

HAMMERSMITH GROVE (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:

- 39, 43, 47 to 51 (odd), 55 to 59 (odd), 181, 185, 187, 191, 195, 201 to 215 (odd) Hammersmith Grove

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

- Any enlargement, improvement or other alteration to the front elevation of the dwelling house.
- The erection or construction of a porch outside an external door of the dwelling house.
- The erection, construction, maintenance, improvement or alteration of a gate fence or wall or other means of enclosure in respect of the front elevation of the dwelling house.
- The painting of the exterior of the dwelling house, except windows, window frames, doors and door frames.
- The demolition or alteration of any part of the front elevation 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 (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES

26.3.02

Nos. 39, 43, 47 to 51, 55 to 59 (odd),
181, 185, 187, 191, 195, 201 to 215 (odd)

HAMMERSMITH GROVE W6.

WHEREAS the Council of the London Borough of Hammersmith and Fulham being the appropriate local planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, is satisfied that development of the description set out in the Schedule below should not be carried out on land shown edged red on the attached plans, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990,

AND WHEREAS the Council consider that development of the said description would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph 4 of article 5 of the Town and Country Planning (General Permitted Development) Order 1995 apply,

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 5(4), shall remain in force until September 25th, 2002 (being six months from the date of this Direction) and shall then expire unless it has been approved by the ~~Direction, they should be sent to the Secretary of State, Department of the Environment, Transport and the Regions.~~ First Secretary of State.

[Signature]

SCHEDULE

The classes of Development to which the Direction applies are:

B Any enlargement, improvement or other alteration of a dwelling house in respect of the front elevation being development within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

E Any building operation consisting of the erection or construction of a porch outside an external door of a dwelling house in respect of the front elevation, being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

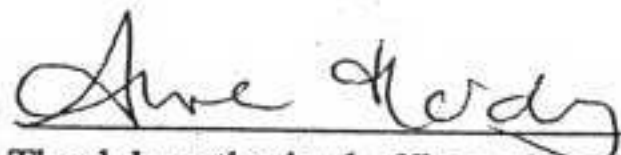
G Any building operation consisting of the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure in respect of the front elevation, being development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

K Any operation consisting of painting of the exterior of a dwelling house except windows, window frames, doors and door frames, being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

B Any building operation consisting of the demolition or alteration of any part of the front elevation of a dwelling house, being development comprised within Class A of Part 31 of Schedule 2 to the said Order and not being development comprised within any other Class.

Given under the Common Seal of the Council of the London Borough of Hammersmith and Fulham of Town Hall, King Street, Hammersmith, London W6 9JU this 26th day of March 2002

The Common Seal of the
LONDON BOROUGH of HAMMERSMITH
AND FULHAM was affixed to this Direction
in the presence of:


The duly authorised officer of the Council



Article 4 (1) Direction

Hammersmith Grove W6



GIS by ESRI (UK)



