

RAVENCOURT AND STARCH GREEN (NO. 1) 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:

- 8 to 14 (consec), 15 to 24 (consec), 25 to 42 (consec), 47 to 49 (consec) Ashchurch Grove (A, B)
- 1 to 11 (consec), 13 to 15 (consec), 17, 18, 20 to 31 (consec), 32 Ashchurch Park Villas (A, B)
- 2 to 6 (consec), 7 and 9, 10 to 23 (consec) Ashchurch Terrace (A, B)
- 1 to 35 (odd), 2 to 34 (even) Binden Road (A, B)
- 7 to 19 (odd), 125 to 129 (odd), 131 to 151, 155 to 159 (odd), 146 to 160 (even), 166, 168, 172, 174, 1 to 10 (consec) Rosedale Terrace, Dalling Road (A, B)
- 153 Dalling Road (formerly known as 4 Holly Villas, Wellesley Avenue) (A, B)
- 1 to 35 (odd), 2 to 32 (even) Dorville Crescent (A, B)
- 207 to 223 (odd), 227 to 239 (odd), 265 to 271 (odd), 275, 279, 281, 285, 289 to 297 (odd), 322 to 330 (even), 334, 340 to 350 (even), 356 to 366 (even) Goldhawk Road (A, B)
- 2 to 20 (even), 20A, 29 to 45 (odd), 32 to 36 (even), 40 to 62 (even), 64 and 66 Paddenswick Road (A, B)
- 2 to 42 (even), 27 and 29, 35 to 49 (odd) Ravenscourt Gardens (A, B)
- 2 to 6 (consec), 20 to 23 (consec) Ravenscourt Park (A, B)
- 1 to 5 (consec) Ravenscourt Place (A, B)
- 1 to 5 (odd) Ravenscourt Road (A, B)
- 15 to 19 (odd), 41 to 105 (odd) Ravenscourt Road (A, B, C)
- 4 to 16 (even), 30 to 38 (even), 46 to 52 (even), 58 to 68 (even), 86 to 98 (even) Ravenscourt Road (A, B)
- 3, 3A, 4 to 10 (even), 5, 7, 7A, 9, 11, 15, 17 Ravenscourt Square (A, B)
- 1 to 23 (odd), 2 to 34 (even), 1 to 43 (odd), 2 to 50 (even) Rylett Road (A, B)

- 2 to 10 (even), 5 and 7, 9 to 25 (odd) Stamford Brook Road (A, B)
- 1 to 8 (consec) 10 11, 13 14, 1 to 4 (consec) Holly Villas, Wellesley Avenue (A, B)
- 1 to 33 (odd), 2A (Hermitage), 2 to 34 (even) Wellington Terrace, 36 to 46 (even) Wingate Road (A, B)

This Article 4 Direction restricts various works from being undertaken as permitted development, and planning permission will be required for the following where a capital letter is shown in brackets after the address in the table above:

- A. Alteration to the roof, gable or dormer (including roof coverings) at the front of the property, and alterations to roof coverings at the rear of the property.
- B. The painting of external walls where these are of unpainted brickwork.
- C. Extensions to the rear of the property, including the rear roof.

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 ORDER 1977

LONDON BOROUGH OF HAMMERSMITH AND FULHAM
(RAVENSCOURT PARK AND STARCH GREEN) No. 1.

TOWN AND COUNTRY PLANNING DIRECTION 1979

DIRECTION UNDER ARTICLE 4 8.5.79

of the

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS:-

- (i) The Mayor and Burgesses of the London Borough of Hammersmith and Fulham ("the Council") are the appropriate Local Planning Authority for the purposes of Part III of the Town and Country Planning Act 1971 ("the 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") which description also includes those properties described in Schedule III hereto ("The Schedule III properties")
- (ii) The Properties are situate within the Ravenscourt Park and Starch Green Conservation Area ("the 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 and of the Schedule III Properties in the manner described in Schedule IV hereto would be prejudicial to the proper planning of the Conservation Area and its surroundings and would constitute a threat

to the amenities thereof.

- (iv) The Council therefore considers that any such development of The Properties and/or the Schedule 111 Properties should be subject to its control.

