the following forms of development:

**Class I(1)** The enlargement, improvement or other alteration of the front elevation of the dwelling

**Class I(4)** The construction of a hardstanding for vehicles

**Class II(1)** The erection, construction or alteration of any gates, fences, walls or other means of enclosure

**Class II(3)** The painting of exterior unpainted brickwork, rendering and stucco and the repainting of painted brickwork rendering and stucco

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Yours faithfully,

*Kath Jones*

DIRECTOR OF DEVELOPMENT PLANNING

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The Director of Development Planning

Our Ref: DDS/DC/3.9

Your Ref:

Contact: Mrs. Dominique Chambers  
X3315

Date 17 JAN 1986

The Owner/Occupier

Dear Sir/Madam,

Nos. 81-99 (con.) Brook Green

TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-83  
DIRECTION UNDER ARTICLE 4(3) BROOK GREEN CONSERVATION AREA

This is to inform you that the Secretary of State has confirmed the above Article 4 Direction to bring within the Council's control certain developments to your property.

I should therefore remind you that Planning permission is now required prior to undertaking any of the following forms of development:

**Class I(1)** The enlargement, improvement or other alteration of the front elevation of the dwelling

**Class I(2)** The erection or construction of a porch

**Class II(1)** The erection, construction or alteration of any gates, fences, walls or other means of enclosure

**Class II(3)** The painting of exterior unpainted brickwork, rendering and stucco and the repainting of painted brickwork rendering and stucco

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Yours faithfully,



DIRECTOR OF DEVELOPMENT PLANNING

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The Director of Development Planning

Our Ref: DDS/DC/3.9

The Owner/Occupier

Your Ref:

Contact: Mrs. Dominique Chambers  
X3315

Date 17 JAN 1986

Dear Sir/Madam,

1-21 (odd) Dunsany Road  
4-12 (even) Dunsany Road  
TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-83  
DIRECTION UNDER ARTICLE 4(3) BROOK GREEN CONSERVATION AREA

*(11) (5) = 16 delivered*

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I should therefore remind you that Planning permission is now required prior to undertaking any of the following forms of development:

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**Class II(3)** The painting of exterior unpainted brickwork, rendering and stucco and the repainting of painted brickwork rendering and stucco

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The Director of Development Planning

Our Ref: DDS/DC/3.9

The Owner/Occupier

Your Ref:

Contact: Mrs. Dominique Chambers  
X3315

Date 17 JAN 1986

Dear Sir/Madam,

33-63 (odd) Rowan Road

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-83

DIRECTION UNDER ARTICLE 4(3) BROOK GREEN CONSERVATION AREA

This is to inform you that the Secretary of State has confirmed the above Article 4 Direction to bring within the Council's control certain developments to your property.

I should therefore remind you that Planning permission is now required prior to undertaking any of the following forms of development:

**Class I(1)** The enlargement, improvement or other alteration of the front elevation of the dwelling

**Class I(4)** The construction of a hardstanding for vehicles

**Class II(1)** The erection, construction or alteration of any gates, fences, walls or other means of enclosure

**Class II(3)** The painting of exterior unpainted brickwork, rendering and stucco and the repainting of painted brickwork rendering and stucco

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Yours faithfully,

  
DIRECTOR OF DEVELOPMENT PLANNING

## Development Planning

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

Address all letters to:  
The Director of Development Planning

Our Ref: DDS/DC/3.9

Your Ref:

Contact: Mrs. Dominique Chambers  
X3315

Date 17 JAN 1986

The Owner/Occupier

Dear Sir/Madam,

1-6 (consec.) Rowan Terrace ✓

TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-83  
DIRECTION UNDER ARTICLE 4(3) BROOK GREEN CONSERVATION AREA

This is to inform you that the Secretary of State has confirmed the above Article 4 Direction to bring within the Council's control certain developments to your property.