Scale : 1:1250

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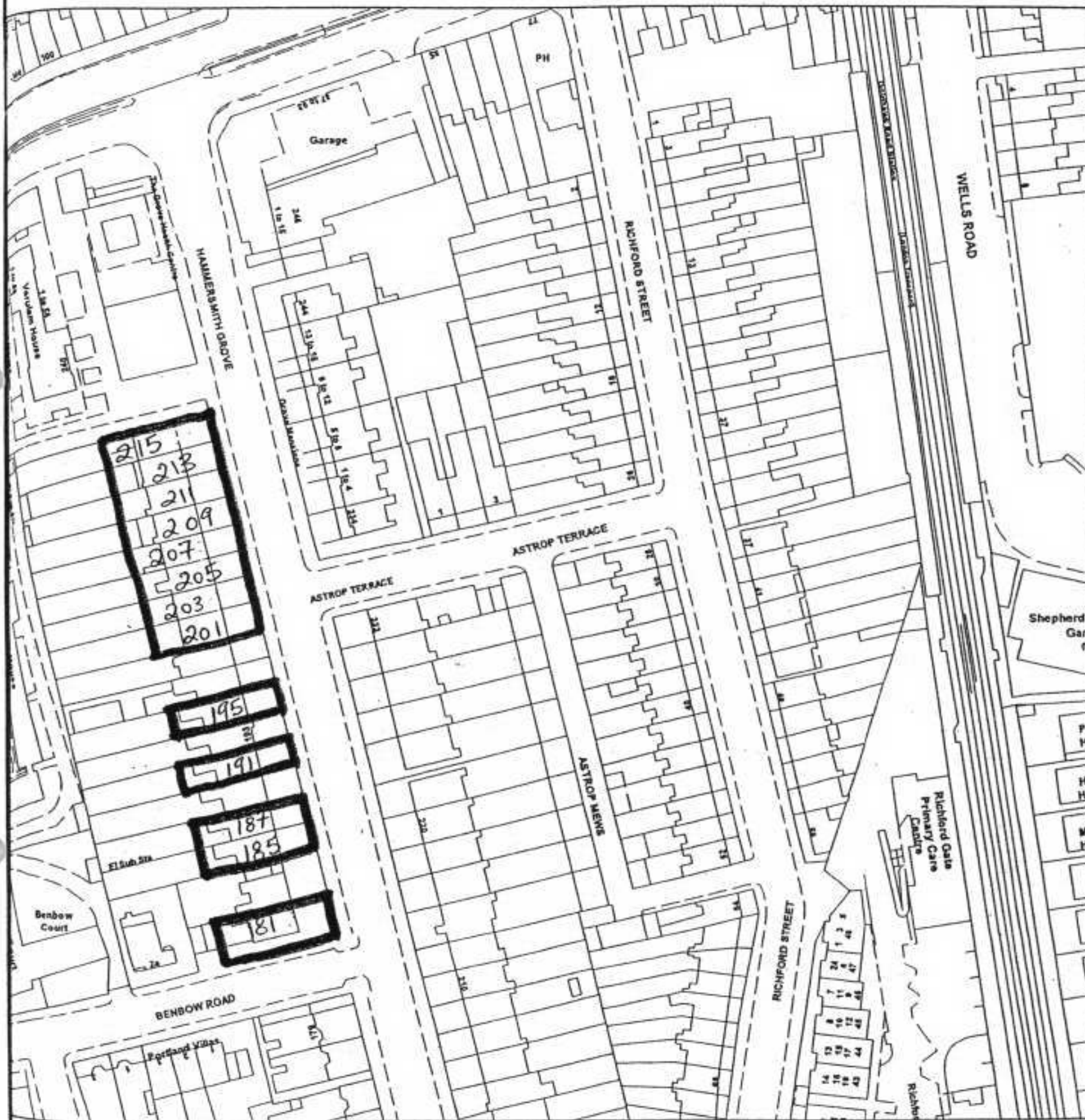
Organisation	LBHF
Department	Environment
Comments	Nos. 39, 43, 47 to 51, 55 to 59 (odd)
Date	25 March 2002
SLA Number	SLA 086398

Article 4 (1) Direction

Hammersmith Grove W6



GIS by ESRI (UK)



Scale : 1:1250 *AM*

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Organisation	LBHF
Department	Environment
Comments	Nos. 181, 185, 187, 191, 195, 201 to 215 (odd)
Date	25 March 2002
SLA Number	SLA 086398

DATED 26th March 2002

**THE LONDON BOROUGH OF
HAMMERSMITH AND FULHAM**

-and-

**TOWN AND COUNTRY
PLANNING (PERMITTED
DEVELOPMENT) ORDER 1995**

**DIRECTIONS MADE UNDER
ARTICLE 4(1) TO WHICH
ARTICLE 5(4) APPLIES**

Nos 39,43,47 to 51, 55 to 59 (odd),
181, 185, 187, 191, 195, 201 to 215
(odd)

