

ST. PETERS SQUARE (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:

- 1a, 1 to 16 (consec) Berestede Road
- 52 to 60 (even), 53 to 59 (odd) North Eyot Gardens
- 27 to 33 (odd) North Verbena Gardens
- 2 to 36 (even) Standish Road
- 20 and 21 St. Peters Square

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

- All alterations to the roof, gables and dormers at the front 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

LONDON BOROUGH OF HAMMERSMITH (ST. PETERS SQUARE NO. 1)

TOWN AND COUNTRY PLANNING DIRECTION 1977

DIRECTION UNDER ARTICLE 4 6.1.78

of the

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS:-

- (i) The Mayor Aldermen 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 ("the 1977 Development Order") in respect of the area which includes the properties described in Schedule I hereto ("The Properties")
- (ii) The Properties are situate within the St. Peters Square 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 would be prejudicial to the proper planning of the Conservation Area and its surroundings and/or constitute a threat to the amenities thereof
- (iv) The Council therefore considers that any such uncontrolled development of The Properties should be subject to its control

NOW THEREFORE WE THE COUNCIL of Town Hall King Street
Hammersmith HEREBY GIVE NOTICE 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 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 II 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 (St. Peters Square No. 1) Town and Country Planning Direction 1977

SCHEDULE I

The Properties included in this direction are:-

- (1) 2-36 (Even) Standish Road, Hammersmith, W.6.
- (2) 27-33 (Odd) North Verbena Gardens, Hammersmith, W.6.
- (3) 52-60 (Even) and 53-59 (Odd) North Eyot Gardens,
Hammersmith, W.6.
- (4) 20 and 21 St. Peters Square, Hammersmith, W.6.
- (5) 1a and 1-16 (Consecutive) Berestede Road, Hammersmith,
W.6.

being The Properties shown coloured black on the plan annexed hereto

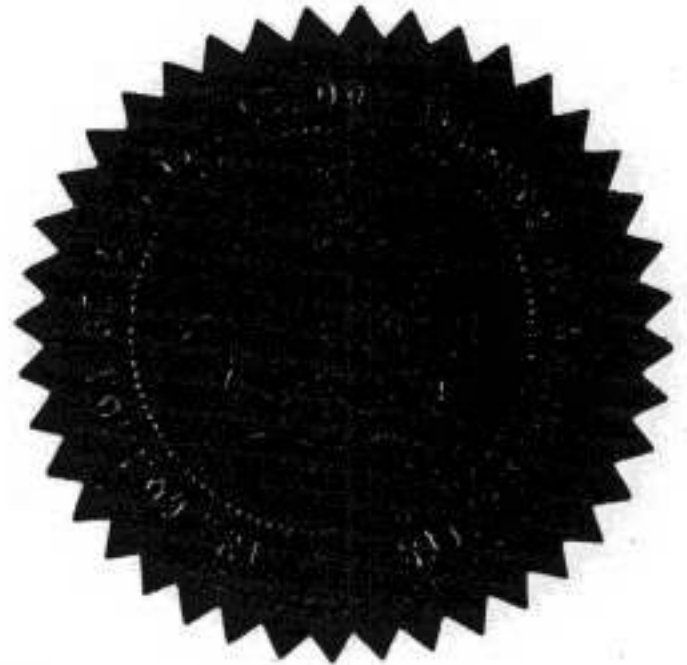
SCHEDULE II

F The classes of development to which this order applies are all alterations to roof and to gables and to dormers at the front of dwelling houses this 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

Dated the *Sixth* day of *January* 1978

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



A Howard

Assistant Borough Solicitor

DET 30319.
The Secretary of State for the Environment
hereby appeals as the following direction.

L Signed by authority
of the Secretary of
State

+ April 19 78

DT Routh

As Assistant Secretary
in the Department of
the Environment.

DATED

6th Jan'y

1978

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

LONDON BOROUGH OF HAMMERSMITH
(ST. PETERS SQUARE NO. 1)

TOWN AND COUNTRY PLANNING
DIRECTION 1977

DIRECTION UNDER ARTICLE 4

of the

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

Borough Solicitor
London Borough of
Hammersmit
Hammersmith House
Black's Road
Hammersmith W.6.

Ref: JSM/BS
C.A/DDP

STATEMENT OF REASONS

1. The Mayor Aldermen 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 and for the purposes of the Town and Country General Development Order 1977 in respect of the area which includes the properties described in Appendix A hereto ("The Properties")

2. The Council have made the London Borough of Hammersmith (St. Peters Square No. 1) Town and Country Planning Direction 1977 ("The Direction") the effect of which is that development of The Properties in the manner specified in Appendix A 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 sets out the Council's reasons for making the Direction. It consists of the following:

Section 1 A description of the area covered by The Direction and of the character of the surroundings

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

Section 3 An account of the measures taken to let

interested parties know of the proposed
direction and of the results of these
consultations

Section 4

A Summary

Appendix A

Identification of the Properties included
in The Conservation

Appendix B

The Classes of development included in
The Conservation

Appendix C

Details of Buildings of Architectural or
Historical Interest within the conservation
area

Appendix D

Photographs

1.0 THE AREA

1.1 The properties to be included in the Direction are within the St. Peters Square Conservation Area, the boundaries of which are shown on the map annexed hereto

1.2 Writing in 1952, Sir Nicholas Pevsner described this area as "the only neighbourhood in Hammersmith which is consistently attractive as a piece of planning. The square has the flavour of a suburban Belgravia The streets around are on a smaller scale but evidently part of the same scheme."

