

## **PARSONS GREEN (NO. 3) 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:

- 31 to 57 (odd) Basuto Road

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

- The enlargement, improvement or other alteration to the roof (including roof materials or coverings) and gable, at the front of the property.

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

TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 to 1981  
ARTICLE 4 (3) (6) (31 - 57 BASUTO ROAD)

ARTICLE 4 (3) (6) (31 - 57 BASUTO ROAD)

24.6.86

1. WHEREAS the Council of the London Borough of Hammersmith and Fulham (hereinafter referred to as "the Council") being the local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Orders 1977 to 1981 (hereinafter referred to as "the Development Orders") are satisfied that it is expedient that development of the description(s) set out in the First Schedule hereto should not be carried out on the land described in the Second Schedule hereto unless permission therefor is granted on application made under the Development Orders

2. AND WHEREAS the Council are further of the opinion that development of the description(s) set out in the First Schedule hereto 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 3(b) of the said Article 4 should apply to this Direction

3. NOW THEREFORE the Council in pursuance of the powers conferred upon them by Article 4 of the Development Orders hereby direct that the permission granted by Article 3 of the Development Orders shall not apply to development of the description set out in the First Schedule hereto on the land described in the Second Schedule hereto

4. THIS DIRECTION is made in pursuance of the provisions of paragraph 3(b) of Article 4 of the Development Orders and shall remain in force until                      day of December 1986 (being six

months from the date of this Direction) and will then expire unless it has been approved by the Secretary of State for the Environment before that date

5. THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham (31 - 57 (odd inclusive) Basuto Road)(No. 1) Town and Country Planning Direction 1986

#### THE FIRST SCHEDULE

The class of development to which this Direction applies is:

F the enlargement, improvement or other alteration to the roofs (including roof materials or coverings) and gables at the front of the properties set out in the Second Schedule hereto being development comprised within Class I(i) referred to in Schedule 1 to the Development Orders and not being development comprised within any other class

#### THE SECOND SCHEDULE

The land subject to this Direction is as follows :-

The dwellinghouses situate at and known as 31-57 (odd inclusive) Basuto Road, Fulham, London SW6 being the properties within the land shown edged red on the plan annexed hereto

THE COMMON SEAL OF THE COUNCIL )  
OF THE LONDON BOROUGH OF )  
HAMMERSMITH AND FULHAM was )  
hereunto affixed this )  
day of 1986 )  
in the presence of:- )

..... *Al O'Brien* .....  
The Officer duly authorised for  
this purpose

P05AAI





London Borough of Hammersmith  
and Fulham (31-57 Basuto Road (odd inclusive  
only)

Town & Country Planning  
Direction 1986

The Common Seal of the Council  
and Burgesses of the London  
Borough of Hammersmith and  
Fulham was hereunto affixed  
this \_\_\_\_\_ day of \_\_\_\_\_  
1986, in the presence of:-

*He G. H. H.*

(The Officer duly authorised  
on behalf of the Council)  
ARTICLE 4 DIRECTION 1977/81

e Basuto Road

conservation

31-57 odd BASUTO ROAD

Keith G. Jones ARICS  
Dip TP, MRTP

Director of Development Planning

Town Hall Extension

King Street London W6 9JU

Telephone 01 246 3020

London Borough of Hammersmith & Fulham

Dr of Eng. Rep.

Dr of Eng. Rep.

Dr of Eng. Rep.

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TOWN AND COUNTRY PLANNING ACT  
1971

TOWN AND COUNTRY PLANNING  
GENERAL DEVELOPMENT ORDERS  
1977 to 1981

THE LONDON BOROUGH OF  
HAMMERSMITH AND FULHAM  
(31-57 (odd inclusive) Basuto  
Road) (No. 1)

TOWN AND COUNTRY PLANNING  
DIRECTION 1986

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DIRECTION UNDER ARTICLE  
4(3)(6)

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C.T. Mahoney  
Borough Solicitor  
255 Vencourt Hse  
Hammersmith  
London W6

Ref. BB  
P05AAI

**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 3318)

Our ref: DGE/CV/Pt 4.9

Your ref:

Date: 23 DEC 1986

The Owner/Occupier

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977-81  
DIRECTION UNDER ARTICLE 4 (BASUTO ROAD)

I refer to the letter from the Borough Solicitor dated 24th June 1986 which notified you of the above Article 4 Direction. I am now writing to inform you that the Secretary of State for the Environment approved the Direction, without modification, on the 11th December 1986. The Direction now becomes permanent.

