

PARSONS GREEN (NO. 2) 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:

- 1 to 18 (consec) Blake Gardens
- 20 to 27 (consec) Favart Road
- 13A, 14 to 20 (consec) Musgrave Crescent
- 1 to 23 (odd), 2 to 14 (even) Tyrawley 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 the roof and gable 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

DIRECTION UNDER ARTICLE 4

of the

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS:-

- (i) The Mayor Aldermen 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 Parsons Green 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 (Parsons Green No. 2) Town and Country Planning
Direction 1978

SCHEDULE I

The Properties included in this direction are:-

1. Numbers 1-8 and 9-18 (Consecutive) Blake Gardens, S.W.6.
2. Numbers 1-23 (Odd) and 2-14 (Even) Tyrawley Road, S.W.6.
3. Numbers 13(a) and 14-20 (Consecutive) Musgrave Crescent
S.W.6.
4. Numbers 20-27 (Consecutive) Favart Road, S.W.6.

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 and gables at 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

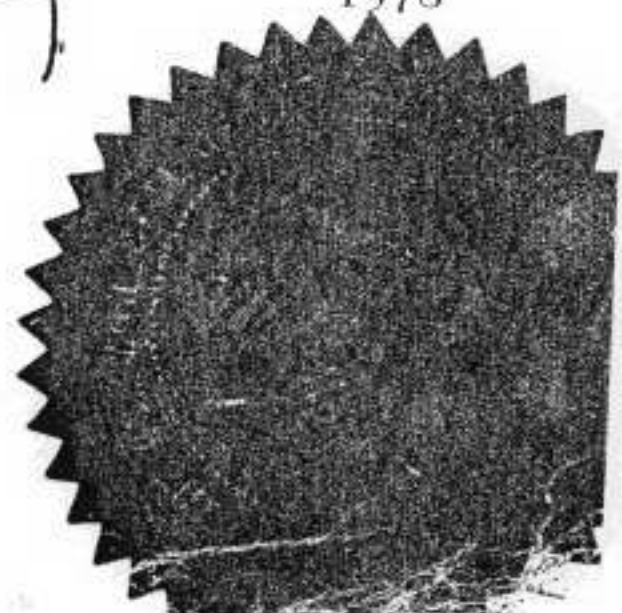
Dated the 20th day of July 1978

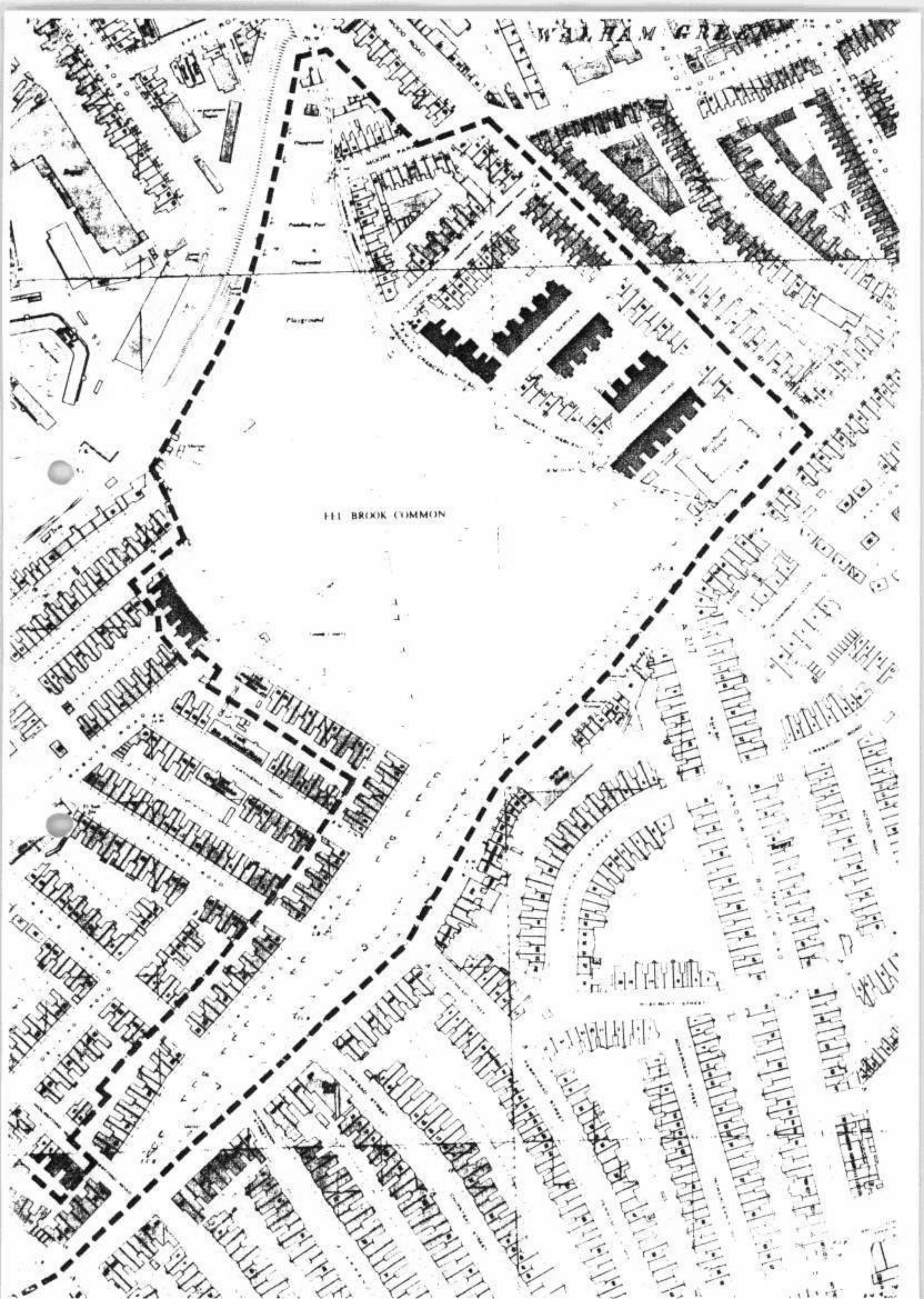
THE COMMON SEAL of THE MAYOR
ALDERMEN AND BURGESSES OF THE
LONDON BOROUGH OF HAMMERSMITH
was hereunto affixed in the
presence of:-