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**Class I(1)** The enlargement, improvement or other alteration of the front elevation of the dwelling

**Class II(1)** The erection, construction or alteration of any gates, fences, walls or other means of enclosure

**Class II(3)** The painting of exterior unpainted brickwork, rendering and stucco and the repainting of painted brickwork rendering and stucco

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Yours faithfully,

*Keith Jones*

DIRECTOR OF DEVELOPMENT PLANNING

*delivered* ↑

## Development Planning

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

Address all letters to:  
The Director of Development Planning

Our Ref: DDS/DC/3.9

The Owner/Occupier

Your Ref:

Contact: Mrs. Dominique Chambers  
X3315

Date 17 JAN 1986

Dear Sir/Madam,

No. 51-71 (odd) Bute Gardens  
No. 34-42 (even) Bute Gardens  
TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-83  
DIRECTION UNDER ARTICLE 4(3) BROOK GREEN CONSERVATION AREA

*11/5/16 delivered*

This is to inform you that the Secretary of State has confirmed the above Article 4 Direction to bring within the Council's control certain developments to your property.

I should therefore remind you that Planning permission is now required prior to undertaking any of the following forms of development:

**Class I(1)** The enlargement, improvement or other alteration of the front elevation of the dwelling

**Class I(4)** The construction of a hardstanding for vehicles

**Class II(1)** The erection, construction or alteration of any gates, fences, walls or other means of enclosure

**Class II(3)** The painting of exterior unpainted brickwork, rendering and stucco and the repainting of painted brickwork rendering and stucco

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Should you have any queries relating to this letter please contact Mrs. Dominique Chambers on 748 3020 Ext.3315.

Yours faithfully,

*Keith Jones*



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 area.   |
| SECTION 2  | - | An explanation of the grounds on which the Council considers the Direction is needed.   |
| SECTION 3  | - | The details of the proposed Direction and the policies of the Council with respect to the properties covered by it.                               |
| SECTION 4  | - | An account of the measures taken to let interested parties know of the proposed Direction.  |
| Appendix A | - | A list of listed buildings and buildings on the GLC Reserve List.   |
| Appendix B | - | A map showing the boundary of the Conservation Area. Existing Direction No. 1 and No. 2 listed building and buildings on the G.L.C. Reserve List. |
| Appendix C | - | A list of properties and classes included in Direction No. 3.   |
| Appendix D | - | A map showing Article 4 Direction No. 3.  |
| Appendix E | - | Photographs.  |
| Appendix F | - | Copies of letters of consultation.  |

1.0 THE AREA

- 1.1 The properties to be included in the proposed Direction No. 3 are within the Brook Green Conservation Area, the boundary of which is indicated on the plan (Appendix B) annexed hereto.
- 1.2 The core of 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 which reflect its educational tradition. The environmental quality of the area is above average with generally well maintained properties. Some new developments of a high quality have also been carried out and continue in the area.
- 1.3 The residential buildings in the Conservation Area show examples of early and late Victorian domestic architecture with a diversity of styles from this period.
- 1.4 The individual properties proposed to be covered in the Article 4 Direction are mainly three storey brick terraced houses, with some 2-storey terraced houses to the north and the south of the Green.
- 1.5 Details of the Listed buildings in the area are set out in Appendix A. Also shown are further buildings which are being considered for inclusion in the list and appear on the GLC reserve list of properties.
- 1.6 An Article 4 Direction (No. 1) to bring into control alterations to roofs and gables at the front of the houses has been made on properties in Rowan Road, Bute Gardens and Wolverton Gardens. There is also an Article 4 Direction No. 2 relating to alterations to front elevations, hardstandings for cars, alterations to walls and fences and unpainted brickwork on the Listed buildings. These were made in October 1977 and February 1983 respectively.

