

RAVENSCOURT AND STARCH 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:

- 2 to 34 (even) Wellington Terrace, Wingate 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 of the front elevation of the dwelling house.
- The erection or construction of a porch outside the external front doors 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

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 and 1981

LONDON BOROUGH OF HAMMERSMITH AND FULHAM

(WELLINGTON TERRACE)

RAVENSCOURT & STARCH GREEN No. 2

DIRECTION UNDER ARTICLE 4

22.2.82

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 1 hereunder to the dwellinghouses referred to in Schedule II hereunder and shown coloured red 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.
3. NOW THEREFORE TAKE NOTICE that the dwellinghouses shown coloured red 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 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 (Wellington Terrace) 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 external frontal appearance 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.
- b) the erection or construction of porches outside the external front doors of the dwelling houses being development included within Class 1 (2) of Schedule 1 to the Development Order and not being development within any other class
- ~~c) the painting of the exterior front elevation of the dwellinghouses being development included within Class II (3) of Schedule 1 to the Development Order and not being development within any other class.~~
- ~~d) the erection or construction of gates, fences, walls or other means of enclosure on the boundary of the frontal curtilage of the dwelling houses being development included within Class II (1) of the Schedule 1 to the Development Order and not being development within any other class.~~

SCHEDULE II

The dwellinghouses included in this Direction are those properties known as and situate at 2-34 (even inclusive) Wellington Terrace, Wingate Road shown coloured red on the plan attached hereto.

DATED this *Twenty-second* day of *February* 1982

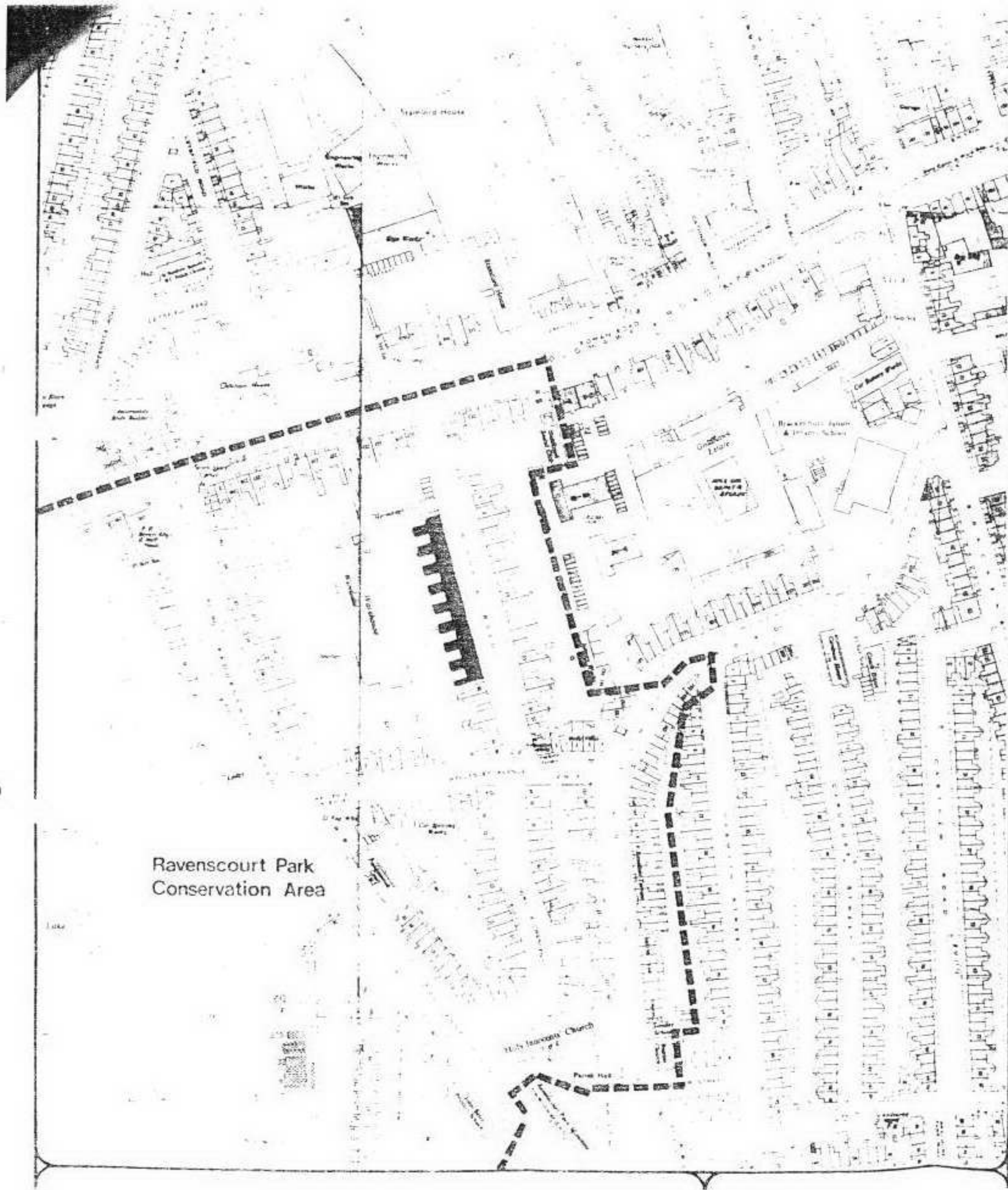
THE COMMON SEAL of the MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF HAMMERSMITH AND)
FULHAM was hereunto affixed)
in the presence of:-



