

WALHAM GROVE (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:

- 1 to 16 (consec), 19 to 26 (consec) Walham Grove

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 external appearance of the dwelling house.
- The erection or construction of a porch outside any external door of the dwelling house.
- The, erection, construction, placing, maintenance, improvement or other alteration, within the curtilage of the dwelling house of any building or enclosure, insofar as such development would alter the external appearance of the dwelling house.
- The construction within the cartilage of the dwelling house of a hard standing for vehicles.
- The erection or placing within the curtilage of a dwelling house of an oil storage tank.
- The erection, construction, maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure.
- The painting of unpainted brickwork on the exterior of any building.

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
(NORTH SIDE OF WALHAM GROVE) No. 1

8.5.80

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 Order 1977 (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 shown hatched black upon the plan annexed hereto, within the area described in Schedule II hereunder, 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 hatched black upon the plan annexed hereto shall be subject to control by virtue of this Direction made under Article 4 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. AND FURTHER TAKE NOTICE that pursuant to Article 4 (3) (b) of the Development Order this Direction shall have immediate effect on any dwellinghouse within the area described in Schedule II and shown hatched black upon the plan aforesaid when notice of such Direction is served on the occupier of that dwellinghouse, or if there is no occupier on the owner thereof AND it will remain in force for six months from the date on which it was made and therefore shall expire on the day of 19 , unless it has before the termination of the said six months been approved by the Secretary of State for the Environment.
5. THIS DIRECTION may be cited as the London Borough of Hammersmith and Fulham (North Side of Walham Grove) Town and Country Planning Direction No. 1

SCHEDULE I

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

- (1) A the enlargement improvement or other alteration of a dwelling-house insofar as such development would alter the external appearance of a dwelling house being development comprised within Class I(1) referred to in Schedule I to The Development Order and not being development within any other class
- (ii) E the erection or construction of a porch outside any external door of a dwellinghouse being development comprised within Class I (2) referred to in Schedule I to The Development Order and not being development within any other class
- (iii) H the erection construction placing maintenance improvement or other alteration within the curtilage of a dwelling-house of any building or enclosure insofar as such development would alter the external appearance of a dwellinghouse being development comprised within Class I (3) referred to in Schedule I to The Development Order and not being development within any other class
- (iv) J the construction within the curtilage of a dwellinghouse of a hardstanding for vehicles, being development comprised within Class I (4) referred to in Schedule I to The Development Order and not being development within any other class
- (v) H the erection or placing within the curtilage of a dwelling-house of an oil storage tank, being development comprised within Class 1(5) referred to in Schedule 1 to the Development Order and not being development within any other class

- (vi) the erection construction maintenance improvement or other alteration of any gates fences walls or other means of enclosure being development comprised within Class II(1) referred to in Schedule I to The Development Order and not being development within any other class
- G
- (vii) the painting of unpainted brickwork on the exterior of any building, being development comprised within Class II (3) referred to in Schedule I to The Development and not being development within any other class
- K

SCHEDULE II

The land situate on the North Side of Walham Grove and known as 1 to 16 (consecutive and inclusive) Walham Grove and 19 to 26 (consecutive and inclusive)

DATED this

Eight

day of *May*

1980

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

James R. R. R.

(The Officer duly authorised for this purpose)



