FULHAM PARK GARDENS 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:

- 2 to 30 (even) Buer Road (A, B, C)
- 1 to 18 (consec) Burlington Gardens (C)
- 1 to 21 (odd), 41, 55 to 69 (odd) Burlington Road (A, B, C)
- 1 to 4 (consec) Jubilee Terrace, Burlington Road (A, B, C)
- 71 Burlington Road (A
- 23 & 25, 43 to 53, (odd) 71 to 89 (odd) Burlington Road (C)
- 1 to 30 (consec) Bearcroft House, Elysium Street (C)
- 47A Fulham Prep School (former All Saints Primary School), Fulham High Street (C)
- 3 to 29 (consec), 65 to 84 (consec) Fulham Park Gardens (A, B, C)
- 30 to 41 (consec), 45 to 64 (consec) Fulham Park Gardens (C)
- 2 to 12 (consec) Fulham Park Road (A, B, C)
- Eridge House, Fulham Park Road (C)
- 1 and 3, The Coach House, 2 to 26 (even) Landridge Road (A, B, C)
- Rose Villa, Landridge Road (C)
- 130, 132, 136 to 184 (even) New King's Road (C)
- 1 to 25 (odd), 31 to 37 (odd), 2 to 16 (even), 58 & 60 Rigault Road (A, B, C)
- 27 to 37 (odd), 18 to 44 (even), Burlington Lodge, Rigault Road (C)

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. The alteration of roof coverings of the dwelling house.
- B. The rendering or use of stone cladding or other cladding on the elevations of the dwelling houses.

C. The Painting of external unpainted brickwork and the repainting of painted brickwork to the front elevation 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 to 1983

LONDON BOROUGH OF HAMMERSMITH AND FULHAM

(FULHAM PARK GARDENS CONSERVATION AREA) (No. 2)

DIRECTION UNDER ARTICLE 4(3)(6)

23.10.85

- 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 1983 (hereinafter called "the Act" and "the Development Order" respectively).
- 2. AND WHEREAS in the opinion of the Council any development of the descriptions contained in the Schedules I, III and V hereof to the properties described in Schedules II, IV and VI hereof, 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 properties described in Schedules II, IV and VI hereof 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 descriptions contained in Schedules I, III and V hereof may not be carried out without planning permission granted either by the Council or by the Secretary of State for the Environment under the Act.
- THIS DIREC TION may be cited as the London Borough of Hammersmith and Fulham (Fulham Park Gardens Conservation Area) (No. 2) Town and Country Planning Direction 1985.

PART 1

SCHEDULE 1

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

The alteration to roof coverings of the dwellinghouses described in Schedule II being development included in Classe I(1) of the First Schedule to the Development Order and not being development within any other class.

SCHEDULE II

The properties included in this part of the Direction comprise those properties known as and situate at :

1-21 (odd inclusive), 41, 55-71 (odd inclusive) Burlington Road

1-4 (consecutive) Jubilee Terrace, Burlington Road

1-25, 31-37 (odd inclusive), 2-16 (even inclusive)

58, 60 Rigault Road

2-30 (even) Buer Road

3-29 (consecutive) 65-84 (consecutive) Fulham Park Gardens

1, 3, 2-26 (even inclusive), The Coach House; Landridge Road

2-12 (consecutive) Fulham Park Road

all of which in accordance with the key to the plan annexed hereto are shown hatched black on the said plan.

PART II SCHEDULE III

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



The rendering of or use of stone cladding or other cladding on the elevations of the dwellinghouses described in Schedule IV being development included in Class I(1) of the First Schedule to the Development Order and not being development within any other Class.

SCHEDULE IV

The dwellinghouses included in this part of the Direction comprise those properties known as and situate at :-

2-30 (even inclusive) Buer Road

1-21 (odd inclusive), 41, 55-69 (odd inclusive) Burlington Road

1-4 (consecutive) Jubilee Terrace, Burlington Road

3-29 (consecutive), 65-84 (consecutive) Fulham Park Gardens

2-12 (consecutive) Fulham Park Road

1,3,2-26 (even inclusive), The Coach House; Landridge Road

1-25 (odd inclusive), 31-37 (odd inclusive), 2-16 (even inclusive)

58, 60 Rigault Road

all of which are shown on the plan annexed hereto in accordance with the key thereto.

