

LAKESIDE, SINCLAIR, BLYTHE ROAD 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:

- 67 to 97 (odd), 70 to 148 (even) Addison Gardens

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.
- Any alteration or addition the roof of the dwelling house.
- Any alteration to the roof profile or roof covering materials of the dwelling house.
- Any erection or construction of a porch outside any external door of the dwelling house.
- Any alteration, insertion, enlargement or replacement to a gate, wall or fence of the dwelling house.
- Any demolition in whole or part of any gate or fence.
- Any painting of the exterior of the dwelling house, except doors and window frames.

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

DATE: 1 SEPTEMBER 2004

PLANNING APPLICATIONS COMMITTEE

MINOR OPERATIONAL

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SUBJECT

ARTICLE 4(1) DIRECTION -

LAKESIDE/SINCLAIR/BLYTHE ROAD

CONSERVATION AREA No. 1

(Nos. 67 to 97 & Nos. 70 to 148 ADDISON GARDENS)

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WARD/S

ADDISON

--

CONTRIBUTORS

Env.D

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SYNOPSIS

This report gives the reasons why the Committee is being asked to restrict the permitted development rights of the affected properties; in particular with regard to alterations to the elevations of the dwelling houses covering windows, doors and architectural features. Restrictions are also being proposed to altering the roofs, altering the chimneys, painting the exterior of the dwelling houses and alterations to the boundary treatments of the affected properties including the gates, walls and fences.

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RECOMMENDATION

The Committee approve the making of an Article 4(1) Direction in accordance with Article 5(4) of the Town and Country Planning (General Permitted Development) Order 1995, in relation to Lakeside/Sinclair/Blythe Road Conservation Area No. 1 (Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens, W14).

1. ISSUE REQUIRING DECISION

1.1 To approve an Article 4(1) Direction be made removing permitted development rights with regard to:

- (1) any enlargement, improvement or other alteration of the front elevation of a dwelling house located at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens. [Permitted development under Part 1 of the Town & Country Planning (General Permitted Development) Order 1995].
- (2) any enlargement of a dwelling house, consisting of an addition or alteration to its roof at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens. [Permitted development under Part 1 of the Town & Country Planning (General Permitted Development) Order 1995].
- (3) any alteration to the roof profile or roof covering materials of a dwelling house at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens. [Permitted development under Part 1 of the Town & Country Planning (General Permitted Development) Order 1995].
- (4) any erection or construction of a porch outside any external door of a dwelling house at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens. [Permitted development under Part 1 of the Town & Country Planning (General Permitted Development) Order 1995].
- (5) any alteration, insertion, enlargement or replacement to gates, walls or fences for the dwelling houses at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens. [Permitted development under Part 2 of the Town & Country Planning (General Permitted Development) Order 1995].
- (6) painting the exterior of a dwelling house excluding doors and window frames at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens. [Permitted development under Part 2 of the Town & Country Planning (General Permitted Development) Order 1995].

2. THE COUNCIL'S POLICIES AND OBJECTIVES

2.1 Policy EN2 of the Unitary Development Plan states; "Where appropriate, Article 4 Directions will be made, restricting development rights granted by the General Development Order".

3. BACKGROUND

3.1 The properties included in the Direction form the lower part of Addison Gardens between Blythe Road and Richmond Way. The properties, along with the surrounding area are included in the Lakeside/Sinclair/Blythe Road Conservation Area.

3.2 The properties included in the Direction date from the late 1890s and are remarkable for retaining almost entirely their original design and detail.

3.3 The three storey houses are of red brick with a bay window at first and second floor level and a large shaped gable with pediment. Most houses retain their original timber sliding sash windows, subdivided by glazing bars into small panes, some in stained glass. The properties have elaborate stucco architraves around the first and second floor windows and paired porches with arched heads and recessed front doors. Many houses retain their original timber front doors with stained glass panels. Roofs are steep and slate covered, although some have been recovered in modern tiles. The original boundary treatment consisting of a dwarf brick wall with coping has been retained at many of the properties. Nos. 67 to 97 and Nos. 70 to 148 each form a continuous terrace.

