

## **ROCKLEY ROAD 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:

- 22 to 34 (even) Rockley Road

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

- Alteration of the front elevation of the dwelling house, by partial or complete removal of the existing front bays.
- The provision of hard standing for parking or motor vehicles between the front elevation and Rockley Road.

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)

LONDON BOROUGH OF HAMMERSMITH AND FULHAM

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

LAND KNOWN AS Nos. 22 - 34 (even) Rockley Road London W14

DIRECTION UNDER ARTICLE 4

11.9.92

DIRECTION NO. 1 OF 1992

PLA4996/SLL

LONDON BOROUGH OF HAMMERSMITH AND FULHAM  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

ARTICLE 4 DIRECTION

22-34 (even) ROCKLEY ROAD, LONDON W14  
DIRECTION 1 of 1992

WHEREAS

(1) The Council of the London Borough of Hammersmith and Fulham (hereinafter called "the Council") is the Local Planning Authority for the said Borough for the purposes of the Town and Country Planning Act 1990:

(2) The Council is satisfied that it is expedient in the interests of the amenity of the area that development of the description set out in the Schedule hereto should not be undertaken on land known as Nos. 22 - 34 (even) Rockley Road London W14, such land being shown edged red on the plan annexed hereto (hereinafter referred to as "the Land") unless permission is granted on an application in that behalf

NOW THEREFORE the Council in pursuance of the powers conferred upon it by Article 4 of the Town and Country Planning General Development Order 1988 and of all other powers enabling it in that behalf HEREBY DIRECT that the permission granted by Article 3 of the said Order shall not apply to development of the description specified in the Schedule hereto in on over or under the land or any part or parts thereof

THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham Town and Country Planning Direction No. 1 of 1992

SCHEDULE

Development comprised within the undermentioned  
Classes of the Second Schedule to the Town and  
Country General Development Order 1988

*B* Part 1, Class A Alteration of the front elevation of the dwellinghouses by partial or complete removal of the existing front bays.

Part 1, Class F Provision of hard standing for parking of motor vehicles between front elevations and Rockley Road

*J* and not being development comprised within any other Class

THE COMMON SEAL OF THE MAYOR AND )  
BURGESSES OF THE LONDON BOROUGH )  
OF HAMMERSMITH AND FULHAM was )  
hereunto affixed this 11<sup>th</sup> day )  
of September 1992 )

*Donnie T. B. ...*

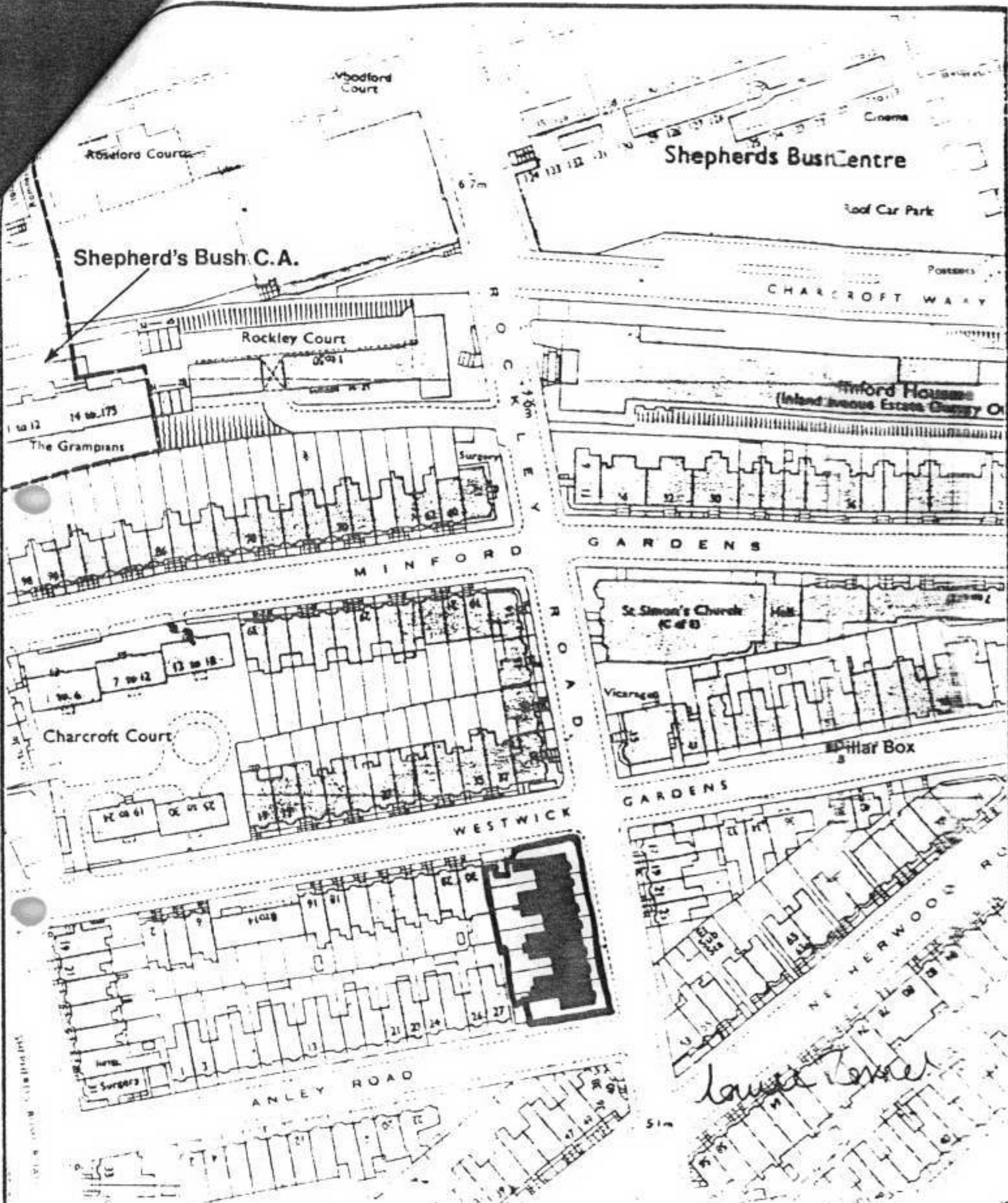
PLA4996/SLL The Secretary of State for the Environment hereby approves the foregoing direction.