2.0 GROUND'S FOR MAKING THE PROPOSED DIRECTION

- 2.1 The properties included in the proposed Article 4 Direction are centred around the open space. Most are visible from the Green and contribute considerably to its character and attractive appearance. The outlook of the Green has been affected by two separate trends: the demolition of important buildings and the conversion into smaller units of the larger residential properties. This trend has been accelerated by the high cost of the houses adjacent to the Green and the tendency for householders (including families) to living in smaller dwellings. There is some pressure to alter the external appearance of the properties in order to accommodate their new internal arrangements, whether for conversion into flats or for expansion of existing single family accommodation. It is feared that the trend to alter frontages for the sake of modernisation, and the creation of inappropriate roof extensions may spread with the result that the present character of the Conservation Area may be destroyed.

- 2.2 The high densities in the area combined with the close location of the West London Hospital has put great pressure on local residents to turn their forecourts into parking areas obscuring the view of the Green from the ground floor frontage of their houses and often destroying original features such as walls and railings and consequently the character of these fine buildings. Furthermore, the provision of hardstandings encourages the cutting of trees and shrubs at the front of the houses or results in the poor growth or death of the plants following constant disturbance.
- 2.3 Local residents (including architects) are concerned with retaining the character of the Green and feel it is crucial to resist the introduction of modern features such as the addition of porches and cladding to the front of the building and the replacement of timber doors and windows with aluminium ones.
- 2.4 Roof extensions have been installed on some types of houses in Brook Green Conservation Area and can be accommodated successfully as long as they fit in with the surrounding areas and the character of the properties. However, it can be seen that indiscriminate roof extensions can sometimes result in the destruction of cornices or parapets which form an appreciable part of the original design. In the case of small properties they would result in the loss of balance of the components of the houses and destroy what is essentially a small but elegant set piece.
- 2.5 An Article 4 Direction controlling front walls and fences would create an opportunity to encourage the restoration of destroyed features particularly the replacement of matching brickwork and railings.
- 2.6 Buildings facing the Green are already made in a variety of styles and the painting of stucco in different colours would result in further variation in the appearance of the Green, and in a lack of unity which could visually destroy the peaceful outlook of Brook Green.

### 3.0 PROPOSED ARTICLE 4 DIRECTIONS

- 3.1 The following section sets out the Article 4 Directions Classes of development proposed for control in each separate group of houses; it provides a short description of each group and the policies that the Council intends to apply.

#### 3.2 No. 3, No. 14-17 (Cons.) Brook Green and nos. 20-21 Brook Green (Cons).

To bring into control alterations to front elevations (Class I(1); hardstandings for cars (Class I(4); painting of brickwork and stucco (Class II(3)).

No. 13 and 14 are early Victorian 2 storey stock brick buildings. No. 13 is a public house and therefore only Class II (3) applies.



No. 15-17 (cons.) are late Victorian 3 storey terraced houses in red brick with stucco.

No. 20-21 are late Victorian 3 storey stock brick semi-detached houses.

### 3.3 Policies

Front elevation: Roof extensions at the front of the houses should only have projecting dormer windows to match those of nos. 15-17 (odd) Brook Green. Roof materials are to be repaired or replaced by matching the original ones. All architectural details are to be preserved. No alteration to doors or windows will be acceptable.

Hardstanding for Cars: Hardstanding for cars will not be considered acceptable.

Painting: The painting of the brickwork will not be acceptable. Painted stucco or stonework is to be repainted white or a neutral colour. All houses within a group of similar style houses should preferably be painted the same colour.

### 3.4 No. 26-39 (Cons.) Brook Green

To bring into control alterations to the front elevation (Class I(1)), hardstanding for cars (Class I(4)) and painting of brickwork and stucco. Class II(3).

These early Victorian stock brick terraced houses of 3 storey plus semi basement with stucco details provide the most continuous and one of the most attractive of all the terraces in Brook Green.

### 3.5 Policies

Front elevation: Roof extension at the front of the building would not be favourably considered. No alterations to doors and windows will be acceptable. Roof materials are to be repaired or replaced by matching the original ones. All architectural details are to be preserved.

