

HURLINGHAM 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 10 (even), 26 to 60 (even), 64 to 74 (even), 92 to 102 (even)
Hurlingham Road

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

- Any alteration to roof gables and dormers at the front of the dwelling house.

For more information please contact the Urban Design and Conservation Team on 020 8753 1081 or email: planning@lbhf.gov.uk

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH (HURLINGHAM NO.1)

TOWN AND COUNTRY PLANNING DIRECTION 1978

1.9.78

DIRECTION UNDER ARTICLE 4

of the

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS :-

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

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

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

2 THIS Direction may be cited as the London Borough
of Hammersmith (Hurlingham No.1) Town and Country Planning
Direction 1977

SCHEDULE I

The Properties included in this direction are:-

- (1) 2- 10 (Even) Hurlingham Road SW6
- (2) 26- 60 (Even) Hurlingham Road SW6
- (3) 64- 74 (Even) Hurlingham Road SW6
- (4) 92-102 (Even) Hurlingham Road SW6

being The Properties shown coloured black on the plan
annexed hereto

SCHEDULE II

F The classes of development to which this order applies
are all alterations to roofs gables and dormers at the
front of dwellinghouses being development included within
Class 1(1) of the First Schedule to the 1977 Development
Order AND NOT being development comprised within any
other class

Dated the

1st.

day of September

1978

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

LR510

J.S. MIKULICH .

Signed
(The Officer duly authorised on
behalf of the Council)

DATED

1st September

1978

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH
(HURLINGHAM NO.1)

TOWN AND COUNTRY PLANNING
DIRECTION 1978

DIRECTION UNDER ARTICLE 4

of the

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

302: CA/DDP
JSM/ES/VAC

Borough Solicitor
London Borough of Hammersmith
Hammersmith House
Black's Road
London W6

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH (HURLINGHAM NO.1)

TOWN AND COUNTRY PLANNING DIRECTION 1978

STATEMENT OF REASONS

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

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

3 This Statement gives the Council's reasons for making the Direction. It consists of the following:

Section 1 A description of the area covered by The Direction and of the character of the surroundings

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

Section 3 An account of the measures taken to let interested parties know of the proposed direction and of the results of these consultations

Section 4 A Summary

<u>Appendix A</u>	Identification of the Properties included in The Direction
<u>Appendix B</u>	The Classes of development included in The Direction
<u>Appendix C</u>	Details of Buildings of Architectural or Historic interest within the conservation area
<u>Appendix D</u>	Photographs

1.0 THE AREA

- 1.1 The properties to be included in the Direction are within the Hurlingham Conservation Area, the boundaries of which are shown on the map annexed hereto
- 1.2 The conservation area is centred on Hurlingham Park and the grounds of The Hurlingham Club
- 1.3 To the north of the park, the buildings in Hurlingham Road consist mainly of 3 storeyed red brick terraced houses and of 5 storeyed mansion blocks. The street also includes "The Vinyard", "Hurlingham Lodge" and "The Italian Villa"
- 1.4 To the west of the park are several blocks of luxury flats all built during this century. These enjoy fine communal gardens
- 1.5 Details of the Listed Buildings in the area are set out in Appendix C hereto
- 1.6 The Properties included in The Direction are shown coloured black on the aforementioned plan. Details of these properties are as follows:-

1.6.1 2-10 (Even) and 26-34 Hurlingham Road

2 storey plus grand attic storey terraced properties, circa 1900. Red brick surmounted by steeply pitched slates. Splayed bay windows and brick projecting porch with round arches at ground floor. At first floor French windows and doors leading to balconies over bay windows and porches. Wrought iron balustrades with geometrical motif to balconies. Attic storey with double dormers each framed by brickwork and surmounted by triangular brick pediment. Fine brickwork detailing throughout including curved string course above first floor windows cornice, key stone and corbelled party walls to roof. As number 2 projecting 3 storey brick tower with slate "chateau" roof. Unfortunate roof extension at number 32

1.6.2 36-48 Hurlingham Road

Tall, 3 storeyed red brick terrace circa 1880. Numbers 36-42 have splayed bay windows with stucco surrounds at ground and first floors. 44-48 have splayed bay windows at ground floor only with full width balcony at first floor with wrought iron balustrade. Pitched slate roofs. Stucco details include delicate brackets to first floor bay window cills and eaves cornice

1.6.3 50-60 Hurlingham Road

Balanced 3 storey red brick terrace circa 1890. Numbers 52-58 have pitched slate roofs whilst end houses have triangular gable facing street. Splayed bay windows at ground floor, unpretentious upper storeys. Georgian-style "improvements" to elevation of Number 50