3.4 Under Section 5 (4) of the Town and Country Planning (General Permitted Development) Order 1995, the approval of the First Secretary of State is not required within a conservation area, where a Local Planning Authority makes an Article 4 Direction relating only to development permitted by any of Parts 1 to 4 or Part 31 of Schedule 2 if it is considered that the development would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area.

3.5 The Council is empowered to make a Direction under Section 5 (4) when there is a real and specific threat to the character of an area.

4. THE PURPOSE OF THE DIRECTION

4.1 There is a real and specific threat to the character and appearance of the houses in this part of Addison Gardens because alterations have already been made to the boundary treatments, front doors and windows of a small number of properties, which has adversely affected the special character of the dwelling houses. In addition the brick facades of some properties have been painted.

4.2 These houses were designed as high quality housing and are unusual in that they retain almost all of their original architectural features. Changing such features, which remain largely intact would not only affect the character of the individual buildings but it would also be visually detrimental to the individual terraces and the Conservation Area in general.

4.3 The owners of some properties have, in the past, sought to replace the timber windows of their houses with PVCU windows. This Direction would require the Council's consent before such changes could take place.

4.4 Permitted development rights, which would: allow alterations to the windows, doors and decorative architectural features; allow alterations to the roofs and chimneys; permit the construction of porches; allow painting of the exterior and alteration to boundary treatments would pose a threat to the character of the conservation area. 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.

5. STAFFING AND FINANCIAL IMPLICATIONS

5.1 There are no major financial, legal or staffing implications relating to making an Article 4 Direction. It may, however, lead to a small increase in planning applications. The Article 4 Direction will ensure that proposals to alter the character and appearance of the dwelling houses at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens can be suitably controlled.

6. DOCUMENTATION

6.1 A plan indicating the location of the properties, which it is proposed to make the subject of the Article 4 Direction, is attached.

6.2 Two photographs showing a typical property are attached.

7. RECOMMENDATION

7.1 For the reasons set out above, the Head of Legal Services should be instructed to issue an Article 4 Direction in accordance with Article 5(4) of the Town and Country Planning (General Permitted Development) Order 1995 in relation to the type of permitted development as follows;

Part 1, Class A	The enlargement, improvement or other alteration to the front elevation of a dwelling house.
Part 1, Class B	The enlargement of a dwelling house consisting of an addition or alteration to its roof
Part 1, Class C	Any other alteration to the roof including the roof covering material.
Part 1, Class D	The erection or construction of a porch outside any external door of a dwelling house.
Part 2, Class A	The alteration, insertion, enlargement or replacement of any gate, fence or wall in respect of the front boundary.
Part 2, Class C	Any alteration to a dwelling house by painting the exterior of the building, except windows, window frames, doors and door frames.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - BACKGROUND PAPERS

No.	Brief Description of Background Paper	Name/Ext. of holder of file/copy	Department/ Location
1.	Article 4 Direction File Lakeside/Sinclair/Blythe Road Conservation Area No. 1 (Nos. 67 to 97 & Nos. 70 to 148 Addison Gardens)	A. O'Neill Ext. 3318	EnvD/HTHX 3rd Floor

ARTICLE 4(1) DIRECTION – Nos. 67 to 97 and Nos. 70 to 148 ADDISON GARDENS, W14

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 lower part of Addison Gardens between Blythe Road and Richmond Way. Nos. 67 to 97 and Nos. 70 to 148 each form a continuous terrace.

1.2 The properties included in the Direction are three storey houses of red brick with a bay window at first and second floor level and a large shaped gable with pediment. The properties date from the late 1890s.

1.3 The properties are remarkable for retaining almost entirely their original design and detail. Most houses retain their original timber sliding sash windows, subdivided by glazing bars into small panes, some in stained glass. The properties have elaborate stucco architraves around the first and second floor windows and paired porches with arched heads and recessed front doors. Many houses retain their original timber doors with stained glass panels. Roofs are steep and slate covered, although some have been recovered in modern tiles. The original boundary treatment consisting of a dwarf brick wall with coping has been retained at many of the properties. It is important to preserve all of the features described above because they are important to the conservation area's special interest.

1.4 The properties included in the Direction are within the Lakeside/Sinclair/Blythe Road Conservation Area.

Grounds for Making the Direction

2.1 There is a real and specific threat to the character and appearance of the houses in this part of Addison Gardens because alterations have already been made to the boundary treatments, front doors and windows of a small number of properties, which has adversely affected the special character of the dwelling houses. In addition the brick facades of some properties have been painted.