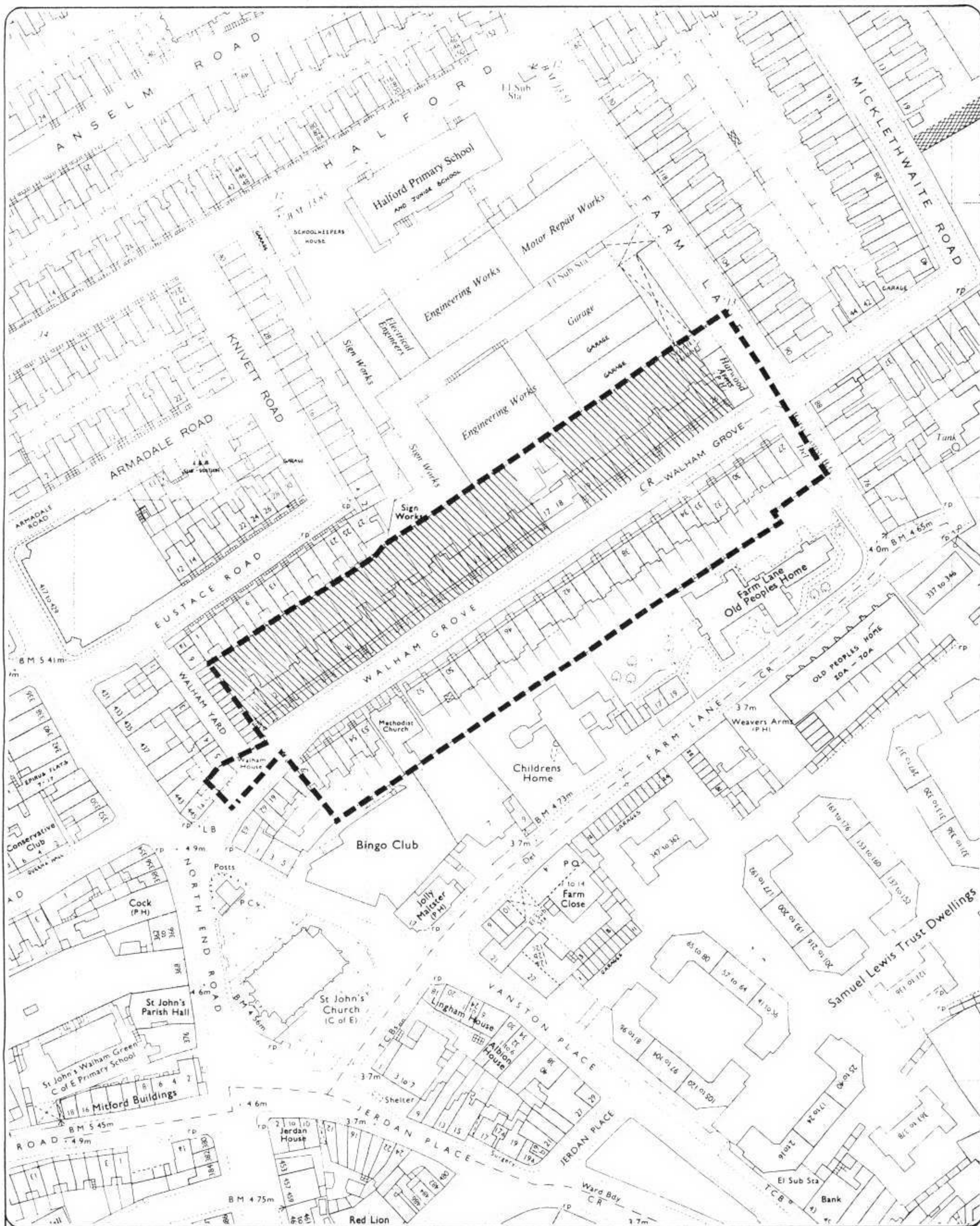
2839

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

J. J. Rendell
Signed by authority
of the Secretary of
State

*An Assistant Secretary
in the Department of
the Environment

6 November 1980



Boundary of Conservation Area — — — —

Properties included in (Walham Grove C.A. No. 9) direction under artical 4, 1979. (North)



Walham Grove Conservation Area No. 9

William A. McKee, B.A. (Hons.) Director of Development Planning Town Hall Extension King Street London W6 9JU Telephone 01 482 2020	Dr. of Eng. Sci. Director of Development Planning Town Hall Extension King Street London W6 9JU Telephone 01 482 2020	Scale 1:1250 Drawing No. P/4829/4/z
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London Borough of Hammersmith

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

LONDON BOROUGH OF HAMMERSMITH
AND FULHAM (NORTH SIDE OF
WALHAM GROVE)

DIRECTION UNDER
ARTICLE 4

THE COUNCIL'S STATEMENT OF REASONS RELATING TO THE
MAKING OF THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM
(NORTH SIDE OF WALHAM GROVE) TOWN AND COUNTRY PLANNING
DIRECTION 1979.