PART III

SCHEDULE V



The class of development to which this part of the Direction applies is the painting of external unpainted brickwork and the repainting of painted brickwork to the front elevation of the properties described in Schedule VI being development included in Class II(3) of the First Schedule to the Development Order and not being development within any other class.

SCHEDULE VI

The properties included in this part of the Direction are those properties in the Fulham Park Gardens Conservation Area known as and situate at :-

2-30 (even inclusive) Buer Road

1-25 (odd inclusive), 41-89 (odd inclusive) Buer Road Burlington Road

1-18 (consecutive) Burlington Gardens ; 1-4 (consecutive) Jubilee

Terrace, Burlington Road

All Saints Primary School, 47A Fulham High Street

3-41 (consecutive),45-84 (consecutive) Fulham Park Gardens

2-12 (consecutive) Eridge House, Fulham Park Road

1, 3, Rose Villa, The Coach House; Landridge Road 2-26 (even inclusive) Landridge Road

1-37 (odd inclusive) Rigault Road

2-44 (even inclusive) Burlington Lodge, Rigault Road

130, 132, 138-184 (even inclusive) New Kings Road

1-30 (consecutive) Bearcroft House, Elysium Street

all of which are shown on the plan annexed hereto

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

(.M.11. Contester.

The Officer duly authorised for this purpose

8496

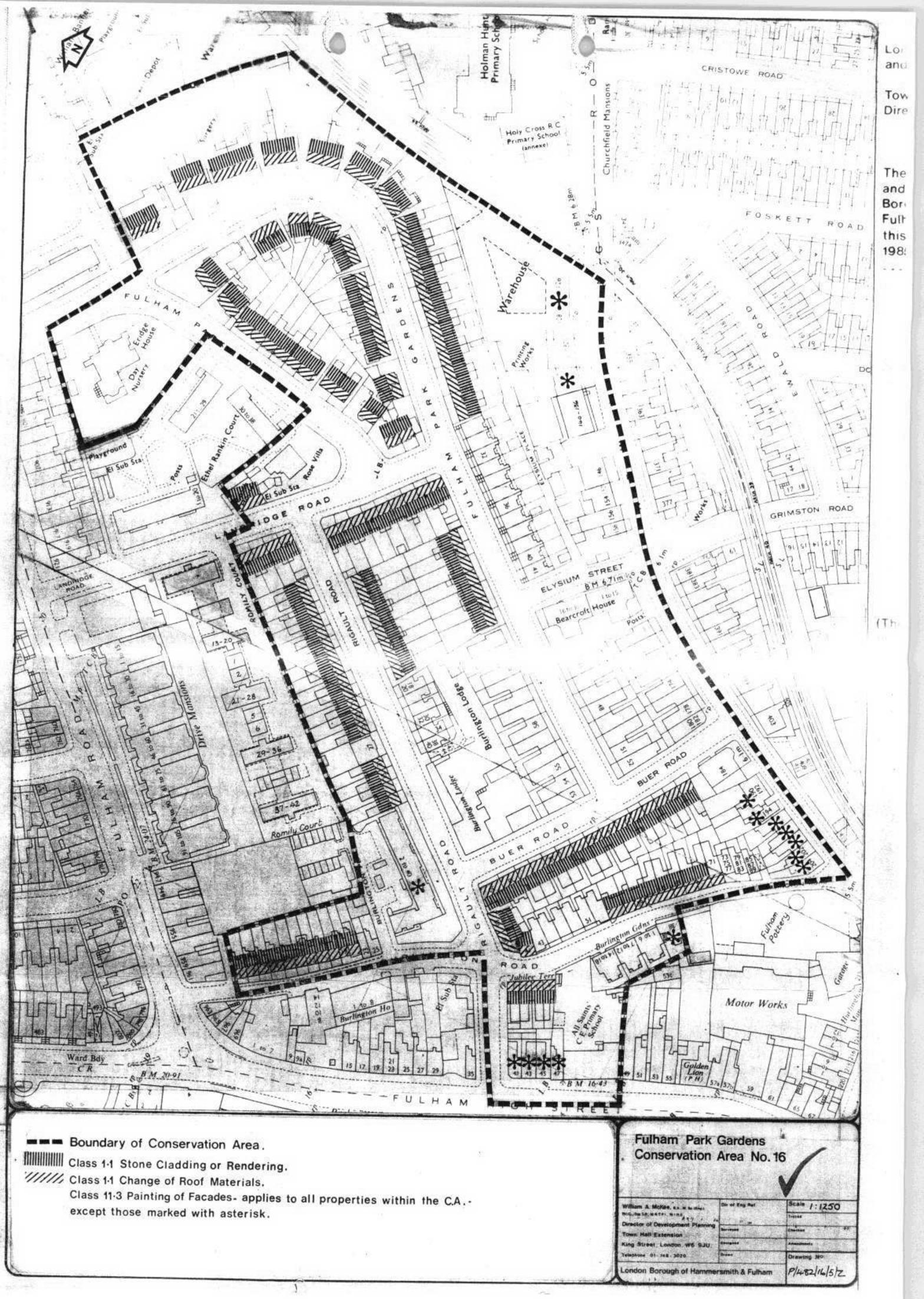
(58,60 and

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

Signed by such writy the Appletant of the Socretary of Socretary in the State

23 October 1985 Environment

Department of the



TOWN AND COUNTRY PLANNING ACT 1971 TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1977 to 1983

THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM (FULHAM PARK GARDENS CONSERVATION AREA) (No. 2)
TOWN AND COUNTRY PLANNING PLANNING DIRECTION 1985

ARTICLE 4 DIRECTION

C T Mahoney Borough Solicitor Vencourt House 255 King Street London W6 BB/85/332 PO4AAO



London Borough of Hammersmith and Fulham P.O.Box 501, Town Hall, King Street W6 9JU Telephone 01-748 3020

Development Planning

The Owner/Occupier

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. 3317 Ourref: DGE/DW/Pt. 3.9

Your ref:

Date: # 8 NOV 1985

DEUVERED 22.11.85

Dear Sir/Madam,

Town and Country Planning Act 1971
Town and Country Planning General Development Order 1977-81
Direction under Article 4 (1)
Fulham Park Gardens (No. 2)

On the 7th October 1985 I wrote to you about the proposed Article 4 Direction covering your property and requested any comments which you wished to make.