Hardstanding for cars: The construction of hardstanding for cars is visually intrusive and will not be considered an acceptable practice. Forecourts are to be retained as amenity areas and whenever possible planting is to be increased and improved. Iron railings, gates and low brick walls are to be restored wherever possible.

Painting: The painting of brickwork is not acceptable. Painted stucco or stonework is to be repainted preferably white or off-white.

3.6 No. 51-57 (Cons.) Brook Green

To bring into control alterations to the front elevation (Class I(1)); hardstanding for cars (Class I(4)); alterations to front boundary walls (Class II(1)); and painting of brickwork and stucco (Class II(3)).

No. 51 is a mid Victorian 2 storey villa in white painted stucco.

No. 52-57 comprise 3 storey with basement mid Victorian terraced houses. Some houses have projecting dormer windows at 4th floor level.

3.7 Policies

Front elevation: Roof extension at the front of the house should only have projecting dormer windows. Roof materials are to be repaired or replaced by matching the original ones. No alterations to doors and windows will be acceptable. No amendment or removal of architectural details will be permitted.

Hardstanding: For aesthetic reasons no hardstanding for cars in front gardens will be acceptable.

Alteration to boundary walls: The alteration or replacement of brick walls or metal railing should match the original ones.

Painting: The painting of brickwork will not be acceptable. Painted brickwork and stucco is to be repainted in a neutral colour. The painting of existing brickwork will not be acceptable.

3.8 Nos. 65-68 (Cons.) Brook Green

To bring into control alteration to front elevation (Class I(1)); hardstandings for cars (Class I(4)); and painting of brickwork and stucco (Class II(3)).

Late Victorian 3 storey terraced houses of brick and terra cotta. The third storey has projecting dormer windows.

3.9 Policies

Front elevation: Alteration to the front roof will not be permitted as this would mean altering a substantial part of the building which at present fits harmoniously to neighbours. No amendments to architectural details will be permitted. Roof materials are to be repaired or replaced by matching the original ones. No alterations to doors or windows will be acceptable.

Hardstanding for cars: No hardstanding for cars will be permitted.

Painting: Stucco is to be painted in white or off-white. Painting of the brickwork will not be acceptable.

3.10 Nos. 72-80 Brook Green

To bring into control alterations to the front elevation (Class I(1)); hardstandings for cars (Class I(4)); alterations to front boundary walls (Class II(4)); and the painting of stucco and brickwork (Class II(3)).

These properties form a mid-Victorian terrace of 3 storey plus semi-basement (except no. 80).

3.11 Policies

Front elevation: Roof extensions at the front of the houses will not be favourably considered since the houses are already very tall and their roof have a shallow slope. Roof materials are to be repaired or replaced by tiles matching those of the original roof. No alterations to doors and windows will be acceptable. No amendment to architectural details will be permitted.

Hardstanding for cars: For aesthetic reasons no hardstanding for cars in front gardens will be acceptable.

Alterations to boundary walls: The alteration or replacement of brick walls or metal railings should match the original ones and should be re-instated whenever possible.

Painting: Painted brickwork and stucco is to be repainted in white or off-white. The brickwork should not be painted.

3.12 Nos. 81-93 (cons.) Brook Green

To bring into control alterations to the front elevation especially (Class I(1)); addition of porches (Class I(2)); alterations to front boundary walls (Class II(1)); and painting of stucco and brickwork (Class II(3)).

These are late Victorian 3-4 storeys terrace with Dutch details. The top floor has pebbledashed render with a gable (no. 93).

No. 81 is an attractive Dutch style corner house.

3.13 Policies

Front elevation: Roof extensions will be considered on their own merit but with a preference for a mansard roof with projecting dormer windows (except for no. 92 and 93 where roof extensions would not be acceptable). Roof materials are to be repaired or replaced by matching those of the original roof. No alterations to doors and windows will be acceptable. No amendment to architectural details will be permitted.

Addition of porches: The addition of porches will not be acceptable.



Alteration to wall boundary: Alteration to front boundary walls should match existing brick boundary walls.

