

QUEENS CLUB GARDENS 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 6 (consec) Queens Club Terrace

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, gable, and dormer at the front of the dwelling house.
- The building of an extension to the rear of the dwelling house.
- The painting of any external wall of the dwelling house where the wall is made up of unpainted brickwork.

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 ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 AND 1981
LONDON BOROUGH OF HAMMERSMITH AND FULHAM
(QUEENS CLUB GARDENS CONSERVATION AREA)

3.7.81

DIRECTION UNDER ARTICLE 4

1. WHEREAS the Council of the London Borough of Hammersmith and Fulham (hereinafter called "the Council") is the appropriate local planning authority for the purposes of Part III of the Town and Country Planning Act 1971 and the Town and Country Planning General Development Orders 1977¹⁹⁸¹ (hereinafter called "the 1971 Act" and "the Development Order" respectively).
- *L 2. AND WHEREAS in the opinion of the Council any development of the description contained in Schedule 1 hereunder to the dwellinghouses referred to in Schedule II hereunder and shown coloured black upon the plan annexed hereto, would be prejudicial to the proper planning of the area and/or would constitute a threat to the amenities of the area AND FURTHER the Council consider that such development should therefore be subject to control by the Council.
- **L 3. NOW THEREFORE TAKE NOTICE that the dwellinghouses shown coloured black upon the plan annexed hereto shall be subject to control by virtue of this Direction made under Article 4(i) of the Development Order. The effect of this Direction is that, notwithstanding the provisions of Article 3 of the Development Order, the development of the description contained in Schedule 1 hereunder, may not be carried out without planning permission granted either by the Council or by the Secretary of State for the Environment under the 1971 Act.
4. THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham (Queens Club Gardens Conservation Area) Town and Country Planning Direction.

SCHEDULE I

The Classes of Development to which this Direction applies are:-

- F a) the enlargement, improvement or other alteration of the dwelling houses insofar as such development would alter the roofs, gables and dormers at the front of the dwellinghouses being development included within Class 1(1) of Schedule 1 to the Development Order and not being development within any other class,
 - C b) the building of extensions to the rear of the dwelling houses being development included within Class 1(1) of Schedule 1 to the Development Order and not being development within any other class, and
 - K c) the painting of the external walls of the dwellinghouses where these are of unpainted brickwork being development included within Class II (3) of Schedule 1 to the Development Order and not being development within any other class.
- * and any development of the description contained in paragraphs a) and c) of Schedule I hereunder to the dwellinghouses referred to in Schedule II hereunder also shown coloured black on the plan,
- ** in respect of properties referred to in Schedule II hereunder and the development of the description contained in paragraphs a) and c) of Schedule I hereunder in respect of the properties referred to in Schedule III hereunder,

SCHEDULE II

The dwellinghouses included in this ^{part of the} Direction are those properties known as and situate at 4 - 6 (inclusive) ^{cancel} Queens Club Terrace. Shown coloured black on the plan attached hereto.

SCHEDULE III

The dwellinghouses included in this part of the Direction are those properties known as and situate at 1-3 (inclusive) ^{cancel} Queens Club Terrace. Shown coloured black on the plan attached hereto.

DATED this *Three* day of *July* 1981

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



3715

.....*Alan G Miller*.....

(The Officer duly authorised for this purpose)

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

Signed by authority
of the Secretary of
State
31 December 1981

[Signature]
*An Assistant
Secretary in the
Department of the
Environment.

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS
1977 AND 1981
LONDON BOROUGH OF HAMMERSMITH AND FULHAM
(QUEENS CLUB GARDENS CONSERVATION AREA)

DIRECTION UNDER ARTICLE 4

1. WHEREAS the Council of the London Borough of Hammersmith and Fulham (hereinafter called "the Council") is the appropriate local planning authority for the purposes of Part III of the Town and Country Planning Act 1971 and the Town and Country Planning General Development Orders 1977 and 1981 (hereinafter called "the 1971 Act" and "the Development Order" respectively).
2. AND WHEREAS in the opinion of the Council any development of the description contained in Schedule I hereunder to the dwellinghouses referred to in Schedule II hereunder and shown coloured black upon the plan annexed hereto, and any development of the description contained in paragraphs a) and c) of Schedule I hereunder to the dwellinghouses referred to in Schedule III hereunder also shown coloured black on the plan, would be prejudicial to the proper planning of the area and/or would constitute a threat to amenities of the area AND FURTHER the Council consider that such development should therefore be subject to control by the Council.
3. NOW THEREFORE TAKE NOTICE that the dwellinghouses shown coloured black upon the plan annexed hereto shall be subject to control by virtue of this Direction made under Article 4 (1) of the Development Order. The effect of this Direction is that, notwithstanding the provisions of Article 3 of the Development Order, the development of the description contained in Schedule I hereunder in respect of properties referred to in Schedule II hereunder and the development of the description contained in paragraphs a) and c) of Schedule I hereunder in respect of the properties referred to in Schedule III hereunder, may not be carried out without planning permission granted either by the Council or by the Secretary of State for the Environment under the 1971 Act.
4. THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham (Queens Club Gardens Conservation Area) Town and Country Planning Direction.