I am now writing to inform you that the Department of the Environment has confirmed the Direction which becomes effective today.

I would therefore remind you that planning permission is now required prior to undertaking any of the following forms of development:-

- 1) Changes of existing roof materials.
- 2) The use of stone cladding or rendering on external walls.
- 3) The painting of external unpainted brickwork and changes of colour of existing painted brickwork.

Should you have any queries regarding the Direction please write to the above address, or contact D.G. Eke on 748 3020 x3317.

Yours faithfully,

DIRECTOR OF DEVELOPMENT PLANNING

John Stake

TON



London Borough of Hammersmith and Fulham P.O.Box 501, Town Hall, King Street W6 9JU Telephone 01-748 3020

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. 3317 Ourref: DGE/DW/Pt. 3.9

Your ref:

Date: - 7 OCT 1985

The Owner/Occupier

Dear Sir/Madam,

Town and Country Planning Act, 1971
Town and Country Planning General Development Order 1977/1981
Direction under Article 4(1)
Fulham Park Gardens (No.2)

You may recall a letter delivered on 30th April 1985, which gave notice of an Article 4 Direction covering your property. The Direction took effect on 30th April subject to the Department of the Environment's approval, and is due to expire on 23rd October.

To date no DOE approval has been received. However, because the Council wishes to obtain controls on a permanent basis, a second submission is being made to the Department of the Environment, and the Council is now seeking residents' comments upon the proposed controls. Written comments should be sent as soon as possible to either the above address, or direct to :-

The Secretary of State for the Environment, 2, Marsham Street, London S.W.1.

The controls now proposed are as follows :-

- Changes of roof materials, ie. from natural slate to alternative materials. The Council will allow the use of secondhand slate or of an artificial slate which has a similar acceptable appearance to natural slate.
- 2) The use of stone or alternative cladding on external walls.
- 3) The painting of external unpainted brickwork and the repainting of already painted brickwork. Planning Permission will not be required when repainting already painted brickwork in the existing colour - only for a change of colour. Normally the Council will wish to see painted brickwork repainted to match the original brick.

Prior to this Direction, planning permission for items 1 and 2 was required for all properties except single family dwelling houses. The Article 4 Direction extends these controls to single family dwelling houses. Item 3 applies to all properties.

Cont/2....