1. The land to which this Direction applies comprises those properties on the north side of Walham Grove known as Walham House, 1 to 16 (cons) and 19 to 26 (cons) Walham Grove and the Harwood Arms Public House, which are within the Walham Grove Conservation Area designated by the Council on the 8th August 1975. These properties are generally well detailed and mid-Victorian. They can briefly be described as follows:-

Walham House : Detached, 2 storeys plus basement, pitched ~~slate~~ roof, with *grey tiles*

Nos. 1 - 16 and 19 - 26: Pairs of similar semi-detached dwellings, with steps up to entrance doors of each house which are built out from the main side walls and link the houses together in a continuous row. The roofs are hipped, mostly slate covered, with prominent central chimney stacks. No. 24 has had its slate roof replaced with green concrete tiles, ^{and No 4 has used green tiles} Otherwise ^{the} the roofs appear in their original form. All houses have semi-basements and front gardens, some with hardstandings. The front elevations have fine stucco detailing. There are original railings in front of most of these houses.

Harwood Arms: Three storeys, stucco, with parapet.

2. On 18 May 1976, the appropriate Council Committee decided that the buildings on the north side of Walham Grove (excluding Nos. 17-18 a modern infill block which replaced dwellings destroyed in the war) were worthy of being added to the list of buildings of Architectural and Historic Interest. Such listing would make the control of development in the area by means of Article 4 Directions superfluous as listed building control would effectively prevent the character and appearance of the properties being marred by what would otherwise be permitted development. Anticipating that the buildings would be

listed in due course, in mid-1976 a letter was sent to all occupiers of property in the Conservation Area asking that the Council be consulted on any proposal to remove railings, construct hardstandings or to alter the front elevations of the buildings.

3. As the Secretary of State for the Environment has not yet listed these properties, and the Council has little indication of when, if at all, this will occur, it is now considered that ~~an~~^N Article 4 Direction is required in relation to any development within Classes 1 and II of Schedule 1, insofar as such development would alter the external appearance of the properties, such development would be prejudicial to the proper planning of the Area and would constitute a threat to its amenities. In particular, permitted development may otherwise take place that does not conform to the standards the Council has adopted when controlling works in the Area that do require planning permission.
 4. The changes that have already been made to the original fabric of the areas's buildings are comparatively few. At the front of these properties, there are no roof extensions and only ~~one~~^{three} roofs where slates have been replaced by concrete tiles. Doors and windows have not been altered significantly and brickwork has generally been left unpainted. In front of the properties much of the original railings remain. At Nos. 21 and 22 a small first floor side extension has in each case been built over the entrance porch as permitted development.
- In June 1974 an appeal was dismissed against the Council's refusal of permission for a front roof extension at Nos. 25/6. The inspector reported that such an extension would "completely change the present distinctive character of these premises and despoil the harmony of this part of the grove".

* INSERT.

On the 5th Oct it was reported to the appropriate committee that Walham House ^(which is at present used as offices) had been re-roofed with grey concrete tiles, in this instance however, the Council decided to take no further action as it was considered that because the property ~~is detached~~ does not form part of the Terrace the new roofing materials were not conspicuous and did not detract from the visual harmony of the street in general.

To the rear, so far as can be seen from property in Eustace Road, there are no roof extensions and only one conspicuous rear extension - at No. 4. The latter was built following planning permissions given in 1967 and 1971. Permissions have in the past been given also for rear extensions at Nos. 5, 7, 19, 20, 25 and 26 but these have either not been built or are not conspicuous when viewed from Eustace Road properties. The permissions relating to Nos. 4, 19 and 20 were conditional on the materials used matching those already existing.

5. The Council appreciates that when owners/occupiers of these properties undertake work of the type affected by the Direction many of them would in any case ensure that appropriate materials are used and that any ^{alterations} ~~allegations~~? etc. are compatible with existing work. For example it is understood that No. 9. Walham Grove is to be re-roofed in natural slate. On the other hand some owners may propose less satisfactory changes - as ^{occurred in} ~~is~~ the case at No. 4 where re-roofing ^{was} ~~is~~ also proposed. Fortunately the owners of No. 4 ~~have~~ agreed with the Council that instead of the red/brown ribbed concrete tiles that they had intended to use they ^{would} ~~will~~ now use grey flat concrete tiles specifically designed to give the appearance of slate. ^{This work is now completed.} The Council is aware however that it may not always be able to intervene in time to influence development in the Area and that in some cases owners/occupiers may not be willing to co-operate over what after all is permitted development.* ~~INSERT~~
6. In the absence of statutory listing it is possible that permitted development carried out in the Area ^{could} ~~would~~ detract considerably from the character of the buildings and the Conservation Area. As the Council wishes to ensure that any proposed development is in keeping with the building and the Area's character - and in the past the Council has generally imposed conditions on permissions in Walham Grove to ensure that new materials match the existing - the Article 4 Direction has been made and is accordingly submitted for confirmation.