NOW THEREFORE WE THE COUNCIL of Town Hall, King Street, Hammersmith
HEREBY DIRECT 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 Part 1 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 11 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, and the effect of Part 2 of this Direction is that (notwithstanding the provisions of Article 3 of the 1977 Development Order) any development of the Schedule 111 Properties in the manner described in Schedule 1V 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 (Ravenscourt Park and Starch Green) Town and Country Planning Direction 1979

PART 1

SCHEDULE 1

The Properties included in this part of the Direction are all those residential properties which have permitted development rights in the Conservation Area, which for the

purposes of identification are all within the Conservation Area boundaries shown on the plan annexed hereto.

SCHEDULE 11

The classes of development to which this part of the Direction applies are:

- F
- (a) Alterations to roofs, gables and dormers (including roof coverings) at the front of the Properties and the alterations of roof coverings at the rear of The Properties, 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.
- K
- (b) The painting of external walls where these are of unpainted brickwork being development included within Class II. 3 of the First Schedule to the 1977 Development Order AND NOT being development comprised within any other class.

PART 2

SCHEDULE 111

The Properties included in this part of the Direction are:

- (a) 15-19 (odd inclusive) Ravenscourt Road, W6 ✓
- (b) 41-103 (odd inclusive) Ravenscourt Road W6 ✓ being those of the Properties within the Conservation Area boundaries outlined in black on the plan annexed hereto.

SCHEDULE IV

C The classes of development to which this part of the Direction applies are extensions to the rear of the Properties, including the rear roofs being development included within Class 1 (1) of the First Schedule of the 1977 Development Order AND NOT being development comprised within any other class.

DATED this

8th

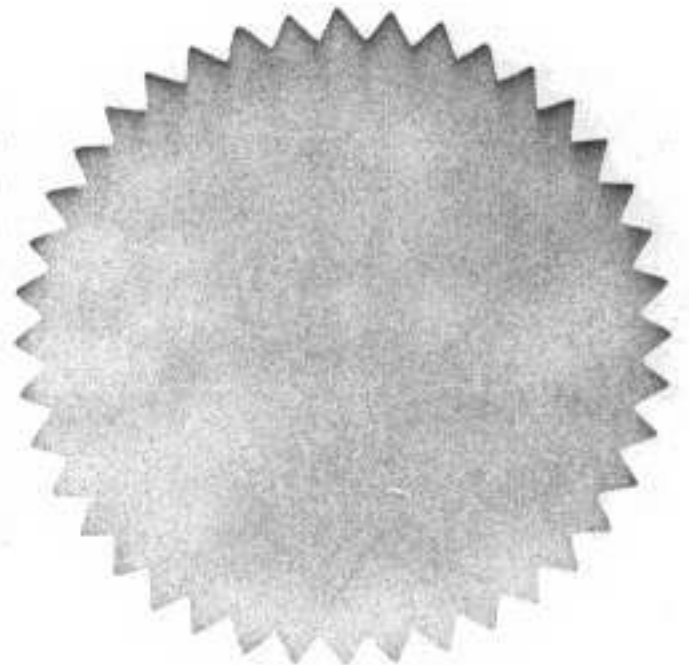
day of

May 1979

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

Signed C. T. Mahoney

(The Officer duly authorised on
behalf of the Council)



DATED

8 May

1979

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH AND FULHAM
(RAVENSCOURT PARK AND STARCH GREEN)

TOWN AND COUNTRY PLANNING DIRECTION 1979

DIRECTION UNDER ARTICLE 4

of the

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977



Boundary of Conservation Area
(All Residential Properties which have
Permitted Development Rights)

15 to 19 odd and 41 to 103 odd
Ravenscourt Road

Ravenscourt Park and Starch Green Conservation Area No. 8 Direction under Article 4

William A. McKee, B.A., M.Sc. (Eng)
Rtd. DePT. MATRI. MINE
Director of Development Planning
Town Hall Extension
King Street, London W6 9JU.
Telephone 01-748-3020

Dir of Eng Rel

Surveyed

Designed L.E.B.