Painting: Painted brickwork, stucco and pebbledash render should be painted in white or off-white. The brickwork should remain unpainted.

3.14 Nos. 94-99 (cons.) Brook Green

To bring into control alterations to the front elevation (Class I(1)); addition of porches (Class I(2)); alterations to front boundary walls (Class II(1)); and painting of stucco and brickwork (Class II(3)).

These comprise late Victorian 3 storey red brick houses with stonework and simple classical details.

3.15 Policies

Front elevation: Roof extensions at the front of the houses will not be favourably considered since the houses are already very tall and their roof has a shallow slope. Roof materials are to be repaired or replaced by matching those of the original roof. No alterations to doors and windows will be acceptable. No amendment to architectural details will be permitted.

Porches: Addition of porches will not be acceptable.

Alterations to boundary walls: The alteration or replacement of brick walls should match the original ones.

Painting: Painted brickwork and stucco should be painted white or off-white. The brickwork should remain unpainted.

3.16 Nos. 33-63 (odd) Rowan Road, 61-71 (odd) Bute Gardens, 34-42 (even) Bute Gardens

To bring into control front roof extensions and alterations to front elevations (Class I(1)); hardstandings for cars (Class I(4)); front boundary walls and fences (Class II(1)) and painting of brickwork (Class II(3)).

No. 34-42 (even Bute Gardens) - Late Victorian red brick terraced houses. These houses are small scale and unusual in the area. The houses have an interesting pitched roof.

No. 61-71 (odd) Bute Gardens - Three storey late Victorian stock brick houses with stucco string courses and surround similar to those found in Brook Green.

No. 33-63 (odd) Rowan Road - Three storey late Victorian stock brick houses with stucco string courses and surround.

### 3.17 Policies

Front roof extensions and alterations to front elevation: The creation of front roof extensions will not be permitted since the shape of the roof is too shallow to accommodate a dormer window. No alterations to the front roofs will be acceptable. Roof materials are to be repaired or replaced by tiles matching those of the original roof. No alterations to doors and windows will be acceptable and no amendments to architectural details will be permitted.

Hardstandings for cars: For aesthetic reasons no hardstandings for cars in front gardens will be acceptable.

Alterations to boundary walls: The alteration or replacement of brick walls or cast iron railings should match the original ones.

Painting: Stucco is to be repainted white or off-white. The painting of the brickwork will not be acceptable.

### 3.18 Nos. 1-6 Rowan Terrace

To bring into control alterations to front elevation (Class I(1)) and alterations to front boundary walls and fences (not being a highway fences 2m high could be built without planning permission) (Class II(1)); and painting of brickwork (Class II(3)).

This is a row of late Victorian small terrace stock brick cottages located in a cul de sac.

### 3.19 Policies

Front elevation: A front roof extension behind the existing parapet wall and the consequent modification to the roof would considerably alter the scale of the building and therefore front roof extensions will not be considered acceptable. Roof materials are to be repaired or replaced by matching the original ones. No alterations to doors and windows will be acceptable. Amendment or removal of architectural details will not be permitted.

Alteration to boundary walls and fences: The alteration or replacement of boundary walls should be carried out in materials matching the original brickwall. The front boundary wall should not exceed 120 metres. Since the access road is not a highway, the front boundary wall could be replaced by a 2 metres high wall or fence without permission if no Article 4 Direction were made.

Painting: Painted stucco should only be repainted in white or off-white. The painting of the brickwork will not be permitted.

3.20 51-59 (odd) Bute Gardens

To bring into control alterations to front elevations (Class I(1)); hardstandings for cars (Class I(4)); alterations to front boundary walls/fences (Class II(1)); and painting of brickwork (Class II(3)).

This is a short terrace of Victorian artisans cottages of an unusual type for this area. The houses are flat fronted with a double pitch roof behind a parapet.

3.21 Policies

Front elevation: Roof extensions will not be acceptable at the front of the house since it would alter the proportion of the terrace and alter the scale of the buildings. Roof materials are to be repaired or replaced by tiles matching those of the original roof. No alterations to doors and windows will be acceptable. No amendment to architectural details will be permitted.