I would like to remind you that planning permission will be required prior to undertaking any of the following form of development:

Any alteration to the appearance of the front roof of your property.

Should you have any queries regarding the Direction please write to the above address or contact Mr. D.G. Eke on 748 3020 X 3318.

Yours faithfully,



DIRECTOR OF DEVELOPMENT PLANNING

BMC.



Department of the Environment  
Greater London Regional Office  
Millbank Tower 21-24 Millbank  
London SW1P 4QU

Telephone 01-211 3000  
Direct Line 01-211 3297

The Director of Development  
Planning  
London Borough of Hammersmith  
and Fulham  
Vencourt House  
255 King Street  
Hammersmith W6 9HP

Your reference  
BB/MT

Our reference  
GLP/5014/19/36

Date  
11<sup>th</sup> December 1986

Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS  
ORDERS 1977 TO 1985  
THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM  
(31-57 (ODD) BASUTO ROAD SW6)  
DIRECTION UNDER ARTICLE 4(3)b

1. I am directed by the Secretary of State for the Environment to refer to your letter dated 24 June 1986 and to return herewith one copy of the Direction endorsed with his approval.

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

I am Sir  
Your obedient Servant

M M BADCOCK

TOWN & COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-81

LONDON BOROUGH OF HAMMERSMITH AND FULHAM

BASUTO ROAD 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
2. An explanation of the grounds on which the Council considers that the Direction is needed.
3. Survey of Properties
4. An account of the measures taken to inform interested persons of the Council's decision to make a Direction
5. Summary

The following appendices are attached to this statement:

Appendix I Identification of the properties subject to the Direction (Plan)

Appendix II Letters of objection to the proposed development of 39 Basuto Road, refused by committee 17th June 1986

Appendix III Changes observed to 31-57 (odd) Basuto Road

Appendix IV Photographs of numbers 31-57 (odd) Basuto Road

Appendix V Letter of notification to the properties concerned

BASUTO ROAD (31-57 odd)

ARTICLE 4 DIRECTION

STATEMENT OF REASONS

1. THE AREA

1.1 The properties which are the subject of this Direction (Appendix 1) are a two storey late Victorian residential terrace, built for single family occupation in Fulham. They were constructed of Gault brick, with slate pitched roofs, punctuated by low external party walls. Each had a brick - built two storey bay surmounted by a shallow cap, topped by an ornate wooden finial. There is a considerable degree of ornamentation, both in the form of contrasting dark yellow brick string courses and cast cement motifs. All windows were wooden vertically hung sash. Doors were originally heavy wood panelled, with plain lights set above.

1.2 There are no existing Article 4 Directions applying to the terrace, or any other form of additional restriction upon development. It should however be noted, that the terrace abuts Parsons Green Conservation Area [declared 1975]. The adjacent terrace 20-27 (consec) Favart Road, which is the same design as 31-57 Basuto Road, was made the subject of an Article 4 Direction (confirmed 16.11.78) controlling the enlargement, improvement, or other alterations to roofs and gables at the front of the terrace.

1.3 A further Direction in the adjacent Campana Road was confirmed on 24.2.77 to bring under control gates, walls and fences and the construction of means of access to the highway at the rear of numbers 19-65 (odd). Both Directions were made to control development, which could be detrimental to the character of the properties in question.

2. GROUND'S FOR MAKING THE DIRECTION

- 2.1 On the 17th June 1986, the Council's Planning Applications Sub-Committee considered an application re: 39 Basuto Road, for the following development:-  
The replacement of the existing mono-pitched back addition roof at second floor level with a further floor to be formed by vertically extending the existing brickwork and bringing a mansard roof over. It also involved the erection of a conservatory at ground floor level, along side of the original back addition.
- 2.2 The application was refused on the grounds, that it would result in an over-dominant back addition detrimental to the amenities of adjoining and surrounding properties, by reason of its size and design, thereby resulting in the loss of the intrinsic character and scale of the terrace.
- 2.3 There were a number of objections from local residents; copies of the four letters and a petition signed by 14 people at 11 separate addresses, are attached as Appendix II. All were concerned with the visual effect of the development and the potential change which could result in other properties citing or following number 39 as a precedent.
- 2.4 The applicant re 39 had made verbal statements to Council officers prior to the committee meeting, that should the application be refused, then he would seek to erect a front and rear roof extension on the main building as permitted development in order to obtain additional space.
- 2.5 Changes in the Council's policy published in the Borough's Local Plan (February 1985; paragraph 19.18) now at the inspector's report stage, states;