SCHEDULE I

The classes of Development to which this Direction applies are:-

- a) the enlargement, improvement or other alteration of the dwelling houses insofar as such development would alter the roofs, gables and dormers at the front of the dwellinghouses being development included within Class 1(1) of Schedule I to the Development Order and not being development within any other class,
- b) the building of extensions to the rear of the dwelling houses being development included within Class 1(1) of Schedule I to the Development Order and not being development within any other class, and
- c) the painting of the external walls of the dwellinghouses where these are of unpainted brickwork being development included within Class II (3) of Schedule I to the Development Order and not being development within any other class.

SCHEDULE II

The dwellinghouses included in this part of the Direction are those properties known as and situate at 4 – 6 (consecutive) Queens Club Terrace. Shown coloured black on the plan attached hereto.

SCHEDULE III

The dwellinghouses included in this part of the Direction are those properties known as and situate at 1 – 3 (consecutive) Queens Club Terrace. Shown coloured black on the plan attached hereto.

DATED this Third day of July 1981

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH
AND FULHAM

(QUEENS CLUB GARDENS
CONSERVATION AREA)

DIRECTION UNDER
ARTICLE 4

Development Planning

KEITH G. JONES
ARICS, DIP, T.P., MRTPI
Address letters to
The Director of Development Planning

The Owner/Occupier

When telephoning ask for:
Mr. D.G. Eke (Ext 5321)
Our ref: DGE/CV
Your ref:
Date: 05 FEB 1982

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 & 1981
DIRECTION UNDER ARTICLE 4 QUEENS CLUB GARDENS CONSERVATION AREA

I refer to my letter of 3 July 1981, informing you of the Council's Planning Policy Committee's resolution to make a Direction under Article 4(1) of the above General Development Orders and its submission to the Secretary of State for the Environment for his approval. The Secretary of State has approved the making of the following Direction.

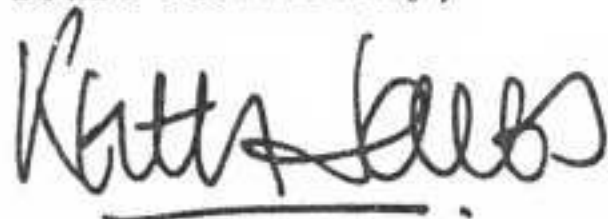
The Direction is in two parts. The first part of the Direction effects 1-6 Queens Club Terrace. Planning permission is now required before the following development can be carried out.

- (a) the enlargement, improvement or other alteration of your property insofar as such development would alter the roofs, gables and dormers at the front of the property;
- (b) the painting of the external walls of your property where these are of unpainted brickwork.

The second part of the Direction affects 4-6 Queens Club Terrace. Planning permission is now required for the building of extensions to the rear of these properties.

If you are in any doubt as to whether you need planning permission for any development you propose to carry out, please contact my Directorate for advice.

Yours faithfully,



DIRECTOR OF DEVELOPMENT PLANNING *CGM*

TOWN & COUNTRY PLANNING ACT 1971
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977
LONDON BOROUGH OF HAMMERSMITH AND FULHAM (QUEENS CLUB GARDENS
CONSERVATION AREA) DIRECTION 1981

STATEMENT OF REASONS

This Statement sets out the Council's reasons for making the above Direction pursuant to Article 4(1) of the General Development Order. It consists of the following:-

1. A description of the area covered by the Direction and the character of the surroundings.
2. An explanation of the grounds on which the Council consider that the Direction is needed.
3. An account of the measures taken to inform interested persons of the Council's proposals for the making of a Direction.
4. A summary.

The following appendices are attached to this Statement:-

Appendix A - Identification of the properties included in the Direction.

Appendix B - The development intended to be controlled by the Direction.

Appendix C - *Copy of notification letter sent to interested parties and draft of further letter to be delivered.*

Appendix D - A plan of the properties affected by the Direction.