Drawn 12.12.78

Scale

Traced

Checked

Amendments

Drawing NO

London Borough of Hammersmith

P4528/7/4



Department of the Environment
2 Marsham Street London SW1 P 3EB

Direct line 01-212
Switchboard 01-212 3434

W. C. Tm/BB

The Borough Solicitor
London Borough of Hammersmith &
Fulham
Hammersmith House
(BOC Building)
Blocks Road
LONDON
W6 9EG

Your reference
BB/FM
Our reference
GLP/5014/19/11
Date

13 August 1979

Sir

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS
1973 TO 1977
DIRECTION UNDER ARTICLE 4
LONDON BOROUGH OF HAMMERSMITH AND FULHAM (RAVENS COURT PARK
AND STARCH GREEN) TOWN AND COUNTRY PLANNING DIRECTION 1979

1. I am directed by the Secretary of State for the
Environment to refer to your letter of 8 May 1979 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 relate to the publication or service of notice of
the direction.

I am Sir
Your obedient Servant

David Woodward

D W WOODWARD
ENC



TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH
(RAVENSCOURT PARK AND STARCH GREEN)

TOWN AND COUNTRY PLANNING DIRECTION 1979

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 ("the 1971 Act") and for the purposes of the Town and Country ^{Planning} General Development Order 1977 in respect of the area which includes the properties described in Appendices A and C hereto ("The Properties")

2. The Council have made the London Borough of Hammersmith (Ravenscourt Park and Starch Green) Town and Country Planning Direction 1979 ("The Direction") the effect of which is that development of The Properties in the manner specified in ~~Appendices~~ ^{Appendix} B ^{hereto} and ^F D 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 included

6 of those of The Properties described in Appendix C hereto in the manner described in Appendix

in Part ¹~~X~~ of The Direction and of the character of the surroundings

Section 2

An explanation of the grounds on which the Council consider Part ¹~~X~~ of The Direction is needed

Section 3

A description of the area and The Properties included in Part 2 of The Direction and of the character of the surroundings

Section 4

An explanation of the grounds on which the Council consider Part 2 of the Direction is needed

Section 5

An account of the measures taken to let interested parties know of the contents of Part ¹~~X~~ of the proposed Direction and of the results of these consultations

Section 6

An account of the measures taken to let interested parties know of the contents of Part 2 of the proposed Direction and of the result of these consultations

Section 7

A Summary

Appendix A

Identification of The Properties included in Part ¹~~X~~ of The Direction

Appendix B

The Classes of development included in Part ¹~~X~~ of The Direction

Appendix C

Identification of The Properties included in Part 2 of The Direction

Appendix D

The Classes of development included in Part 2 of The Direction

Appendix E

The Council's advisory leaflet

Appendix F

Details of Buildings of Architectural or

Historic interest within the Conservation
Area

Appendix G

Photographs

1.0 DESCRIPTION OF THE AREA INCLUDED IN PART X¹ OF THE
DIRECTION

1.1. The Properties included in Part X¹ of The Direction are
situated within the Ravenscourt Park and Starch Green
Conservation Area ("the Conservation Area") designated
by the Council pursuant to the provisions of the 1971
Act and are as described in Appendix A hereto

1.2 The core of the Conservation Area is Ravenscourt
Park ("the Park") which contains a mature landscaped
parkland, improved by Repton. To the immediate
west of the Park is the Royal Masonic Hospital,
designed by Sir John Burnett Tait and Partners, a
notable 1930's building with harmonious modern
extensions.

1.3 The residential buildings in the Conservation Area
are mainly pleasant examples of Victorian domestic
architecture, most of which are well maintained.

X Nos, 27-49 (odd) and 44-64 (even) Ravenscourt

Gardens are pairs of stuccoed two-storey houses,

27, 29 and 31-49 and 44-64
which are listed as a group. Wellington Terrace,

Wingate Road is an elegant early Victorian terrace
with mansard roofs. Other streets with a sustained
architectural quality are Ashchurch Grove, Ashchurch
Park Villas and the north end of Paddenswick Road.

With few exceptions, all the streets in the Conservation
Area are well endowed with trees.

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

X 2.0 GROUNDS FOR PART I OF THE DIRECTION

2.1 The Classes of development to which Part I of The Direction applies are set out in Appendix B hereto X

2.2 The Conservation Area presents a varied Victorian townscape of a domestic scale, which provides a particularly pleasant residential environment. X
Although the individual buildings and terraces are not of outstanding architectural merit, they enjoy particular vernacular quality and many of the groups of buildings present special visual harmony.