The Council has decided to make the Direction in order to protect the character of the Conservation Area. The area was designated in 1981 because it was felt that it represented a higher than average quality of architecture and surroundings. The late Victorian and Edwardian buildings vary considerably in both size and detail, most having survived in original condition. The basic materials used are brick and slate. The new controls will ensure that these materials are preserved, and the character and the quality of the Conservation Area retained. A set of design guidelines for the Conservation Area is under preparation and will be issued in due course when the Direction is confirmed.

I shall write to you again when the Secretary of State has notified me of his decision as to whether he approves the Direction as submitted.

Yours faithfully,

DIRECTOR OF DEVELOPMENT PLANNING

London Borough of Hammersmith and Fulham Town Hall, King Street W6 9JU Telephone 01-748 3020

Development Planning

The Owner/Occupier

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

Address letters to The Director of Development Planning

When telephoning ask for: Mr G. K. Eke, ext. 5274

Ourref: DDS/GKE/CAB

Your ref:

Date: 3 0 APR 1075

225 Qelward 3/5/85

Dear Sir/Madam

Town and Country Planning Act, 1971
Town and Country Planning General Development Order 1977/1981
Direction under Article 4(3b)
Fulham Park Gardens

On 1st October 1984 the Council's Planning Applications Executive Committee resolved to make an Article 4 Direction to control the following changes to certain properties in the Fulham Park Gardens Conservation Area.

- 1) Changes of roof materials, ie. from natural slate to alternative materials. The Council will allow the use of an artificial slate which has a similar acceptable appearance to natural slate, or the secondhand slate.
- The use of stone or alternative cladding on external walls.
- 3) The painting of external walls, where these are of unpainted brick.

A list of the properties included in the Direction and details of the controls placed upon these properties is attached. Your property is included in this list and you should identify the controls concerned from this list. Should you wish to carry out any of the works covered by the new control(s) you will now need to apply for planning permission. The appropriate forms can be obtained from the above address.

The Council has decided to make the Direction in order to protect the character of the Conservation Area. The area was designated in 1981 because it was felt that it represented a higher than average quality of architecture and surroundings. The late Victorian and Edwardian buildings vary considerably in both size and detail, most having survived in original

continued over/...

condition. The basic materials used are brick and slate. The new controls will ensure that these materials are preserved, and the character and the quality of the Conservation Area retained.

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.

DIRECTOR OF DEVELOPMENT PLANNING

SURT

Enc.

TOWN AND COUNTRY PLANNING ACT 1971 TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1977 to 1983

THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM
(FULHAM PARK GARDENS CONSERVATION AREA)
(No.1)
TOWN AND COUNTRY PLANNING
PLANNING DIRECTION 1985

22.4.85

DIRECTION UNDER ARTICLE 4 (3)(b)

> C T Mahoney Borough Solicitor Vencourt House 255 King Street London W6 BB/85/322

(JIMAL)

Town and Country Planning Act 1971
Town and Country Planning General Development Order 1977-81
London Borough of Hammersmith and Fulham
(Fulham Park Gardens Conservation Area) Direction No. 1

STATEMENT OF REASONS

This statement sets out the Council's reasons for making the above order pursuant to Article 4(3)b of the General Development Order. It consists of the following:-

1. Description of the area covered by the Direction.

concerned

Draft Design Guidelines

Appendix XII

- An explanation of the grounds on which the Council considers that the Direction is needed.
- An account of the measures taken to inform interested persons of the Council's decision to make a Direction.
- 4. Summary

The following appendices are attached to this statement:-

The Tolliwing	appendictors are accasined to entre beacoments.
Appendix I	Identification of the boundaries of Fulham Park Gardens Conservation Area and the properties subject to the Direction (Plan)
Appendix II	Details of Listed Buildings in the Conservation Area
Appendix III	Changes observed in the Conservation Area
Appendix IV	Examples of changes to properties (Photographs)
Appendix V	The Class of Development to which Part I of the Direction applies
Appendix VI	Identification of the properties to be included in Part I of the Direction
Appendix VII	The Class of Development to which Part II of the Direction applies
Appendix VIII	Identification of the properties to be included in Part II of the Direction
Appendix IX	The Class of Development to which Part III of the Direction applies
Appendix X	Identification of the properties to be included in Part III of the Direction
Appendix XI	Letter of notification to the properties