2.2 These houses were designed as high quality housing and are unusual in that they retain almost all of their original architectural features. Changing such features, which remain largely intact would not only affect the character of the individual

buildings but it would also be visually detrimental to the individual terraces and the Conservation Area in general.

2.3 The owners of some properties have, in the past, sought to replace the timber windows of their houses with PVCU windows. This Direction would require the Council's consent before such changes could take place.

2.4 Permitted development rights, which would: allow alterations to the windows, doors, and decorative architectural features; allow alterations to the roofs and chimneys; permit the construction of porches; allow painting of the exterior and allow alteration to boundary treatments would pose a threat to the character of the conservation area. 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 to the front and rear elevations of a dwelling house.

Part 1, Class B, the enlargement of a dwelling house consisting of an addition or alteration to its roof.

Part 1, Class C, any other alterations to the roof of a dwelling house.

Part 1, Class D, the erection or construction of a porch outside any external door of a dwelling house.

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

Part 2, Class C, the painting of the exterior of any building or work.

Identification of the properties to be included in the Direction:

Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens, W14

ENVIRONMENT DEPARTMENT

27 October 2004

The Occupier/Owner,
Addison Gardens,
London,
W14.



**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

When telephoning please ask for
Adam O'Neill ext. 3318

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

A recent design appraisal of the dwelling houses at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens revealed that many original features remain intact. The dwellings were built in the late 1890s and are remarkable for retaining almost their entire original design and detail. Recognising the special character of these properties, on 11 October 2004 the London Borough of Hammersmith and Fulham Council made an Article 4 Direction. The Direction is intended to protect the appearance and original features of the dwelling houses in this part of Addison Gardens and the character of the Lakeside/Sinclair/Blythe Road Conservation Area in general. Specifically, the Direction controls the following:

- enlargement, improvement or other alterations to the front elevation of a dwelling house,
- enlargement consisting of any alterations to the roof of a dwelling house,
- alteration of the roof profile or roof covering materials of a dwelling house (including chimneys),
- construction of a porch outside any external door of a dwelling house,
- construction, improvement or alteration to any fence or gate of a dwelling house,
- painting of the exterior of a dwelling house (except windows, window frames, doors and door frames).

The Direction applies to those dwelling houses in the lower part of Addison Gardens, being Nos. 67 to 97 inclusive and Nos. 70 to 148 inclusive. Should you wish to carry out any of the alterations described above to your dwelling house, you need to apply for planning permission. The appropriate forms can be obtained from the above address. The Direction took effect immediately, if you have any comments these should be sent to me at the address above, within 21 days.

I enclose a copy of the Article 4 Direction for your information.

Yours faithfully

Adam O'Neill
Planning Officer, Design and Conservation Team



INVESTOR IN PEOPLE



2002-2003
Improving Urban Green Spaces
2003-2004
Street and Highway Works

ENVIRONMENT DEPARTMENT

15 April 2005

The Occupier/Owner,
Addison Gardens,
London,
W14.

**LONDON BOROUGH OF
HAMMERSMITH & FULHAM**

Town Hall, King Street
Hammersmith, London W6 9JU

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Adam O'Neill ext. 3318

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

A recent design appraisal of the dwelling houses at Nos. 67 to 97 and Nos. 70 to 148 Addison Gardens revealed that many original features remain intact. The dwellings were built in the late 1890s and are remarkable for retaining almost their entire original design and detail. Recognising the special character of these properties, on 11 October 2004 the London Borough of Hammersmith and Fulham Council made an Article 4 Direction, which was confirmed by the Secretary of State on 8 April 2005 subject to a minor amendment, giving it permanent effect. The Direction is intended to protect the appearance and original features of the dwelling houses in this part of Addison Gardens and the character of the Lakeside/Sinclair/Blythe Road Conservation Area in general.