7. A separate Direction relating to the south side of Walham Grove has been made by the Council so that such planning control extends across the whole of the Conservation Area.
8. A copy of the Council's letter to the owners and occupiers of the properties which give notice of the Direction is attached.

WALHAM HOUSE, 1 TO 16 (CONSECUTIVE) WALHAM GROVE,
19 TO 26 (CONSECUTIVE) WALHAM GROVE ~~AND THE HARWOOD ARMS~~
~~PUBLIC HOUSE~~

DIRECTION UNDER ARTICLE 4
OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT
ORDER 1977

THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM (NORTH SIDE
OF WALHAM GROVE) TOWN AND COUNTRY PLANNING DIRECTION 1979

WHEREAS the Council of the London Borough of Hammersmith and Fulham ("The Council") being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 ("The Development Order") are of the opinion that development of the description(s) set out in the Schedule hereto should not be carried out on land situate on the north side of Walham Grove and known as Walham House, 1 to 16 (consecutive) Walham Grove, 19 to 26 (consecutive) Walham Grove and the Harwood Arms Public House being the land shown edged coloured on the plan annexed hereto unless permission therefore is granted on application made under The Development Order

AND WHEREAS The Council are further of the opinion that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of the area and that the provisions of paragraph 3(b) of the said Article 4 should apply to this Direction.

NOW THEREFORE The Council in pursuance of the powers conferred upon by the said Article 4 hereby direct that the permission granted by Article 3 of The Development Order shall not apply to development on the said land of the descriptions set out in the Schedule hereto.

THIS DIRECTION which may be cited as The London Borough of Hammersmith and Fulham (North side of Walham Grove) Town and Country Planning Direction 1979 is made in pursuance of the provisions of paragraph (3)(b) of the said Article 4 and shall remain in force until 1980 (being six months from the date of this Direction) and will then expire unless it has been approved by the Secretary of State for the Environment before that date.

THE SCHEDULE

The classes of development to which this Direction applies are:

- (i) the enlargement improvement or other alteration of a dwellinghouse insofar as such development would alter the external appearance of a dwellinghouse, being development comprised within Class 1(1) referred to in Schedule 1 to the Development Order and not being development within any other class
- (ii) the erection or construction of a porch outside any external door of a dwellinghouse being development comprised within class 1(2) referred to in Schedule 1 to The Development Order and not being development within any other class
- (iii) the erection, construction, placing, maintenance, improvement or other alteration within the curtilage of a dwellinghouse of any building or enclosure insofar as such development would alter the external appearance of a dwellinghouse, being development comprised within Class 1(3) referred to in Schedule 1 to The Development Order and not being development within any other class
- (iv) the construction within the curtilage of a dwellinghouse of a hardstanding for vehicles being development comprised within Class 1(4) referred to in Schedule 1 to The Development Order and not being development within any other class

- (v) the erection or placing within the curtilage of a dwellinghouse of an oil storage tank, being development comprised within Class 1(5) referred to in Schedule 1 to The Development Order and not being development within any other class
- (vi) the erection construction maintenance improvement or other alteration of any gates fences walls or other means of enclosure being development comprised within Class II(1) referred to in Schedule 1 to The Development Order and not being development within any other class
- (v) the painting of ^{unpainted brickwork on} the exterior of any building, being development comprised within Class II(3) referred to in Schedule 1 to The Development Order and not being development within any other class.