1.3 A plan showing the boundary of the conservation area is included in Appendix A hereto. Many properties within the area are included in the Statutory List of Buildings of Architectural and Historic Interest, and details of these are set out in Appendix C hereto. The Greater London Council has indicated that further properties are likely to be added to the Statutory List.

1.4 St. Peters Square is the centrepiece of the Conservation Area. It is grand, stuccoed, Regency houses, arranged in pairs around a central garden. The overall design of the square was conceived by Edward Lapidge circa 1825. The design of the garden, now a public open space, has been attributed to J.C. Loudon.

1.5 The properties which are included in the Direction are shown coloured black on the aforementioned plan. They comprise the following groups:-

1.5.1

Nos. 2-36 (Even) Standish Road

Late nineteenth century two-storey red brick terrace. This originally homogenous terrace has been affected by 'improvements' viz the slate roof has been replaced in two cases by tiles and a number of frontages have been painted.

1.5.2

27-33 (Odd) North Verbena Gardens

Late nineteenth century two-storey terraced properties in stock brick.

1.5.3

Nos. 53-59 (Odd) North Eyot Gardens and 21 St. Peters Square

Late nineteenth century short terrace of stock brick with two storeys and an attic storey, the window of which is set in the triangular gable front. Bay windows at ground and first floor with foliated stucco surrounds, also on the porch.

1.5.4

Nos. 52-60 (Even) North Eyot Gardens and 20 St. Peters Square

Late nineteenth century, Three-storey red brick terrace with foliated stucco bay windows to ground and first floors and triangular gable above. Terra-cotta wash on gables and terra cotta frieze above front doors and bay windows.

1.5.5

Nos. 1A and 1-7 Presiede Road

Late nineteenth century two-storey stock brick (yellow/grey) terrace. Large bay window at ground floor level with red brick above; hipped slate roof. No. 1A has gable front, plain ground floor window and white painted stucco to ground floor.

Late nineteenth century two-storey brick terrace. Bay windows at ground and first floor foliated stucco surrounds topped by a hipped gable.

1.6 Photographs of the aforementioned properties are included in Appendix D hereto

2.0 GROUNDS FOR THE DIRECTION

2.1 Although The Properties possess a vernacular architectural quality, they are not of same outstanding architectural merit as the buildings in St. Peters Square. They are however situated on the approaches to the Square and uncontrolled development of The Properties could be seriously detrimental to the appearance of the conservation area and would provide a less appropriate context for St. Peters Square.

2.2 The properties are comprised of terraces, each of which has its own character and uniform design. An essential feature which gives consistency to most of the terraces is the rhythm of the gables. It would be most difficult to accommodate a satisfactory roof extension whilst retaining the gables. In other cases, such as the north side of Berestede Road, a roof extension would be an obvious intrusive element.

2.3 It is considered that uncontrolled extensions and alterations to roofs on the street elevations of the properties included in the Direction will be detrimental to the appearance of both the properties and the area as a whole.

3.0

CONSULTATIONS

3.1

On 23rd November 1976 The Director of Development Planning to the Council wrote to the occupiers/owners of The Properties which are subject to the direction as follows:-

"TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1973, DIRECTION UNDER ARTICLE 4 IN RESPECT OF ALTERATIONS TO ROOFS AT THE FRONT OF HOUSES (ST. PETERS SQUARE NO. 2)

As you probably know, St. Peters Square 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.

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."

3.2

No comments or replies have been received in response to this letter.

4.0

SUMMARY

4.1

For the reasons before outline The Council consider that any uncontrolled development of The Properties in the manner described in Appendix B hereto would be prejudicial to the proper planning of the St. Peters Square Conservation Area and constitute a threat to its amenities.

4.2

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

Appendix A

The Properties included in The Direction are:-

1. 2-36 (Even) Standish Road, Hammersmith, W.6.
2. 27-33 (Odd) North Verbena Gardens, Hammersmith, W.6.
3. 52-60 (Even) and 53-59 (Odd) North Eyot Gardens, Hammersmith, W.6.
4. 20 and 22 St. Peters Square
5. 1A and 1-16 (Consecutive) Berestede Road, Hammersmith, W.6.

being The Properties shown coloured black on the plan annexed hereto.

Appendix B

The classes of development covered by The Direction are all alterations to roofs and to gables and to corners at the front of dwelling houses this being development within Class 1(1) of the First Schedule to the 1977 Development Order and not being development comprised in any other class.