Hardstanding for cars: For aesthetic reasons no hardstandings for cars in front gardens will be acceptable.

Alterations to boundary walls: The alteration or replacement of brick walls or cast iron railings should match the original ones.

Painting: Maintenance or painting of the stucco should be white or off-white. Painting of the brickwork will not be permitted.

3.22 Nos. 1-19 (odd) and 4-12 (even) Dunsany Road

To bring into control alterations to front elevations and front roof extensions (Class I(1)); painting of brickwork (Class II(3)).

These are late Victorian small scale terraced houses well maintained with attractive front roof over the bay.

3.23 Policies

Front elevation and roof extensions: Roof extensions at the front of the house will not be permitted as this would damage the attractive shape of the roof and unbalance the proportions of the small houses. Roof tiles are to be repaired or replaced by tiles matching those of the original roof. No alterations to doors and windows will be acceptable. No amendment to architectural details will be permitted.

Painting: The painting of stucco should only be white or off-white. The painting of the brickwork will not be considered acceptable.



### 3.24 SUMMARY OF THE POLICIES

Front elevations and front roof extensions: Throughout the area alterations to doors and windows, the removal or alteration of architectural features, will generally not be considered acceptable. Roof tiles are to be repaired or replaced by tiles matching those of the original roof. Roof extensions will not be allowed at the front of the buildings where this affects the proportion of the buildings or the scale of the terraces or where it involves removing architectural features common to a group of houses (such as parapets) or altering the roof line in a way visible from the road.

Hardstanding for cars: Hardstandings for cars in front gardens will not be permitted as it is visually obtrusive, often results in the destruction of plants and leaves unsightly oil marks on the forecourt. It also necessitates the destruction of walls and railings.

Alterations to boundary walls and fences: On a number of properties the removal of walls or railings will not be acceptable. Proposals to replace walls by fences will require planning permission and reinstatement of existing features will be sought.

Painting of brickwork: Stucco is to be repainted white or off-white. The painting of unpainted brickwork will not be considered acceptable.

### 4.0 CONSULTATIONS

4.1 In January 1981 Planning Applications Executive Committee approved a draft policy for the Conservation Area as a basis for public consultation. At a public meeting on the 22nd June 1981 the proposed Article 4 Direction 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 buildings in the conservation area, subject to confirmation by the Secretary of State for the Environment. A notification letter was delivered to the affected properties addressed to the owners and occupiers. No objection from individual owners or occupiers were received. The chairman of the Brook Green Association and local residents supported the proposals for Article 4 Directions.

4.2 A survey was carried out in November/December 1982 seeking views on specific issues relating to the proposed Article 4 Direction. The majority of residents thought that dormer windows, extensions and roof extensions, excavation of front gardens to provide daylight to cellars, picture windows and modern porches over front doors ought to be subject to planning control. Although the sample is small, (153 questionnaires were sent and 74 were returned) it is considered

sufficiently reliable to provide an indication of what the residents wish to see controlled in their area. It also reflects the degree of independence local residents wish to enjoy over alterations of their properties. The survey generally showed that local residents supported the proposals in the Article 4 Directions.

- 4.3 A further letter notifying the owners and occupiers of the proposed Direction will be delivered to the properties if the Direction is confirmed.