HAMMERSMITH GROVE, W6

**M Cogher
Head of Legal Services
London Borough of Hammersmith
& Fulham
Town Hall
King Street
Hammersmith
London
W6 9JU**

**Ref: AGB/
Tel: 020 8753 2770**



GOVERNMENT OFFICE
FOR LONDON

Website:
<http://www.go-london.gov.uk/>

ENVIRONMENT DEPARTMENT	
17 SEP 2002	
PLANS & CASEWORK SOUTH	Initials
Room 220	
Riverwalk House	
157-161 Millbank	
LONDON SW1B 4RR	
Telephone: 020 7217 3456	
Direct Line: 020 7217 3118	
Fax: 020 7217 3471	
Email: jrowell@go-regions.gov.uk	

Ms M O'Doherty
Design and Conservation Environment Department
London Borough of Hammersmith and Fulham
Town Hall
King Street
LONDON W6 9JU

Your Ref: -

Our Ref:

LRP23/H5390/03

Date:

16 September 2002

Dear Madam

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995
DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES
39, 43, 47-51, 55-59 (ODD), AND 181, 185, 187, 191, 195, 201-215 (ODD),
HAMMERSMITH GROVE, LONDON W6**

I am directed by the First Secretary of State to refer to your letters of 8 and 29 April and 11 July 2002 and to return herewith one copy of the direction endorsed with his approval.

The Council is requested to notify the owners and occupiers of the land on whom this direction was served of the Secretary of State's approval of the direction and the effect of that approval.

Yours faithfully

ANDREW MELVILLE
Head of Planning

ENVIRONMENT DEPARTMENT

27 September 2002

The Owner/Occupier
Hammersmith Grove
London W6

**LONDON BOROUGH OF
HAMMERSMITH & FULHAM**

Town Hall, King Street
Hammersmith, London W6 9JU

WEB www.lbhf.gov.uk

TEL 020 8753 1084

FAX 020 8753 3418

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
Nos. 39, 43, 47 to 51, 55 to 59 (odd), 181, 185, 187, 191, 195, 201 to 215 (odd)
HAMMERSMITH GROVE W6

On 26 March 2002 the Council made an Article 4(1) Direction to which Article 5(4) applies, to control the following: enlargement, improvement or other alterations to the front elevation of a dwelling house; construction of a front porch; construction improvement, or alteration of a gate, wall or other means of enclosure in respect of the front boundary; painting of the front elevation of a dwelling house (except windows, window frames, doors and door frames); demolition of any part of the front elevation of a dwelling house for the following properties:

Nos. 39, 43, 47 to 51, 55 to 59 (odd), 181, 185, 187, 191, 195, 201 to 215 (odd)
Hammersmith Grove.

The Direction was approved by the First Secretary of State on 16 September 2002.

The Council has decided to make the Direction in order to protect the character and appearance of the locally listed houses on Hammersmith Grove, many of which retain original features such as: windows, decorative architectural features (including keystones, metal balconettes and bracketed hood mouldings above windows), entryways and boundary treatments (including piers, plinths, railings, boundary and dwarf walls). The dwelling houses within the terraces were designed to be viewed as a single composition, achieved by the repetitive arrangement of identical features on the buildings' front elevations. This new control is intended to safeguard the character and appearance of the terraces' front elevations and the Hammersmith Grove Conservation Area in general against unsympathetic alterations.

A copy of the formal notice is attached. Should you wish to carry out any alterations to your dwelling house's front elevation, you need to apply for planning permission. The appropriate forms can be obtained from the above address.

Yours faithfully

Stephen Moralee

Stephen Moralee
Head of Development Control



INVESTOR IN PEOPLE



ARTICLE 4(1) DIRECTION HAMMERSMITH GROVE W6

TOWN & COUNTRY PLANNING ACT 1990

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

STATEMENT OF REASONS

Description of the Area.