4253

Al G Miller
.....

(The Officer duly authorised for this purpose)



London Borough of Hammersmith
and Fulham (Wellington Terrace)

Town & Country Planning
Direction 1981

The Common Seal of the Council
and Burgesses of the London
Borough of Hammersmith and
Fulham was hereunto affixed
this 22nd day of February
1981, in the presence of:-

(The Officer duly authorised
on behalf of the Council)
ARTICLE 4 DIRECTION
Wellington Terrace

Al G. Bell



WELLINGTON TERRACE - ARTICLE 4 DIRECTION
STATEMENT OF REASONS

1.0 THE AREA

1.1 The properties to be included in the Direction are within the Ravenscourt Park and Starch Green Conservation Area, the boundaries of which are indicated on the plan [Appendix II] annexed 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 Listed 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 are well maintained. Nos. 27-49 (odd) and 44-66 (even) Ravenscourt Gardens are pairs of stuccoed two-storey houses which are Listed as a group. 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 Wellington Terrace was built in the late 1840's in late Regency style. It is two storey stucco fronted with ornate mouldings above windows and doorways. There is a substantial amount of the parapet still intact, which included the inscription WELLINGTON TERRACE. Originally the stucco would have been ochre in colour, with artificial joints intended to simulate ashlar. Little original iron work remains, although some replacement railings have been installed on the front curtilage.

1.5 Details of Listed Buildings in the area are set out in Appendix III.

1.6 The Conservation Area is currently covered by the following Article 4 Directions:

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

2.0 GROUNDS FOR MAKING THE PROPOSED DIRECTION

2.1 The Terrace is unique within the Borough and has survived largely intact, losing only a relatively small amount of the original detail. The arched first floor windows have survived throughout as have the ground floor windows, with the sole exception to the latter being No. 34. All doorways are original although few of the original doors appear to have survived. The greatest loss has been the openwork parapet which has survived intact in only four properties and has been cut in two more to allow more light to reach the dormer windows. All dormers are original with the exception of No. 2 which has casement windows replacing sash and No. 12 which has been replaced with a wider dormer. Although all window sills remain intact, few of the cast iron windows have survived, those remaining are at Nos. 22, 30 lower, No. 26 upper and No. 34 both. (Photographs Appendix IV).

2.2 Roof extensions are already controlled by the existing Direction. The extension at No. 10 however predates the Direction and its visual impact on the Terrace is increased by the loss of the parapet. Any alterations to the facade would result not only in the loss of the balance of the components of the house concerned, but would also disrupt what is essentially a small but elegant set piece.

2.3 The painting of stucco is a variety of colours, often producing garish contrasts between adjoining houses, does much to destroy the visual unity of the Terrace. Co-ordinated painting adhering to a single colour would do much to evoke the original character.

2.4 None of the original cast iron railings have survived, although replacements have been made at Nos. 12, 16, 22, 28, 30 and 34. Others have been replaced with a variety of walls, hedges and fences with two houses remaining unenclosed.

2.5 Representations were made to the DoE in July 1980 requesting that Wellington Terrace should be added to the Statutory List of Buildings of Architectural and Historical interest. The Secretary of State recognised that the terrace was an interesting example of its time and unusual in the context of the immediate neighbourhood. However, he did not support the proposal on the grounds that the terrace is not of national importance.

3.0 CONSULTATIONS

3.1 On 30th September 1980, the Council's Planning Committee decided in view of the refusal to list the terrace, to seek the residents' reaction to the making of the Direction as an alternative means of ensuring the retention of its character. The letter requesting views was sent to all properties and the Ravenscourt Society on 25th February 1981 (Appendix V).

3.2 The following replies were received:-

FROM N.G.D. DRURY, the occupier of 18 Wingate Road.

"Thank you for your letter of 25 February and I very much regret to learn that the DoE has decided not to 'list' our terrace. It must be unique in London let alone the "Immediate neighbourhood".