2.3 Extensions or alterations to roofs, to gables and to dormers at the front of the properties and the alteration of roof coverings at the rear could be most detrimental both to the appearance of each X
X particular house, and to the group of buildings in X
X which it is included, and, thus, to the general harmony of the area.

2.4 Many of the houses which are subject to The Direction are characterised by either gables or small dormer windows. In such cases, it would be difficult to accommodate roof extensions and retain these important features.

Uncontrolled development of roof extensions or dormers could cause unpleasant visual intrusions by disrupting the regular rhythm of roofs and cornices.

2.5 There is also a request from some residents that the Council should control the painting of unpainted brickwork. The west end of Ravenscourt Gardens is

please check
whether permission
needed - Council value

notable for pleasant red brick facades. Rylett Road has stock brick facades with intricate red and blue brick string courses^{included}. Dalling Road has attractive cottages of pale gault brickwork. Most other streets also have properties with unpainted brick facades. This would cover rear and side walls as well^{partly} as facades, and ~~this~~ is considered necessary^{partly} because of the large number of detached and semi-detached houses in the area^{partly}, and because the rear of properties in Ravenscourt Park and Goldhawk Road are visible from the Park. The Chairman of the Ravenscourt Society has written to the Director of Development Planning in support^{of} of this proposal^{and} and his letter is set out at 5.5 of this Statement

2.6 The Council has recently prepared proposals for the further protection and enhancement of this area in response to^{and} in consultation with a local residents' association. As a result, the Council prepared a leaflet for distribution to local residents⁽ in the form attached as Appendix E⁾ which contains advice on the preservation and restoration of architectural features^{and} and the design of extensions, alterations and front gardens. It is hoped that by these means, together with the protection from unsatisfactory alterations and extensions to roofs afforded by The ~~Article 4~~ Direction, the Council will be able to pursue a positive development control policy with respect to this area.

3.0 DESCRIPTION OF THE AREA AND THE PROPERTIES INCLUDED IN PART 2 OF THE DIRECTION

3.1 All the properties included in this part of the Direction back onto Ravenscourt Park and are ~~as~~ described in Appendix C hereto. A general description of these

is as follows:-

3.2 15 - 19 (odd) Ravenscourt Road ✓

Generally three-storeys with basement. Stock brick. Rendered ground floors. Doric columns at entrances. 19 has pronounced rusticated rendering to ground floor. No recent additions at rear. Hipped slate roofs.

3.3 41 - 93 (odd) Ravenscourt Road ✓

are in terrace form and
These houses consist of three-storeys with basement ~~in terrace form~~. Some of the properties retain their original stock brick with rendered surrounds to single storey bay windows and others have been rendered for the entire three storeys. The Council has already (in connection with applications for development requiring planning control) granted permission for the erection of additional storeys on the rear wings at numbers 41-49 Ravenscourt Road, but these permissions have not ^{been} implemented. Numbers 89 and 93 have semi-circular window openings set within the decorative tile mansard

3.4 95 - 103 (odd) Ravenscourt Road ✓

these comprise
Generally, semi-detached pairs of mid-Victorian two storey houses (95 and 97 having basements), of stock brick construction with rendered surrounds to windows. Porches have Doric columns and decorative balconies over. ^{The only 20th Century property is No. 103} (103 is a 2-storey house built circa 1950, which has flat rear elevations with no extensions)

4.0 GROUPS FOR PART 2 OF THE DIRECTION

4.1. The Classes of development to which Part 2 of the Direction applies are set out in Appendix D hereto.

4.2 As stated, all of The Properties included in this part of the Direction back onto the Park; they close the view from the east of the Park and are particularly visible in winter from "The Cherry Avenue", the main pedestrian route through the Park.

At present, the general regularity of the rear elevations to these properties and the rhythm of the rear wings and valley roofs presents a satisfactory appearance when viewed from the Park. Happily, where rear wings have been enlarged as permitted development, they are in keeping with the original structures and of uniform design.

4.3 Unsightly or unsuitable extensions to the rear elevations or roofs of the properties could be most detrimental to the views from the Park; in particular, it is necessary to control extensions to rear wings, so that they conform to the design already carried out at numbers 53, 57 and 59.