Specifically, the Direction controls the following:

- enlargement, improvement or other alterations to the front elevation of a dwelling house,
- enlargement consisting of any alterations to the roof of a dwelling house,
- alteration of the roof profile or roof covering materials of a dwelling house (including chimneys),
- construction of a porch outside any external door of a dwelling house,
- construction, improvement or alteration to any fence or gate of a dwelling house,
- painting of the exterior of a dwelling house (except windows, window frames, doors and door frames, gutters, downpipes, soil pipes and stone dressings).

The Direction applies to those dwelling houses in the lower part of Addison Gardens, being Nos. 67 to 97 inclusive and Nos. 70 to 148 inclusive. Should you wish to carry out any of the alterations described above to your dwelling house, you need to apply for planning permission. The appropriate forms can be obtained from Planning Enquiries, telephone no. 020 8753 1083. I enclose a copy of the approved Article 4 Direction for your information.

Yours faithfully

A. O'Neill

Adam O'Neill
Planning Officer, Design and Conservation Team



INVESTOR IN PEOPLE



2002-2003
Improving Urban Green Spaces
2003-2004
Street and Highway Works



GOVERNMENT OFFICE
FOR LONDON

ENVIRONMENT DEPARTMENT
Rec'd 11 APR 2005

2/4

Mr A. O'Neil
Planning Officer
London Borough of Hammersmith and Fulham
Town Hall,
King Street,
Hammersmith
London W6 9JU

Plans and Casework South
West London
9th Floor
Riverwalk House
157-161 Millbank
London SW1P 4RR

Tel: 020 7217 3079
Fax: 020 7217 3517
Date: 8 April 2005

Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995
DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES
NOS 67 to 97 and NOS 70 to 148 ADDISON GARDENS, W14 (LB HAMMERSMITH AND
FULHAM)**

1. I am directed by the First Secretary of State to refer to your letter of 28 October 2004 and to return herewith one copy of the direction modified and endorsed with his approval.
2. The Direction has been modified to exclude the withdrawal of permitted development rights granted by Class C of Part 2 of Schedule 2 of the Order for any alteration to a dwelling house by painting of the exterior of the dwelling house involving windows, window frames, doors, door frames, gutters, downpipes, soil pipes, and stone dressings (including window mullions, lintels and porch arches).
3. The Council's attention is drawn to the provisions of article 5(11) of the General Development Order, which relates to serving notice of the Secretary of State's approval of the direction and the effect of that approval.

Yours faithfully

John Pierce
Central Casework and Co-ordination



INVESTOR IN PEOPLE

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

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

Nos. 67 to 97 and Nos. 70 to 148 ADDISON GARDENS, W14

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, are 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 to 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 11th March 2005 (being six months from the date of this Direction) and shall then expire unless it has been approved by the First Secretary of State.

11 APRIL

SCHEDULE

The classes of Development to which the Direction applies are:

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.

Any enlargement of a dwelling house consisting of an addition or alteration to its roof, being development within Class B of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

Any alteration to the roof profile or roof covering materials of a dwelling house, being development within Class C of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

The erection or construction of a porch outside any external door of a dwelling house, being development within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

Any building operation consisting of the erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure in respect of the front boundary, 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.

Any alteration to a dwelling house by 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. *gutters, downpipes, the pipes and stone dress (including window mullions, lintels and porch arches)*

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 11th day of October 2004.

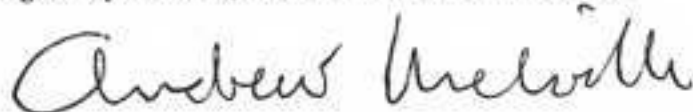
The Common Seal of the
LONDON BOROUGH OF HAMMERSMITH
AND FULHAM was affixed to this Direction
in the presence of



The duly authorised officer of the Council

The First Secretary of State hereby approves the foregoing direction subject to the modifications shown in red ink.

Signed by authority of the First Secretary of State



Head of Planning
Government Office for London
8 APRIL 2005



Seal No. 12/...682...