5.0 SUMMARY OF REASONS FOR THE PROPOSED DIRECTION

- 5.1 The uncontrolled enlargement, improvement or other alterations which would alter the external frontal appearance of the housing listed in Appendix B would impair the unity and the character of the Green and its surrounding streets. (I(1)).
- 5.2 The uncontrolled construction of a porch outside any existing front door would detract from the character of the individual properties and the character of the Green as a whole. (I(2)).
- 5.3 The uncontrolled construction of hardstanding for cars would result in considerable damage to the ground floor appearance of the building and to the planting. (I(4)).
- 5.4 The uncontrolled removal of walls and fences would destroy the unity of the front line of the gardens and the unity of their character. (II(1)).
- 5.5 Painting of the brickwork results in individual buildings standing out from their neighbours. This creates a break in the uniformity of the terrace. Individuality of the building can more attractively be created through different treatments of front gardens and painting of timberwork without detracting from the overall rhythm of the terraces and harmony of the group of house.
- 5.6 For the reasons outlined before, the Council considers that any uncontrolled development of the properties in the manner described would be prejudicial to the proper planning and appearance of the area in which the properties are located and constitutes a threat to its amenities.
- 5.7 It is accordingly submitted that the Direction is required in order that the Council may control such development of the properties.



## APPENDIX C

### PROPERTIES AND CLASSES OF DEVELOPMENT IN DIRECTION NO.3.

- (i) Nos. 94-99 (consec) Brook Green to bring into control alterations to the front elevation (Class I(1)); addition of porches (Class I(2)); alterations to front boundary walls (Class II(1)); and painting of stucco and brickwork (Class II(3)).
- (ii) Nos. 81-93 (consec) Brook Green to bring into control alterations to the front elevation especially (Class I(1)); addition of porches (Class I(2)); alterations to front boundary walls (Class II(1)); and painting of stucco and brickwork (Class II(3)).
- (iii) Nos. 72-80 Brook Green to bring into control alterations to the front elevation (Class I(1)); hardstandings for cars (Class I(4)); alterations to front boundary walls (Class II(1)); and painting of stucco and brickwork (Class II(3)).
- (iv) Nos. 65-68 Brook Green to bring into control alterations to front elevation (Class I(1)); hardstandings for cars (Class I(4)); and painting of unpainted brickwork (Class II(3)).
- (v) Nos. 51-57 Brook Green to bring into control alterations to the front elevation (Class I(1)); hardstandings for cars (Class I(4)); alterations to front boundary walls (Class II(1)); and painting of brickwork and stucco (Class II(3)).
- (vi) Nos. 26-39 Brook Green to bring into control alterations to the front elevation (Class I(1)); hardstanding for cars (Class I(4)); and painting of brickwork and stucco (Class II(3)).
- (vii) Nos. 13-17 and 21-21 Brook Green to bring into control alterations to front elevation (Class I(1)); hardstandings for cars (Class I(4)); painting of brickwork (Class II(3)).
- (viii) Nos. 33-63 (odd) Rowan Road, 61071 (odd) Bute Gardens, 34-42 (even) Bute Gardens to bring into control front roof extensions and alterations to front elevations (Class I(1)); hardstandings for cars (Class I(4)); front boundary walls and fences (Class II(1)) and painting of brickwork (Class II(3)).
- (ix) Nos. 1-6 Rowan Terrace to bring into control alterations to front elevation (Class I(1)); alterations to front boundary walls and fences (not being a highway fences 2m high could be without planning permission) (Class II(1)); and painting of brickwork (Class II(3)).
- (x) 51-59 (odd) Bute Gardens to bring into control alterations to front elevations (Class I(1)); hardstandings for cars (Class I(4)); alterations to front boundary walls and fences (Class II(1)); painting of brickwork (Class II(3)).
- (xi) Nos. 1-19 (odd) and 4-12 (even) Dunsany Road to bring into control alterations to front elevations and front roof extensions (Class I(1)); and painting of brickwork (Class II(3)).



## Development Planning

The Owner/Occupier

Address letters to  
The Director of Development Planning

When telephoning ask for:

Miss B. Woda (Ext 5149)  
Our ref: BMW/CV

Your ref:

Date: 04 NOV 1981

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT, 1971  
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977  
DIRECTION UNDER ARTICLE 4 (1) - BROOK GREEN CONSERVATION AREA

On 10th August following a public meeting held on 22 June, the Council's Planning Applications Executive Committee decided that certain developments which are permitted development within the General Development Order 1977 may constitute a threat to the amenities of the Brook Green Conservation Area and would be prejudicial to its future planning. Accordingly, in order to protect this area the Committee resolved to make a Direction under Article 4(1) of the General Development Order to control such development.