*A. Buchanan*

Signed by authority of the Secretary of State \*An Assistant Secretary In the Department of



9/1096



 Properties included in Article 4 Direction

22-34, Rockley Road.

William Myers  
 Director of Environment  
 Town Hall Extension  
 King Street, London W8 6AJ  
 Telephone 081-748 3030

Drawn On 16.6.92  
 Scale 1:1250

DRG. No. P/405-1/14/Z

Delivered by Hand  
28-10-92



**Environment**

Date:

The Owner/Occupier

**London Borough of  
Hammersmith and Fulham**

Town Hall, King Street, Hammersmith  
London W6 9JU  
Telephone 081-748 3020  
Fax Number 081-741 5664

Direct Dial:

Our Ref:  
BMW/AW/4.9

Your Ref:

When telephoning please ask for:  
Barbara Woda, ext. 3315

Dear Sir/Madam,

No. 22-34 (even) Rockley Road  
TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988  
DIRECTION UNDER ARTICLE 4(1)

This is to inform you that the Secretary of State for the Environment has confirmed the above Article 4 Direction to bring within the Council's control certain developments to your property.

I should therefore remind you that planning permission is now required prior to undertaking any of the following forms of development:

Part 1, Class A Alteration of the front elevation of the dwelling houses by partial or complete removal of the existing front bays.

Part 1, Class F Provision of hard standing for parking of motor vehicles between front elevations and Rockley Road.

The effect of this approval by the Secretary of State is that the Direction remains in force unless revoked by the Local Planning Authority or the Secretary of State for the Environment. The Direction takes effect from the receipt of this letter.

Should you have any queries relating to this letter please contact Barbara Woda on 748 3020 ext. 3315.

Yours faithfully,

DIRECTOR OF ENVIRONMENT DEPARTMENT



## Department of the Environment

London Regional Office  
Millbank Tower 21 - 24 Millbank  
London SW1P 4QU

Telephone 071 - 217 3000  
Direct Line 071 - 217

Head of Legal Services  
London Borough of Hammersmith & Fulham  
Riverview House  
Beavor Lane  
London W6 9AR

Your reference

SL/92/687/RMD

Our reference

LRP22/H5390/02

Date

14 October 1992

Sir

For the attention of Ms S Lakda

ARTICLE 4(1) DIRECTION - NUMBERS 22-34 (EVEN) ROCKLEY ROAD,  
LONDON W14.