5.0 CONSULTATIONS ^{ON} ~~RE~~ PART I OF THE DIRECTION

5.1 On 23 November 1976, the Director of Development Planning ~~to the Council~~ wrote to the majority of the occupiers/owners of The Properties, which are subject to Schedule II of the Direction as follows:-

"TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977, DIRECTION UNDER ARTICLE 4 IN RESPECT OF ALTERATIONS TO ROOFS AT THE FRONT OF HOUSES. (RAVENCOURT PARK AND STARCH GREEN NO.1).

X As you probably know, Ravenscourt Park and Starch Green 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.

7 The Direction has to be approved by the Secretary of State for the ^xenviroment 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.

5.2 The following replies were received:-

From Mr. J.E.C. Thornton the occupier of 131 Dalling Road:-

"Thank you very much for your letter CA/CV/4.7 of 23 November about the designation of Ravenscourt Park and Starch Green as conservation areas. I am wholly in favour of the Direction which the Council is proposing to make in relation to the change of the exterior appearance of buildings".

From Mr. Alfred Wurmser the occupier of 237 Goldhawk Road:-

"I note what you say about the front of the houses and I certainly would not make any alterations without asking for planning permission. There is, however, one small point that I must make, namely that the semi-detached houses in this particular part of Goldhawk Road have at one time or another had dissimilar frontages added, such as covered balconies. They actually help to keep the semi-basement drier than they would otherwise be and it is for this reason that I might possibly apply at some future date for

just such an improvement to be made.

ln "Meanwhile I thank you for your ^Xinformation".

From Ms.E.Olliver the occupier of 233 Goldhawk Road:-

"Thank you for your notification of which I was aware, and
am pleased that you will be keeping an eye on the untidy of
decor plus alterations, it seems a pity that this could
not have taken place a little earlier e.g. 73

As you probably have noticed there is some harshness in
DECOR, bright red used for front of house, (partial) in
the Summer with the JAPANESE visitors in coaches passing,
X all stare at this ³⁹appressive house, is it at all possible
for you to use diplomacy ? in getting it changed
(colourwise) in due course, it looks really ghastly, and
out of keeping with the neighbouring houses.

X Also, is it at all possible for you to sreach, why, 7?
235-237, are not maintained in the usual way, despite
the fact that these houses are used for business purposes
(WERMSE B.B.C) they have quite a number of people
working there, I presume making a good living, yet neglect
the property it makes all the difference to this block
and the houses are being ruined, it is such a shame!
to see this happening over the years.

This block of small houses could be very pleasing and
attractive, to those that live here, and to visitors who
are impressed by the quaintness of the area, and the fact
of its being low-rise. It would be an asset, I feel,
that it should be kept so.

X and, an eye, therefore, should be kept on them, so as
people who live and use the area, co-operate and comply
to keep the visual attractive.

Thank you, and I should appreciate to be notified of any other development concerning same".

5.3 No other comments were received.

5.4 The addresses written to in connection with Part I / of the Direction were:-

- (1) 1-43 (odd) and 2-50 (Even) Rylett Road Hammersmith W.12
- (2) 25-32 (Consecutive) Ashchurch Park Villas, Hammersmith W.12
- (3) 28-42 (Consecutive) and 47-49 (Consecutive) Ashchurch Hammersmith W.12
- (4) 205-215 (Odd) 227-239 (Odd) 263-275 (odd)
279-287 (Odd) 293-297 (Odd) 234A, 324-330 (Even)
340-366 (Even) Goldhawk Road, Hammersmith W6/W12
- (5) 2-42 (Even) Ravenscourt Gardens, Hammersmith W6.
- (6) 2-6 (Consecutive) 21-23 (Consecutive) Ravenscourt Park, Hammersmith W.6.
- (7) 3,5,7,7a, 15 and 17 Ravenscourt Square, Hammersmith W6.
- (8) 1-5 (Consecutive) Ravencourt Place, Hammersmith W.6.
- (9) 46-68 (Even) 86-98 (Even) 99 and 101 Ravenscourt Road, Hammersmith W.6.
- (10) 29, 31, 32-38 (Even) 33-45 (Odd) 44-66 (Even) Paddenswick Road, Hammersmith W.6.
- (11) 1-8 (Consecutive) Wellesley Avenue, Hammersmith W.6.
- (12) 1,2 and 3 Holly Villas, Wellesley Avenue, Hammersmith W.6
- (13) 10-34 (Even) 29-35 (Odd) Dorville Crescent, Hammersmith W.6.
- (14) The Hermitage, 1-29 (Odd) 36-46 (Even) Wingate Road, Hammersmith W.6.
- (15) 125-139 (Odd) 143-159 (Odd) 166-174 (Even) Dalling Road, Hammersmith W.6.