Appendix E - Photographs.

THE AREA

- 1.1. The properties to be included in the Direction are within the Queens Club Gardens Conservation, the boundaries of which are indicated on the plan (Appendix D) annexed hereto.
- 1.2. The Conservation Area consists of Queens Club Terrace in Normand Road, together with the Mansion Flats of Queens Club Gardens. The latter are built around a private garden and also extend eastwards and northwards to present a facade to Normand Road and Greyhound Road.

Queens Club Terrace was built in about 1900 and comprises of 6 two-storey red brick houses, with slated roofs, Nos.1-3 having dormer windows and Nos.4-6 having bay windows with decorated gables. Queens Club Gardens was built at about the same time, and comprises of a grand four storey red brick terrace, with recess entrance bays, and bay windows surmounted by Dutch Style gables.

- 1.3. There are no Listed Buildings in the area.

GROUND'S FOR MAKING THE PROPOSED DIRECTION

- 2.1. Nos.1/3 Queens Club Terrace consists of two storey red brick terraced houses with an attic storey with triangular pediments above dormer windows. The properties have arched entrance porches with ~~striped patterned brickwork~~. (See photographs attached as Appendix E.) *with stone banding*
- 2.2. Nos.4/6 Queens Club Terrace consists of two storey red brick terraced houses with two storey bay windows with large triangular pediments on corbels. The properties have arched entrance porches with ~~striped patterned brickwork~~. *stone banding.*
- 2.3. Roof extensions are a most conspicuous form of permitted development and poorly designed extensions could damage the character of the terrace.
- 2.4. The rear of Queens Club Terrace is visible from Queens Club Gardens and ill-considered extensions could detract from the architectural integrity of the Conservation Area.
- 2.5. The front facade of the terrace is of a red brick similar to that of Queens Club Gardens. It is considered that painting of the brickwork could severely damage the consistency of the area.

CONSULTATIONS

- 3.1. The making of the Direction was approved by the Council's Planning Committee on the 28 September 1976. A notification letter was delivered to the affected properties addressed to the owners and occupiers on the 22 November 1976 (see Appendix C(a)) There were no replies.
- 3.2. A further letter notifying the owners and occupiers of the proposed Direction will be delivered to the properties

in the near future. (See Appendix C (4))

SUMMARY

- 4.1. The uncontrolled construction of roof extensions, changes to roofs and the painting of the brickwork of Queens Club Terrace could impair the character of this part of the Queens Club Gardens Conservation Area.
- 4.2. The uncontrolled construction of rear extensions to the properties could adversely affect the view from Queens Club Gardens and detract from the architectural integrity of the area.
- 4.3. It is accordingly submitted that the Direction is required in order that the Council may control such development of the properties.

APPENDIX A

PROPERTIES INCLUDED IN THE DIRECTION

NOS.1/6 QUEENS CLUB TERRACE SITUATED
WITHIN THE QUEENS CLUB GARDENS
CONSERVATION AREA AND SHOWN COLOURED
BLACK ON THE PLAN ATTACHED HERETO
AS APPENDIX D

APPENDIX B

CLASSES OF DEVELOPMENT TO WHICH THIS DIRECTION APPLIES

- 1) The enlargement, improvement or other alteration of a dwellinghouse insofar as such development would alter the roofs, gables and dormers at the front of the dwellinghouse being development included within Class 1(1) of Schedule 1 to the Development Order and not being development within any other class.
- 2) The building of extensions to the rear of a dwellinghouse being development included within Class 1(1) of Schedule 1 to the Development Order and not being development within any other class, and
- 3) The painting of the external walls of a dwellinghouse where these are of unpainted brickwork being development included within Class II (iii) of Schedule 1 to the Development Order and not being development within any other class.



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

LONDON BOROUGH OF HAMMERSMITH

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 3021
Ext. 428

YOUR REF

WHEN TELEPHONING PLEASE ASK FOR

OUR REF

Miss G. Allen

CA/CV/4.

22 NOV 1976

File 482.1

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1973
DIRECTION UNDER ARTICLE 4 IN RESPECT OF PAINTING OF BRICKWORK,
ALTERATIONS TO ROOFS AND REAR EXTENSIONS (QUEENS CLUB GARDENS
NO.1).

As you probably know, Queens Club Gardens 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, including changing the colour of exterior roofing material, for painting the brickwork at the front, and for any extensions at the rear.

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 1-6 (Corvec) Queens
Club TB, 22.11.76.