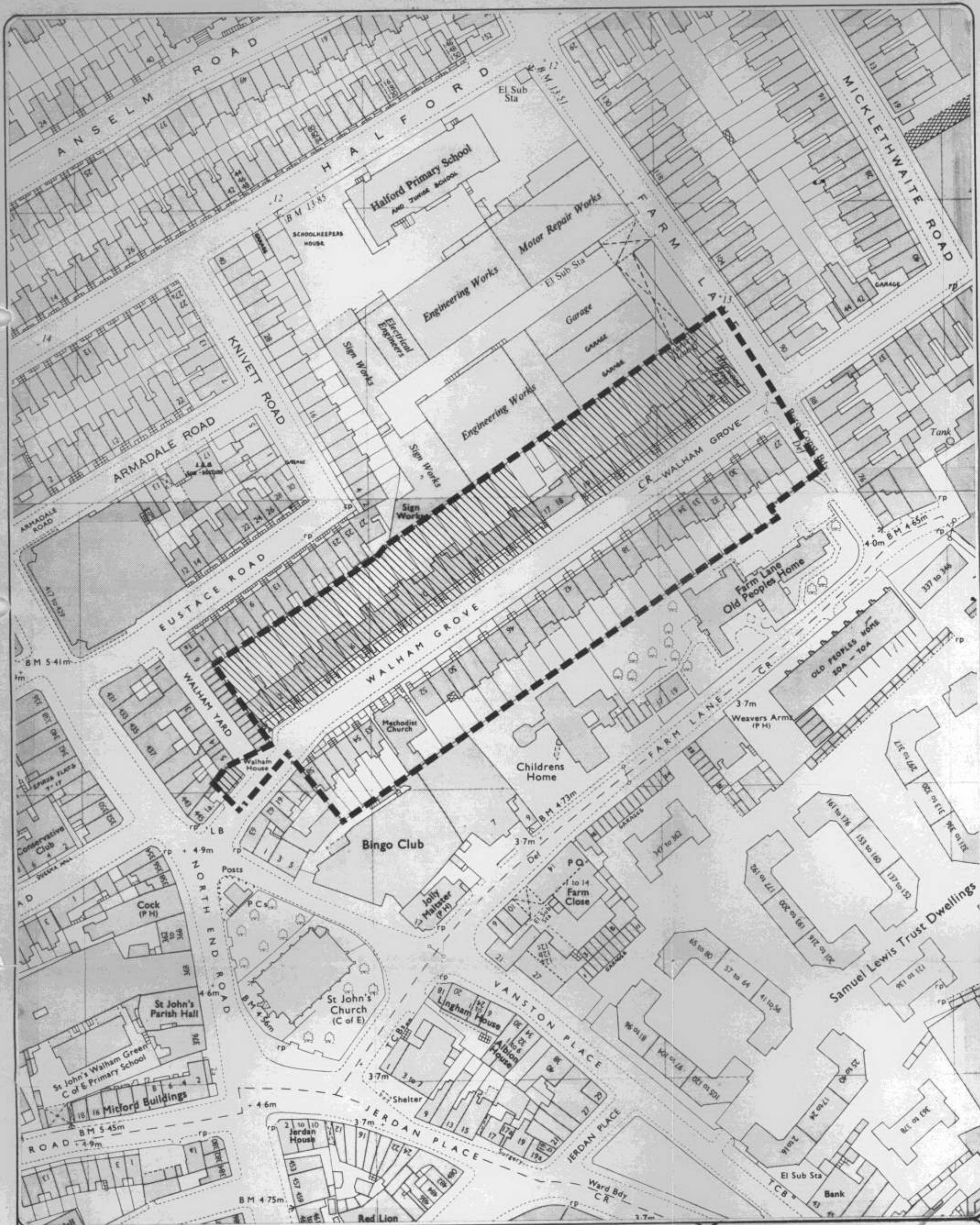
DATED this

day of

1979.