1.6.4 64-74 Hurlingham Road

Three storey stock and red brick terrace with slated gabled roof. Splayed bay windows on ground floor, surmounted by tiled roofs. Brick arched porches at Nos. 68-78 with balconies above. All have decorative brickwork between ground and first floor on bay and on gable

1.6.5 92-102 Hurlingham Road

Two storey plus attic storey terrace circa 1890. Originally red brick but now rendered or painted at 96-102. Splayed bay windows at ground and first floor. Heavy arches over entrance doorways mounted on columns with still leaf capitals. Mansard roofs with dormers. Characteristic stucco work - little brackets supporting eaves. Dormers at 96 to 100 have been renewed in manner sympathetic to the terrace. Unfortunate modern replacement dormer at No.94. Remedial work appears to be required to dormers at 92 and 102

2.0 GROUNDS FOR THE DIRECTION

- 2.1 The Properties comprise six terraces on the north side of Hurlingham Road, punctuated by blocks of mansion flats and the detached Italian Villa and The Vineyard. Each terrace has a consistent character, although there may be variations in detail among its component houses
- 2.2 A particular feature of the terrace at 2-10,26-34 and 92-102 Hurlingham Road is the steeply pitched Mansard roof with containing brick-frames and pedimented dormer windows. In other terraces there is a balanced design of hipped roofs and gables

- 2.3 Inappropriate alterations or extensions to roofs, gables and dormers at the front of the properties would be most detrimental to the appearance of each individual house, the terrace in which it stands and to the general street scene
- 2.4 Planning Permission for the additional storey at No.32 was granted in 1965, several years before the conservation area was designated. Further extensions of this type would not be permitted

3.0 CONSULTATIONS

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

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

As you probably know, Hurlingham has been designated a Conservation Area. Some kinds of alterations to houses, which may be carried out without Planning Permission, could spoil the overall appearance of the area. Because of this, the Council is proposing to make a Direction which would mean that you would have to apply for planning permission for any changes you may wish to make to the roof at the front of your house, including changing the colour of exterior roofing materials.

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

If you would like any further information on conservation, please contact the Department of Development Planning, Town Hall, King Street W6".

- 3.2 The following reply was received from Mr Richard Spiegelberg, the occupier of 44 Hurlingham Road:-

"Thank you for your letter of November 22 concerning the proposed Direction under Article 4 in respect of alterations to roofs at the front of houses (Hurlingham No.1). The Council's proposal has my full support and I would hope that the Directive will come into force before any further damage is done to the appearance of houses in this area".

3.3 No other comments or observations regarding the Direction have been received

4.0 SUMMARY

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

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

Appendix A

The Properties included in The Direction are:-

- (1) 2- 10 (Even) Hurlingham Road London SW6
- (2) 26- 60 (Even) Hurlingham Road London SW6
- (3) 64- 74 (Even) Hurlingham Road London SW6
- (4) 920192 (Even) Hurlingham Road London SW6

being The Properties shown coloured black on the plan annexed hereto

Appendix B

The classes of development covered by The Direction are all alterations to roofs, gables and dormers at the front of dwellinghouses, being development included within Clause 1(1) of the First Schedule to the 1977 Development Order, and not being development comprised within any other class



LONDON BOROUGH OF HAMMERSMITH

A. J. Allen, LL.B. (Hons.)
Chief Executive

Director of Development Planning
Denis M. Browne, F.R.S.A., A.A.Dipl., R.I.B.A.,
A.R.I.A.S., Dipl.Dist.T.P., M.R.T.P.I.

DIRECTORATE OF
DEVELOPMENT PLANNING

Town Hall,
King Street,
London, W6 9JU

Tel.: 01-748 3020
Ext. 428

YOUR REF

WHEN TELEPHONING PLEASE ASK FOR

Miss C. Allen

OUR REF

CA/CV/4.7

22 NOV 1976

Dear Sir/Madam,

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

As you probably know, **Hurlingham** has been designated a Conservation Area. Some kinds of alterations to houses, which may be carried out without Planning Permission, could spoil the overall appearance of the area. Because of this, the Council is proposing to make a Direction which would mean that you would have to apply for planning permission for any changes you may wish to make to the roof at the front of your house, including changing the colour of exterior roofing materials.

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

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

Yours faithfully,

Director of Development Planning TB

SENT TO. NOS 2-10 (Even) 26-60 (Even)
64-74 (Even) 92-102 (Even)
Hurlingham Rd SW6

ON. 22. 11. 76.

The Owner/Occupier,
Hurlingham Road,
London. S.W.6.

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