5.5 On 10 July 1978 a public meeting was held to discuss proposals for the Conservation Areas while a public exhibition displayed these proposals from 3-14 July.

Following this public consultation many letters were received supporting the proposals. The enclosed letter from the Ravenscourt Society supports particularly an

Article 4 Direction to control the painting of brickwork.

From The Ravenscourt Society, 10 Ashchurch Grove

"Following the public meeeting at Hammersmith Town Hall of 10th July and my subsequent meeting with Charlotte Allen, I am writing to confirm that The Ravenscourt Society fully supports the introduction of an Article 4 Direction to control the painting of brickwork within the Conservation Area.

I am glad that good progress is being made towards the implementation of the detailed proposals for the Conservation Area, as discussed at the public meeting and if I can clarify any points further please do not hesitate to contact me"

6.0 CONSULTATIONS RE: PART 2 OF THE DIRECTION

6.1 On 28th February 1977 the Director of Development Planning ~~to the Council~~ wrote to the occupiers/owners of all the properties which are subject to Part 2 of the Direction as follows:-

"TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER
1977 DIRECTION UNDER ARTICLE 4 IN RESPECT OF ALTERATIONS
AT THE REAR OF PROPERTIES

As you probably know, Ravenscourt Park has been designated a Conservation Area.

The rear of your property can be seen from Ravenscourt Park, and some alterations which could normally 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

extensions, or alterations to the colour of exterior roofing materials, you may wish to make at the rear of your house.

I should point out that the Council has already granted planning permission for rear extensions to six properties on the west side of Ravenscourt Road.

The proposed Direction has to be approved by the Secretary of State for the Environment before it comes into force. Please would you send me any comments you have on the proposal. These will be forwarded to the Secretary of State, who will take them into account when making his decision.

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

The following replies were received:-

From A. Warlow, the occupier of 89 Ravenscourt Road:-

"Thank you very much for your letter of 28th February, inviting our comments on the restriction to alterations to the rear of our houses.

We are fully in sympathy with the principals and implementation of Article 4 and are delighted that they should apply to our terrace. All that does worry us is that the absentee landlords in some of the houses are maintaining their houses so appallingly (particularly 41-51, 85 and 87 Ravenscourt Road) that the idea of 'conservation' of this area becomes rather ludicrous.

Several gateposts are broken down, stucco is falling away

and painting has not happened for years. Television aeralis are fixed out of windows and dustbins are kept in the front gardens. Is there any way in which the landlords can be induced to restore their properties to a civilised condition ?. Those houses which have been bought privately in the last few years have been restored most successfully and add a great deal to the general appearance of the area".

From T.J.A.Simon, the occupier of 99 Ravenscourt Road:-

"Thank you for your letter of 28th February and I am pleased to hear that you are taking an interest in these matters. I agree strict control should be exercised over the alteration and extension of houses in the area and I think it is fair to say that many of the houses which have been altered present the best appearance. I am thinking of the houses on the west side of this road to which you refer.

You have probably noticed the state of the first six houses in this terrace which are disgraceful. Also I am surprised that your Department allowed the Parks Department to construct a large corrugated asbestos shed in the park last year which is most unsightly. I think you will agree that this building is not in keeping with the surround^{ing} area.

The standard of upkeep and thus appearance of houses in this area has improved since we moved here five years ago.

I think the Leasehold Refrom Act has helped as Owner/
Occupiers tend to take more care^{in their} in thier houses rather than the private landlord who just cannot afford to

described in
Appendix C and also
in the manner described
in Appendix D
hereto

bear the full cost of repairs and redecoration and is prevented from charging economic rents".