DATED 11th October 2004

**THE LONDON BOROUGH OF
HAMMERSMITH AND FULHAM**

-and-

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

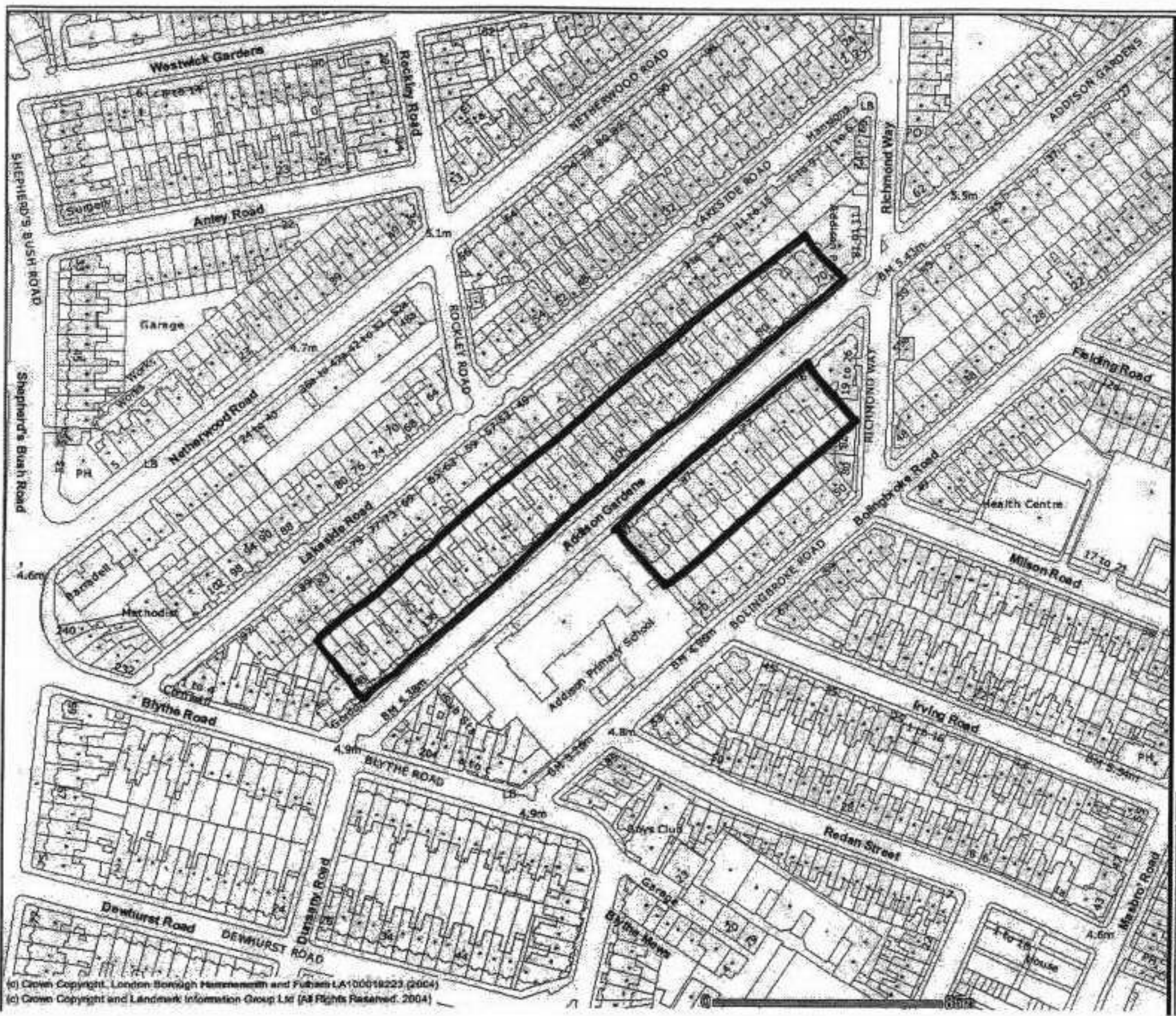
**DIRECTIONS MADE UNDER
ARTICLE 4(1) TO WHICH
ARTICLE 5(4) APPLIES**

**Nos. 67 to 97 and Nos. 70 to 148
ADDISION GARDENS, W14**

**Michael Cogher
Head of Legal Services
London Borough of Hammersmith
and Fulham
Town Hall, King Street
Hammersmith
London W6 9JU**

Ref.: CS/E31.14

Ames Street



Article 4(1) Direction
Lakeside/Sinclair/Blythe
Road Conservation Area
No. 1

Nos. 67 to 97 & Nos. 70 to
148 Addison Gardens

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