FULHAM PARK GARDENS CONSERVATION AREA ARTICLE 4 DIRECTION STATEMENT OF REASONS

THE AREA

- 1.1 The properties included in the Direction are within Fulham Park Gardens Conservation Area, the boundary of which is indicated on the Plan (Appendix I) annexed hereto.
- 1.2 Fulham Park Gardens Conservation Area was designated on 30th March 1981. It is a predominantly residential area, mainly built in the late Victorian and Edwardian periods. The sizes of the houses vary, with substantial Victorian detached and semidetached houses at the northern end of Fulham Park Gardens and small two-storey terraced houses, for example, in Rigault Road.
- 1.3 The dominant materials are brick and slate. Most blocks are of a single colour brick e.g. cream gault bricks 3-52 Fulham Park Gardens, yellow London stock 1-19 Burlington Road, and red 2-30 Buer Road. All roofs were originally slate. Some houses have elaborate terracotta mouldings, similar to those in the Studdridge Street Conservation Area, but in greater numbers. A high proportion of original detail has been retained.
- 1.4 Details of Listed Buildings in the area are set out in Appendix II. This includes Fulham Pottery whose curtilage abuts the south eastern corner of the Conservation Area boundary. Any changes would affect the setting of the Pottery as well as the Listed Buildings within the Conservation Area.
- 1.5 Currently there are no Article 4 Directions in the Conservation Area.

GROUNDS FOR MAKING THE DIRECTION

- 2.1 A survey was undertaken to identify the type and degree of changes which have taken place in the Conservation Area. The results of the survey are contained in Appendix III. Photographs illustrating the major types of housing in the area and the changes which have occurred are to be found in Appendix IV.
- 2.2 The greatest number of changes have been to roof covering. Some original slate has been replaced using an artificial slate, which has a similar, satisfactory appearance to natural slate (Photograph 1). Approximately 18% of houses have been re-roofed with interlocking tiles. The effect is particularly disruptive, making a stark contrast with the yellow stock and cream/grey gault bricks, giving a strong horizontal emphasis to the roof.

- 2.3 Painting of brickwork has occurred on 15% of the houses, a practice which obliterates the effect of contrasting coloured bricks, as well as the subtle colour changes present amongst batches of any single type of brick. The surface then appears more uniform, the qualities of the brick finish being lost and the pattern of the mortar being reduced to a series of disjointed lines. Stucco detail is often picked out in white, a practice which can enhance the effect of mouldings. However examples exist where the detail has been painted the same colour as the brickwork, making the mouldings merge into the facade.
- A particularly unfortunate practice has been the painting 2.4 of terracotta moulding, a process which is irreversible. Conservation Area possesses some fine terracotta mouldings identical to those in the Studdridge Street Conservation Area. Examples can be seen in Buer Road (10), Burlington Road (6), Fulham Park Gardens (20) and New Kings Road (8). So far, only one house has painted terracotta mouldings (Photograph 2), a fact which contrasts dramatically with Studdridge Street where more than 90% of terracotta detail has been painted white or removed. An Article 4 Direction which brings painting of the characteristic red brickwork under planning controls in Studdridge Street Conservation Area was confirmed in July 1984. The Fulham Park Gardens examples (also red brick) possess more mouldings and detail than Studdridge Street, partly because of the different design of their facades and partly because the Fulham Park Gardens examples are three storey houses and Studdridge Street two storey.
- 2.5 The latest and most radical change has been the use of stone cladding, which has been applied to the ground floor of number 71 Burlington Road. This is the first example in the Conservation Area and is totally out of character with the style of the houses and the materials adopted in the area. Number 71 Burlington Road lies close to the recently listed 38 Burlington Road and Fulham Pottery, affecting the setting of these two Listed Buildings.

3. NOTIFICATION OF RESIDENTS

- 3.1 On the 1st October 1984 the Council's Planning Application Executive Committee resolved to make a Direction under Article 4(3)b to bring under control the classes of development listed in Appendices V, VII, IX.
- 3.2 Controls over painting of facades, and changes to roof materials are to apply to all properties. Control over the use of stone cladding will apply to single family dwelling houses. A list of properties is included in Appendices VI, VIII, X.
- 3.3 A letter notifying the owner/occupier of the Direction and explaining the effect of the new controls is included in Appendix XI. The letter was delivered on ______ 1985.

4. DRAFT DESIGN GUIDELINES

4.1 Draft Design Guidelines have been prepared for circulation within the Conservation Area. A copy is included in Appendix XII. The Guidelines will be illustrated and include details of the Article 4 Direction, informing residents both of the effect of the Direction and of the Council's policy towards any proposed changes including those covered by the Direction.