A Howard

Assistant

Borough Solicitor







Department of the Environment

2 Marsham Street London SW1 P 3EB

Direct line 01-212

Switchboard 01-212 3434

The Director of Development Planning
London Borough of Hammersmith
Town Hall
King Street
London
W6 9JU

Your reference
CA/GMM/4.7
Our reference
GLP/5014/19/6
Date
16 November 1978

Sir

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1973 TO 1977
LONDON BOROUGH OF HAMMERSMITH (PARSONS GREEN NO 2)
ARTICLE 4 DIRECTION 1978

1. I am directed by the Secretary of State for the Environment to refer to your letter of 27 January 1978 and to return herewith one copy of the Direction endorsed with his approval.

2. No modifications have been made to the Direction. However, with regard to clause 1, it is felt that this could be misinterpreted as being merely a notice of intention to make a Direction. In any future cases therefore it is suggested that the Council might consider a form of words which specifically says that the Council "HEREBY DIRECTS" etc.

3. The Council's attention is drawn to the provisions of article 4(5) and 4(6) of the General Development Order which relate to the publication or service of notice of the Direction.

I am Sir
Your obedient Servant

D W Woodward

D W WOODWARD

ENC



ADP 4/1	EAR 2/1
PO/BP 4/3	
PO/AAP 4/5	
(18)	
① PO/AP 4/7	
PO/PR 3/7	
REPLY BY:	
24/11/78	

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH (PARSONS GREEN NO. 2)

TOWN AND COUNTRY PLANNING DIRECTION 1978

Copy / STATEMENT OF REASONS

1. The Mayor Aldermen 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 (Parsons Green No. 2) Town and Country Planning Direction 1978 ("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 give 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

Appendix A

Identification of the Properties included in The Direction

Appendix B

The Classes of development included in The Direction

Appendix C

Details of Buildings of Architectural or Historic interest within the conservation area

Appendix D

Photographs

1.0

THE AREA

1.1

The properties to be included in the Direction are within the Parsons Green Conservation Area, the boundaries of which are shown on the map annexed hereto

1.2

The conservation area surrounds the two separate open spaces of Parsons Green and Eel Brook Common. There is a most attractive avenue of plane trees on the Kings Road frontage of Eel Brook Common. Parsons Green is also flanked by trees.

1.3

In the eastern part and overlooking Eel Brook Common, most properties are residential, and are mainly two and three-storey mid-Victorian terraces with stucco details, or later two-storey terraces with bay windows surmounted by hipped gables.