6.3 No other replies were received.

7.0 SUMMARY

7.1 For the reasons before outlined the Council considers that any uncontrolled development of the properties in the manner described in Appendix B and of those of the properties in Appendix C and of those of the properties in Appendix D would be prejudicial to the proper planning of the Conservation Area and constitute a threat to its amenities.

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

Appendix A Identification of The Properties included in Part I of The Direction

The Properties included in Part I of The Direction are described in Schedule I thereto which reads as follows:-

"The Properties included in this part of the Direction are all those residential properties which have permitted development rights in the Conservation Area, which for the purposes of identification are all within the Conservation Area boundaries shown on the plan annexed hereto".

A copy of the plan referred to is attached hereto.

Appendix B The Classes of Development included in Part I of The Direction

The Classes of Development to which Part I of The Direction applies are:-

- (a) Alteration to roofs, gables and dormers
(including roof coverings) at the front of

X The Properties, and the alterations of roof coverings at the rear of The Properties.

(b) The painting of external walls, where these are of unpainted brickwork.

Appendix C

Identification of The Properties included in Part 2 of The Direction

The properties included in Part 2 of The Direction are described in Schedule III thereto which reads as follows:-

- "(a) 15-19 (Odd inclusive) Ravenscourt Road, W.6
(b) 41-103 (Odd inclusive) Ravenscourt Road, W.6
being those of The Properties within the Conservation Area boundaries and outlined in black on the plan annexed hereto."

A copy of the plan referred to is attached hereto

Appendix D

The Classes of Development included in Part 2 of The Direction

The Classes of Development to which Part 2 of The Direction applies are extensions to the rear of The Properties including rear roofs.

Appendix E

Listed Building in the Conservation Area

<u>Address</u>	<u>Grade</u>
The Administration Block (former Nurses Home) Queen Charlotte's Maternity Hospital, Goldhawk Road	II
Church of the Holy Innocents, Paddenswick Road	C
27 and 29 Ravenscourt Road	II
44-64 (Even inclusive) Ravenscourt Gardens	II
35-49 (Odd inclusive) Ravenscourt Gardens	II
Refreshment Room at Ravenscourt Park	II

Road Gate

II

Wall and wrought iron gates of
Shakespeare Garden on N.E. side of
Ravenscourt Park

II

11 Ravenscourt Square

II

Development Planning

The Occupier

William A. McKee
BA MSc(Eng) DIC DipTP MRTPI MIHE

Address letters to
The Director of Development Planning

When telephoning ask for:
Mr. T. Bliss (Ext 5320)

Our ref: TB/CV/Pt 4.7

Your ref:

Date: 22nd February 1980.

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977
DIRECTION UNDER ARTICLE 4

RAVENS COURT PARK AND STARCH GREEN CONSERVATION AREA

This Conservation Area has been extended to include the following properties:-

- 5-25 (odd) and 2-10 (even) Stamford Brook Road.
- 1-23 (odd) and 2-34 (even) Rylett Crescent.
- 1-35 (odd) and 2-34 (even) Binden Road.

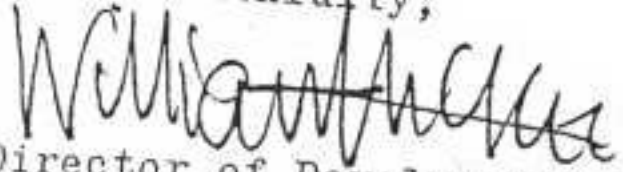
A Direction under Article 4 of the Town and Country Planning General Development Order 1977 has been confirmed by the Secretary of State for the Environment. This Direction applies to all residential properties which have permitted development rights. These specific forms of development are covered by the Direction:

- Alterations to roofs, gables and dormers (including roof coverings at the front of all residential properties, and alterations of roof coverings at the rear of all residential properties).
- Painting of external walls of all properties where these are of unpainted brickwork.
- Extensions at the rear of properties at 15-19 (odd inclusive) and 41-103 (odd inclusive) Ravenscourt Road.

Generally speaking, this Direction means that in future specific planning permission must be obtained before any development, as controlled by this Direction, can take place.

This letter is a formal notification, and the Direction is effective immediately. If you have any comments or queries please contact my assistant, Mr. Bliss at the Town Hall or write to the Secretary of State at 2 Marsham Street, London SW1.

Yours faithfully,


Director of Development Planning