SUMMARY

- 5.1 For the reasons outlined in section 2 above, the Council considers that any uncontrolled development listed in Appendices V, VII, IX to the properties listed in Appendices VI, VIII, X would irrepairably change the character of the Conservation Area, in a manner which would significantly devalue the quality of the streetscapes.
- 5.2 It is accordingly submitted that the Direction is required in order that the Council may control such development of the properties and confirmation of the Direction is requested.

APPENDIX V

The Class of Development to which Part I of the Direction applies is:-

Class I (1) Alterations to roof coverings.

Appendix VI Identification of properties to be included in Part I of the Direction

The properties to be included in Part I of the Direction are as follows:-

1-25, 41-89 (odd), 38, 1-18 (even) Burlington Road

1-4 (consecutive) Jubilee Terrace, Burlington Gardens

All Saints Primary School, Burlington Gardens

130-204 (even) New Kings Road

1-25, 31-37 (odd), 2-44 (even), Burlington Lodge, Rigault Road

2-30 (even) Buer Road

3-84 Fulham Park Gardens

2-26 (even), 1-3 (odd), Rose Villa, The Coach House, Landridge Road 2-12, Eridge House, Fulham Park Road

Appendix VII:

The Class of Development to which Part II of the Direction applies is:

Class I(1) The rendering or use of stone cladding or other cladding on external walls.

Appendix VIII Identification of properties to be included in Part II of the Direction

The properties to be included in Part II of the Direction are as follows:

2-8 (even) Buer Road

1-25, 41, 53-71 (odd) Burlington Road

1-4 (consecutive) Jubilee Terrace, Burlington Gardens

3,4,5,8,15,16,18,21,22,25-29,41,72,80-84 Fulham Park Gardens

3, 8-12 Fulham Park Road

2, 4, 8, 18-26 (even) Landridge Road

3, 7, 9, 13-19, 25 (odd) Rigault Road

2, 4, 12-16 (even) Rigault Road

Appendix IX The Class of Development to which Part III of the Direction applies is:

Class II(3) The painting of external walls, where these are of unpainted brickwork.

Appendix X Identification of properties to be included in Part III of the Direction

The properties to be included in Part III of the Direction are as follows:

2-6, 10-30 (even) Buer Road

1-25, 41-47, 51-59, 65, 79-89 (odd) Burlington Road

38 Burlington Road

1-18 Burlington Gardens, 3, 4 Jubilee Terrace, All Saints Primary School, Burlington Road

3-14, 16, 18, 20-23, 27, 29, 32-41, 45-54, 56-64, 66-70, 72, 73, 75, 77, 79, 81-84 Fulham Park Gardens

2, 3, 5-7, 10-12 Fulham Park Road

1, 3 Rose Villa, The Coach House, Landridge Road

2-6, 10-14, 18, 22-24 (even) Landridge Road

3-9, 13-35 (odd) Rigault Road

2-40 (even), Burlington Lodge, Rigault Road

136-190 (even) New Kings Road

Appendix XI

Letter to:

The Owner/Occupier

Dear Sir/Madam,

Town and Country Planning Act, 1971
Town and Country Planning General Development Order 1977/1981
Direction under Article 4(3b)
Fulham Park Gardens

On 1st October 1984 the Council's Planning Applications Executive Committee made an Article 4 Direction to control the following changes to certain properties in the Fulham Park Gardens Conservation Area.

- Changes of roof materials, i.e. from natural slate to alternative materials. The Council will allow the use of an artificial slate which has a similar acceptable appearance to natural slate, or the secondhand slate.
- The use of stone or alternative cladding on external walls.
- The painting of external walls, where these are of unpainted brick.

A list of the properties included in the Direction and details of the controls placed upon these properties is attached. Your property is included in this list and you should identify the controls concerned from this list. Should you wish to carry out any of the works covered by the new control(s) you will now need to apply for planning permission. The appropriate forms can be obtained from the above address.

The Council has decided to make the Direction in order to protect the character of the Conservation Area. The area was designated in 1981 because it was felt that it represented a higher than average quality of architecture and surroundings. The late Victorian and Edwardian buildings vary considerably in both size and detail, most having survived in original condition. The basic materials used are brick and slate. The new controls are intended to ensure that these materials are preserved, and the character and the quality of the Conservation Area retained.

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 S.W.1.

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

Enc.