The Direction will affect all those single dwelling houses within the areas specified below which have permitted development rights.

- (i) Nos 94-99 (consec) Brook Green to bring into control alterations to the front elevation (Class I(1)); addition of porches (Class I(2)) alterations to front boundary walls (Class II (1)) and painting of brickwork (Class II(3)).
- (ii) Nos 81-93 (consec) Brook Green to bring into control alterations to the front elevation especially (Class I(1)); addition of porches (Class I(2)); alterations to front boundary walls (Class II(1)); and painting of stucco and brickwork (Class II(3)).
- (iii) Nos 72-80 Brook Green to bring into control alterations to the front elevation (Class I(1)); hardstandings for cars (Class I(4)); alterations to front boundary walls (Class II(1)); and painting of stucco and brickwork (Class II(3)).
- (iv) Nos 65-68 Brook Green to bring into control alterations to front elevation (Class I(1)); hardstandings for cars (Class I(4)) and painting of unpainted brickwork (Class II(3)).

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- (v) Nos 51-57 Brook Green to bring into control alterations to the front elevation (Class I(1)); hardstandings for cars (Class I(4)); alterations to front boundary walls (Class II(1)); and painting of brickwork and stucco (Class II(3)).
- (vi) Nos 26-39 Brook Green to bring into control alterations to the front elevation (Class I(1)); hardstanding for cars (Class I(4)); and painting of brickwork and stucco (Class II(3)).
- (vii) Nos 13-17 and 20-21 Brook Green to bring into control alterations to front elevation (Class I(1)); hardstandings for cars (Class I(4)); painting of brickwork (Class II(3)).
- (viii) Nos 33-63 (odd) Rowan Road, 61-71 (odd) Bute Gardens, 34-42 (even) Bute Gardens, to bring into control front roof extensions and alterations to front elevations (Class I(1)); hardstandings for cars (Class I(4)); front boundary walls and fences (Class II(1)) and painting of brickwork (Class II(3)).
- (ix) Nos 1-6 Rowan Terrace, to bring into control alterations to front elevation (Class I(1)) and alterations to front boundary walls and fences (not being a highway, fences 2m high could be built without planning permission) (Class II(1)); and painting of brickwork (Class II(3)).
- (x) 51-59 (odd) Bute Gardens to bring into control alterations to front elevations (Class I(1)); hardstandings for cars (Class I(4)); alterations to front boundary walls fences (Class II(1)); and painting of brickwork (Class II(3)).
- (xi) Nos 1-19 (odd) and 4-12 (even) Dunsany Road to bring into control alterations to front elevations and front roof extensions (Class I(1)); painting of brickwork (Class II(3)).
- (xii) Nos 8-46 Rowan Road, (listed Grade II) to bring into control alterations to front elevations (Class I(1)); hardstandings for cars (Class I(4)); alterations to walls and fences (Class II(1)).
- (xiii) 18 & 19 Brook Green (listed Grade II) to bring into control alterations to front elevation (Class I(1)); hardstandings for cars (Class I(4)); painting brickwork (Class II(3)).

Under Article 4(3) (a) of the General Development Order 1977 the Secretary of State's approval would not be required for a Direction on (xi) and (xii) above as they are listed buildings. Confirmation from the Secretary of State would be required under Article 4(2) on the other properties.

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The Direction will enable the Council to protect the character of this Conservation Area. If you are in any doubt about whether you need Planning Permission for any development you propose to carry out or would like the contents of this letter explained, please contact the Directorate for advice.

These proposals were supported by the public meeting and received the support of representatives of the Brook Green Association who were present. If you have any comments to make please send them to me at the above address, if possible by 13th November.

Yours faithfully,

*C.H. Martinos*

C.H. Martinos  
Assistant Director (Planning)