"Front roof extensions either of a vertical or mansard design which extend across the roof of a 2-storey property with or without semi-basement in a terrace with a uniform roof line will normally be unacceptable. The insertion of dormer windows or velux roof lights in the front roof slope may be allowed if they are compatible with the street scene."

2.6 Paragraph 19.20 of the same document states "The Council has produced and will produce detailed guidelines for roof extensions both generally and for specific areas of the Borough".

2.7 In accordance with the policy stated above, a Borough-wide survey of residential properties was undertaken in the latter half of 1985, to establish the precise location and forms of existing front roof extensions. The information is being processed to resolve specific design guidelines and determine where permitted development rights may need to be brought within planning controls, to secure satisfactory sympathetic appearances.

2.8 In view of the potential detrimental effect of a front roof extension at number 39 or other properties in the terrace, the Council resolved to make a Direction to protect the relatively unspoilt roof line of the terrace. The Council is conscious of the residents' concern (para. 2.3) and it is felt that support would be forthcoming in the event of such a Direction being made to protect appearance of the front of the terrace. In view of the apparent immediacy of the threat, the Council feels that a "Spot Direction" is justified.

### 3. SURVEY

3.1 A survey has been completed to establish the changes to, or loss of original detail from the facade of the

terrace. A full description is contained in Appendix III. It should be noted that number 39 Basuto Road is one of four houses which has had no alterations.

3.2 The most profound change in the street has been rendering or painting the facade, concealing much of the finer detail. This has occurred on seven of the fourteen houses.

3.3 Changes to the roofs are limited to the removal of four caps from bays, and the re-roofing of four with interlocking concrete tiles. Artificial slate has been adopted on two more houses in the terrace, a practice which has been accepted elsewhere in the Borough, where such changes are covered by Article 4 Directions.