1.1 The properties included in the Direction form the west side of a residential street running in a north, south direction between King Street and Bath Road.

1.2 The properties at for Nos. 39, 43, 47 to 51, 55 to 59 (odd) Hammersmith Grove are part of early Victorian semi-detached villas. The houses are brown brick with channelled stucco on the ground floor, stucco string courses and quoins. The main part of the dwellings is three storeys but the front doors and staircases are contained within the four storey towers at the sides of the dwellings. Originally the front doors would have been unenclosed but some of the properties have later covered entrance porches extending over the steps. Each house has two rounded head windows on the second floor and a large splayed window on the first and ground floors. The first and second floor windows have decorative balconettes. Many of the properties have retained their original boundary treatments including a stucco boundary wall, which have a moulded coping, interlocking openwork circles, plinths and gate piers.

1.3 The property at Nos. 181 Hammersmith Grove is part of an early Victorian brown brick semi-detached villa. It has two storeys with a stuccoed semi-basement. The character of the house is in part defined by the design and proportions of the windows and the front door. The windows are Georgian in style and in proportion. The ground floor window is surmounted by bracketed pediments. The semi-basement window projects forward, which provides a small balcony at the ground level. The recessed front door is set within a simple stucco Tuscan porch.

1.4 The properties at Nos. 185, 187, 191, 195, 201 to 215 (odd) Hammersmith Grove are part of an early Victorian terrace. It was built as a symmetrical composition with a raised ground and first floor above a semi-basement. The semi-basements have light wells, which allow the majority of the large windows to be viewed from the street. The central houses within the terrace have projecting porches with rusticated pilasters with semi-circular openings adorned by keystones. The first floor windows retain their decorative balconettes. The terrace's character is largely based upon the uniformity of the key architectural and decorative features such as windows, doors, porches, decorative ironwork on the windows and the piers along the property boundary. All these features are important to preserve.

1.5 The properties included in the Direction are within the Hammersmith Grove Conservation Area and are on the Council's Register of Buildings of Merit within the Unitary Development Plan.

Grounds for Making the Direction.

2.1 There is a real and specific threat to the character and appearance of the houses in Hammersmith Grove, many of which retain their original windows, entryways and boundary treatments. These features on the buildings' front elevations create a uniform rhythm. A proposal has been submitted, as part of a planning application for the enlargement of the light well in the front garden at No. 201 Hammersmith Grove. Part of the proposal is to replace the existing basement window with a door, which does not require Planning Permission.

2.2 Replacing a window with a door and expanding the light well would completely change the original character of the dwelling house's façade. This terrace was designed to be viewed as a single composition, achieved by the repetitive arrangement of identical features for all the dwelling houses including windows, doors, boundary treatments and decorative features. As such altering such features would not only affect the character of the individual building but it would also be visually detrimental to the terrace and the street in general. Permitted development rights, which would: allow alterations to the windows and decorative architectural features; permit the removal or construction of front porches; allow painting of the façades and alteration to boundary treatments would pose a threat to the character of the conservation area and to these locally listed buildings. This exercise of permitted development rights would be prejudicial to the proper planning of the area, and would constitute a threat to the amenities of the area.

The Class of Development to which the Direction applies is:

Part 1, Class A, the enlargement, improvement or other alteration of a dwelling house in respect of the front elevation.

Part 1, Class D, the erection or construction of a porch outside an external door of a dwelling house in respect of the front elevation.

Part 2, Class A, the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure in respect of the front boundary.

Part 2, Class C, painting of the exterior of any dwelling house except windows, window frames, doors and door frames.

Part 31, Class A, any building operation consisting of the demolition of any part of the front elevation of a dwelling house.

Identification of the properties to be included in the Direction:

Nos. 39, 43, 47 to 51, 55 to 59 (odd), 181, 185, 187, 191, 195, 201 to 215 (odd)
Hammersmith Grove.