1. I am directed by the Secretary of State for the Environment to refer to your letter of 14 September 1992 and to return herewith one copy of the Direction endorsed with his approval.

2. The Council's attention is drawn to the provisions of Article 5(11) of the Town and Country Planning General Development Order 1988 which relates to the service or publication of notice of the Direction.

3. Enquiries about this letter should be addressed to Mr J Gilderoy in room 2543 at the above address ('phone 071-217 4559).

I am Sir  
Your obedient Servant

T NAWAZ  
authorised by the Secretary of State  
to sign in that behalf



ARTICLE 4 DIRECTION  
22-34 (EVEN) ROCKLEY ROAD, W14  
STATEMENT OF REASONS

---

1. ISSUE REQUIRING DECISION

1.1 To approve an Article 4 Direction removing permitted development rights for the provision of hardstandings within the front gardens of number 22-34 (even) Rockley Road.

2. THE COUNCIL'S POLICIES AND OBJECTIVES

2.1 Policy ENV.7 of the Borough Local Plan, and EV1 of the Unitary Development Plan (Deposit Version, February '92) state:

"Where appropriate Article 4 Directions will be made, subject to Department of Environment confirmation, restricting development rights granted by the General Development Order". This policy relates specifically to buildings within Conservation Areas, but the principle outlined in the overall environment objective is applicable to buildings outside Conservation Areas.

3. BACKGROUND

3.1 No.22-34 (even) Rockley Road are 3-storey residential late Victorian terrace properties, built for single family occupation. The houses were constructed of yellow brick with slate pitched roofs punctuated by low external party walls and chimney stacks. The properties' simple architectural detailing includes: red brick bands and window arches; canted hipped bays at ground floor level with decorative dentil cornice detailing; vertically hung wooden sash windows. The properties attractive small front gardens provide an important green element in this otherwise built-up environment. A variety of boundary treatments exist, including low brick walls with pillars and hedge rows. The original character and appearance of the terrace is very much maintained and preserved.

3.2 The adjoining residential Victorian terraces on Rockley Road are two-storey and semi-basement properties with raised ground floors. The properties have canted hipped bays at basement and ground floor level, some of which are stuccoed. The properties do not have front gardens.

3.3 There are no existing Article 4 Directions applying to the houses, or any other forms of additional restriction upon development. Rockley Road abuts the Shepherds Bush Conservation Area at its northern end and the Lakeside/Sinclair/Blythe Road Conservation Area at its southern end. It is felt that the number of modifications already made to the original facades and the variety of houses in Rockley Road and adjoining streets preclude their designation as a conservation area.

3.4 The owner of No.24 Rockley Road has inquired into the possibility of constructing a hardstanding in the front garden. In order to accommodate the car the owner proposes to remove the decorative hipped bay and invert the front facade. The alterations to the bay would be permitted development, since No.24 is in single family ownership, and the development does not project beyond the original facade. The hardstanding itself would also be permitted development.

4. THE PURPOSE OF THE DIRECTION

4.1 The proposed alterations described in paragraph 3.4 would be visually obtrusive and have a detrimental impact on the character and appearance of the terrace. The proposed alterations can effectively be controlled and prevented by the use of an Article 4 Direction removing permitted development rights for the construction of hardstandings in the front gardens of this terrace of houses. The use of 'spot' Direction can be justified on the grounds that there is a known threat to remove the decorative hipped bay and hardsurface the front garden.

5. STAFFING FINANCIAL IMPLICATIONS

5.1 There are no major financial legal or staffing implications relating to making an Article 4 Direction. The Article 4 Direction will ensure that the amenity value of the terrace is retained and as such will prevent an unnecessary reduction in the quality of the environment in Rockley Road.

6. DOCUMENTATION

6.1 A plan indicating the location of the properties which it is proposed to make the subject of the Article 4 Direction is attached.

7. RECOMMENDATIONS

7.1 In view of the potential threat to the amenity value of the terrace inclusive of No. 22-34 (even) Rockley Road, W14, as shown on the attached plan, the Director of Legal Services should be instructed to issue an Article 4 Direction in accordance with Article 5 (5) of the Town and Country Planning General Development Order 1988 in relation to the type of Permitted Development falling under Part I, Class F of schedule 2 as follows: Provision of hardstandings for vehicles between the front elevations and Rockley Road: and full or partial removal of the front bays falling under Part 1, Class A of Schedule 2.