#### 4. NOTIFICATION OF RESIDENTS

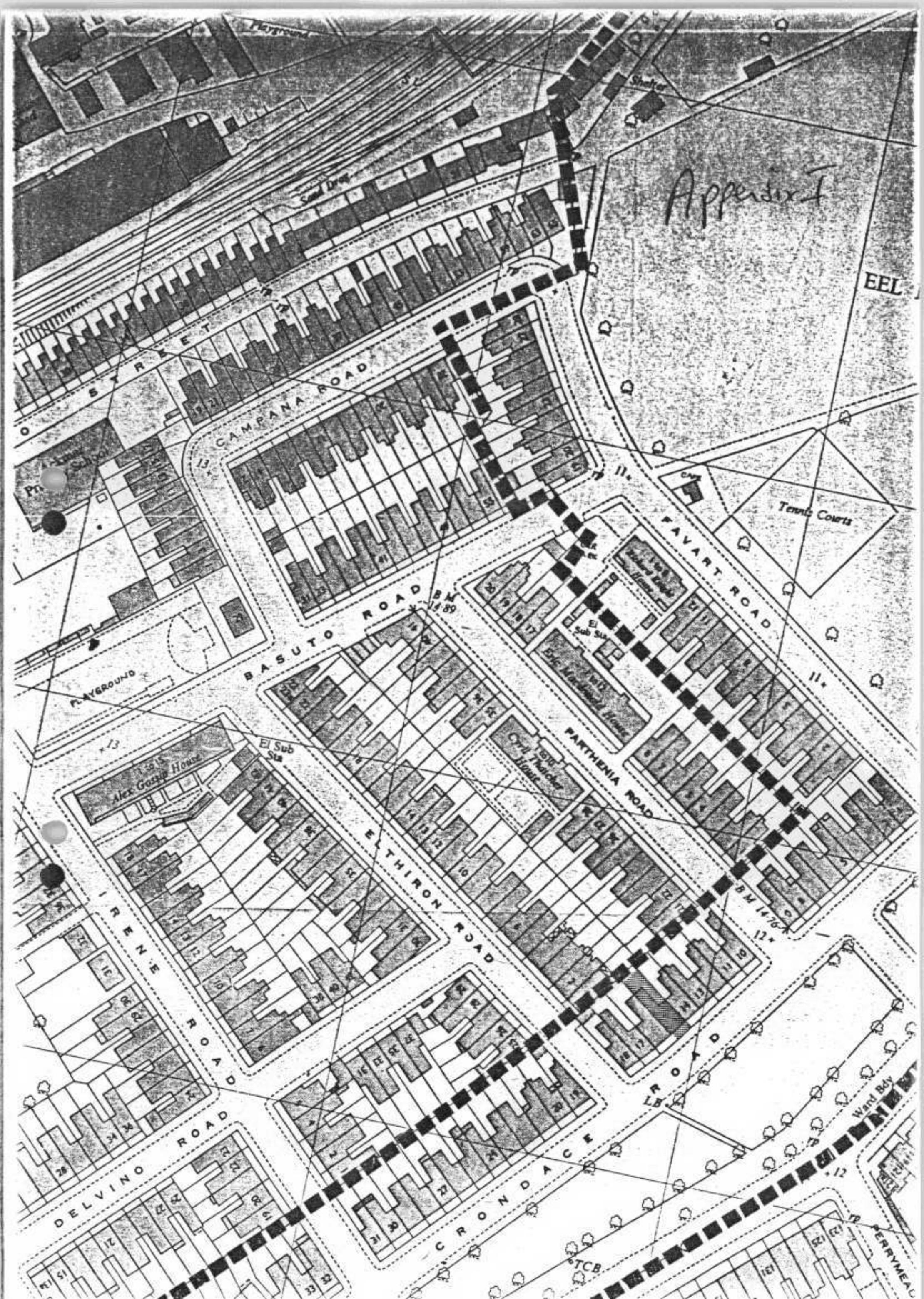
4.1 On the 17th June 1986 the Council's Planning Applications Sub-Committee resolved to make a Direction under Article 4(3)b) the enlargement, improvement or other alteration to the roofs (including roof materials or coverings) and gables at the front of the terrace 31-57 (odd) Basuto Road.

4.2 All properties are at present in single family occupation and in view of their size, design and location, it is probable that this situation will continue.

4.3 A letter notifying the owners/occupiers of the Direction and explaining the effect of the new controls (Appendix V) was delivered on 24<sup>th</sup> June 1986.

#### 5. SUMMARY

5.1 For the reasons outlined in Section 2 and 3 above, the Council considers that any uncontrolled enlargement, improvement or other alteration of the roofs and gables



Appendix I

EEL

Tennis Courts

PLAYGROUND

Alex Gossop House

Parthenia House

Cyrl. Thacker House

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## Legal Services

Borough Solicitor  
Address letters to Borough Solicitor  
C.T. Mahoney LLB

When telephoning please ask for:

Mr Bruce Ext 2771

Our ref

Your ref

Date

The Owner/Occupier  
Basuto Road  
London SW6

24<sup>th</sup> June 1986

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT  
ORDER 1977/81  
DIRECTION UNDER ARTICLE 4(3)(6)

On the 17th June 1986 the Council's Planning Applications Sub-Committee resolved to make an Article 4 Direction to control all changes to roofs and gables (including materials) at the front of numbers 31-57 (odd) Basuto Road.

The Council has decided to make the Direction in order to protect the character of the terrace from the threat of changes to the front roofs which adversely affect the appearance of both the house/s concerned and the terrace in general.

Should you wish to carry out any work, covered by the new controls, you will now need to apply for planning permission. The appropriate forms can be obtained from the Director of Development Planning at Town Hall King Street London W6 9JU. If you are in doubt whether or not planning permission is required, please contact the Director of Development Planning (telephone 741 0472 until 30th June, 1986, and after that date 748 3020).

The Direction takes effect immediately. It should be submitted to the Secretary of State for the Environment, 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 should 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



for BOROUGH SOLICITOR