I very much welcome the PAC's suggestion for a Direction to be made to protect the character and integrity of the terrace. I thoroughly endorse any direction to control or restrict all 4 operations listed in your letter. On the matter of painting the stucco and joinery (4) I would particularly give support to the recommendations of the Ravenscourt Society about a year ago that the terrace should ideally be painted in white or complimentary pastel colours - I do think this is most important.

I look forward to hearing what decision you come to and give my full support to any protective Directions which might be proposed."

FROM MRS. J.L. PICKLES, the occupier of 10 Wingate Road.

"Thank you for your letter 25th February concerning Wellington Terrace. It is regrettable that the Department of the Environment has decided against 'listing' this terrace as it is extremely vulnerable.

We feel that it might be valuable to have a Direction, and send our consent to this. We would suggest that in addition to the four items listed in your letter, you should add a fifth relating to the preservation of the cornice which has been removed in places by those putting in larger windows on the second floor to obtain more light and also the stone window sills on the ground and first floor which suffer from erosion."

THE COUNCIL'S response was:-

"Thank you for your letter of 28th February. Your comments will be taken into consideration when the Council makes its decision whether to proceed with an Article 4 Direction.

With regard to the question of preservation of the cornice and stone window sills, it may be possible to obtain an order controlling "alterations of a dwelling house insofar as such development would alter the external frontal appearance of a dwelling house". The precise content of the Direction will however depend initially upon the Council's decision and ultimately the Secretary of State for the Environment's willingness to confirm this Council's application."

FROM MRS. B. MONTAGUE JOHNSTONE, 20 Wingate Road.

"Thank you for your letter of Feb 25th about the proposals to protect the character of Wellington Terrace Wingate Road.

I am in favour of the first three proposals, but I think it difficult now to control the painting of stucco and joinery. I am hoping to have my house painted this year. How long would it take to get the choice of colour agreed by the Department if this proposal was enforced? and what happens if I change my mind over the choice of colour having got permission?"

THE COUNCIL'S reply was:-

"Thank you for your letter of 12th March. Your comments will be taken into consideration when the Council makes its decision whether to proceed with an Article 4 Direction.

If an Article 4 Direction is to be obtained, the Council will be obliged to specify an acceptable colour scheme(s). As Wellington Terrace forms a single unit, with stucco mouldings, it would be logical to reinforce this visual unity by adopting a single colour, preferably white. Contrasts could be obtained by encouraging the adoption of strong colours for painting of front doors.

Prior to such a Direction being made, the Council has no power to restrict any choice of colour. Once in force however, it will be necessary to obtain planning permission in order to change the colour of paintwork. If it is intended to repaint with the same colour, planning permission will not be required.

Normally a planning application would take approximately eight weeks to process, although this period would vary according to the nature of the application.

Should an Article 4 Direction be made, failure to apply for planning permission to change the colour of stucco and joinery or the use of a colour not permitted by an existing planning permission, would constitute a breach of the Town and Country Planning, General Development Order 1977, which could result in enforcement action being taken. If you change your mind after obtaining planning permission, you will have to apply again."

SUBSEQUENTLY FROM MRS. B. MONTAGUE JOHNSTONE:

"Thank you for your letter of March 27th. I am now totally opposed to an Article 4 Direction being obtained in respect of Wellington Terrace Wingate Road if it involves the regimentation of the colour of the houses. I do not like the idea of all the houses being white with different coloured front doors like a Council estate. This scheme would take away most of the individuality of the houses - in any case these doors look better if they are white.

If it is to take eight weeks for a planning permission to be obtained for painting ones house, Wellington Terrace will deteriorate fast. There are only a few months in the year when painting can be done and painters available. I now think it best to leave the colours to the discretion of the owners who have not done too badly up to now."

THE COUNCIL'S reply was:

"Thank you for your letter of 28th March. Your additional comments will be taken into account when the Council makes its decision regarding the scope of any Article 4 Direction for Wellington Terrace.

I will be pleased to inform you of the Committee's decision and the implications for the residents of the Terrace."

3.3 The Chairman of the Ravenscourt Society supported the proposed Article 4 Direction.

3.4 The response to consultations were considered by the Planning Committee 29th June 1981 and the making of the Direction was approved.

3.5 Design Guidelines have been produced for distribution to the residents of Wellington Terrace on confirmation of the Direction (see Appendix VI).

4.0 SUMMARY

4.1 The uncontrolled enlargement, improvement or other alterations which would alter the external frontal appearance would impair the character of Wellington Terrace.

4.2 The uncontrolled constriction of a porch outside any external front door would detract from the Terrace's character.

* 4.3 The uncontrolled choice of colour for the painting of the exterior front elevation reduces the Terrace's visual unity.

4.4 The uncontrolled erection or construction of gates, fences, walls or other means of enclosure on the boundary of the front curtilage of the Terrace devalues the building's setting.

4.5 It is accordingly submitted that the Direction is required in order that the Council may control such development of the properties.

DDP/27.11.81