The buildings facing Parsons Green are more diverse in style and use, and include Lady Margaret School, a group of eighteenth and nineteenth century buildings; a child-health centre built in the 1930's; the White Horse Public House, partly Victorian Gothic; new four-storey office buildings, used as the headquarters of the Boys' and Girls' Brigades.

The residential buildings are mainly three-storeys, and many contain flats. Nos. 20-30 form a notable unspoilt late-Victorian terrace of red brick, with terra cotta details, wrought iron balconies, and pedimented front doors.

1.4

Details of the Listed Buildings in the area are set out in Appendix C hereto.

1.5 The Properties included in the Direction are shown coloured black on the aforementioned map. They comprise the following groups:-

1.5.1 1-8 and 9-18 (Consecutive) Blake Gardens, S.W.6.

Two-storey brick terraces with bay windows surmounted by hipped roofs. Brick arches to windows. Stucco mouldings. Iron work to balcony above arched entrance.

1.5.2 1-23 (Odd) and 2-14 (Even) Tyrawley Road, S.W.6.

Two-storey mainly painted brick terrace. Stucco surrounds to bay windows with stiff leaf moulding. Stucco scrolls at eaves. Slated hipped roofs above bay windows. Moulded door canopy with metal balustrade above.

1.5.3 13(a) and 14-20 Musgrave Crescent, S.W.6.

Two-storey red brick terrace of varied design. Bay windows surmounted by hipped roofs. All constructed circa end of 19th century.

1.5.4 20-27 Favart Road, S.W.6.

Part of terrace comprising 19-28 Favart Road. Two-storey stock brick with bay windows surmounted by hipped roofs. Brick and stucco arches, stucco decoration below eaves.

2.0 GROUNDS FOR THE DIRECTION

2.1 The Properties comprise six terraces, each along a continuous frontage. Favart Road and Musgrave Crescent overlook Eel Brook Common. Within each terrace the houses are of uniform design. A particular feature of The Properties are the two-storey bay windows capped by hipped roofs. The effect is one of particular visual harmony.

2.2 Alterations or extensions to roofs at the front of The Properties would be most detrimental both to the appearance of each particular house, the terrace within which it stands and to the general street scheme.

2.3 It would be difficult to accommodate satisfactory roof extensions and retain the existing hipped roofs. This is demonstrated at Nos. 19 and 28 Favart Road where an extension has been allowed which is totally out of keeping with scale and proportions of the neighbouring houses.

3.0 CONSULTATIONS

3.1 On 23rd 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 ALTERATION TO ROOFS AT THE FRONT OF HOUSES. (PARSONS GREEN NO. 2)

As you probably know, Parsons Green has been designated a Conservation Area. Some kinds of alterations to house 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."

3.2 The following replies were received to this letter:-

3.2.1 From Mr. B.C. Heywood, the occupier of 14 Blake Gardens:-

"I do think you should bear in mind the needs of the people living in the houses and to the shortage of houses which we are all told exists.

Alterations to the roofs of houses generally means that accommodation is being improved and therefore I object strongly to increasing the difficulties of improving my house.

I would support a rule concerning increasing the overall height of the top of the roof but I do think we should be free to do what we like below this existing level."

3.2.2 From Mrs. L.C. Dennelly the occupier of 12 Blake Gardens:-

"Re: Alterations to Roofs (Parsons Green No. 1)

Thank you for your letter of 23.11.76. My husband and I fully approve of the proposed Direction. In fact, we believe it should apply to roofs at the backs of houses also. Perhaps, we should then have been saved from the "eyesore" extensions on the rear roofs of the house at No. 15 Kempson Road and the house on the corner of Blake Gardens and Musgrave Crescent!"

3.3 No other replies were received to the letter.

4.0 SUMMARY

4.1 For the reasons before outline 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 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. 1-8 and 9-18 (Consecutive) Blake Gardens, S.W.6.
2. 1-23 (Odd) and 2-14 (Even) Tyrawley Road, S.W.6.
3. 13a and 14-20 (Consecutive) Musgrave Crescent, S.W.6.
4. 20-27 (Consecutive) Favart Road, S.W.6.

being The Properties shown coloured black on the plans annexed hereto

DATED

20th mo

1978

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH
(PARSONS GREEN NO. 1)

TOWN AND COUNTRY PLANNING
DIRECTION 1978

6019/

STATEMENT OF REASONS

Ref: BS/JSM
DDP/CA

Borough Solicitor
London Borough of
Hammersmith
Hammersmith House
Black's Road
Hammersmith W.6.