The Common Seal of the Mayor and Burgesses of the London Borough of Hammersmith and Fulham was hereunto affixed in the presence of:

(The Officer duly authorised for this purpose)



Boundary of Conservation Area ———

Properties included in (Walham Grove C.A. No. 9) direction under artical 4, 1979. (North)



Walham Grove Conservation Area No.9

William A. McKee, S.A. M. (Engl.) S.I.C. No. 17, W.R.T.P. WINE Director of Development Planning Town Hall Extension King Street, London, W6 9JU Telephone 01-448-3020	Dr of Eng Ref Surveyed Designed Drawn M.G. Sept. 79	Scale 1:1250 Traced Checked Amendments Drawing No. P/4829/4/2
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London Borough of Hammersmith

Development Planning

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

Address letters to
The Director of Development Planning

When telephoning ask for:
Mr Adams - ext 5346

Our ref:

Your ref:

Date:

Dated 4.12.80
sent 4.12.80

The Owner

Dear Sir/Madam,

Town and Country Planning Act 1971
Town and Country Planning General Development Order 1977
Direction under Article 4
(Northside of Walham Grove)

I refer to the Notice previously given to you concerning the making of a Direction under Article 4 restricting development under Article 3 of the 1977 Development Order, in that such development as described in Schedule I in the Direction may only be carried out after the obtaining of planning permission. I would inform you that this Direction made on the 8th May, 1980 has been approved by the Secretary of State for the Environment. A copy of the approved Direction can be inspected at Hammersmith Town Hall, King Street London W6 during normal office hours. This document will be held on deposit for public inspection for the period of eight weeks from the date of this letter.

The effect of the approval by the Secretary of State to the making of this Direction is that the same remains in force unless revoked by the local planning authority or the Secretary of State for the Environment.

The properties included in this Direction are:

1-16 (consec.) Walham Grove
19-26 (consec.) Walham Grove

shown hatched black on the plan attached to the Direction and the boundary of these properties is that boundary shown on the said plan by a broken black line. The development that now requires express planning permission by virtue of this Direction is as follows:

- (1) The enlargement, improvement or other alteration of a dwelling-house insofar as such development would alter the external appearance of a dwelling house.

Continued/..

- (2) The erection or construction of a porch outside any external door of a dwelling-house.
- (3) The erection, construction, placing, maintenance, improvement or other alteration within the curtilage of a dwelling-house of any building or enclosure insofar as such development would alter the external appearance of a dwelling-house.
- (4) The construction within the curtilage of a dwelling-house of a hardstanding for vehicles.
- (5) The erection or placing within the curtilage of a dwelling-house of an oil storage tank.
- (6) The erection, construction, maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure.
- (7) The painting of unpainted brickwork on the exterior of any building.

So far as the same comprises development in classes I and II referred to in the First Schedule to the Town and Country Planning General Development Order 1977 and is not development comprised within any other class .

If you require any further information concerning this Direction I shall be pleased if you will communicate direct with my assistant, Mr Adams in my Directorate at Town Hall New Building, King Street, London W6, (tel: 748 3020 ext 5346).

Yours faithfully,

William McKee

Director of Development Planning

TWA/CJH

Dear Sir/Madam

On 8 August 1975, the Council designated most of Walham Grove as a Conservation Area. This included Walham House, Nos 1-26 Walham Grove (inclusive) and the Harwood Arms public house, all on the north side of Walham Grove; and Nos 27-58 (inclusive) and a former church building (now No. 52a) all on the south side.

On 2 July 1979 this Council's Planning Applications Executive Committee decided that the sort of permitted development mentioned above could constitute a threat to the amenities of the area and be prejudicial to its future planning. The Committee decided therefore to make two Directions under Article 4 of the Town and Country Planning General Development Order 1977, one covering properties on the north side, the other those on the south.

contd/....

SENDER

Send blue and yellow copies intact. Retain pink for file.

WRITE
OR TYPE

two way memo

NO CARBON
REQUIRED

3/8 RECIPIENT

Reck before parting set.
copy to sender.

FROM

Bora

RECEIVED
11 APR 1980
Dir. of
DEVELOPMENT
PLANNING

RECEIVED
31 MAR 1980
DIRECTOR OF
DEVELOPMENT
PLANNING

TO

RECEIVED
10 APR 1980
BOROUGH SOLICITORS OFFICE

SUBJECT

Article 4 Direction

MESSAGE

DATE 14/3/80

As requested, attached
please find copy of letters
to owners/occupiers notifying
of Direction in relation
to:-

Richford St.
Walham Grove (South & North)

Signed

L. Adam

REPLY

DATE 9.4.80

As per our telephone call
I return the annexed
Schedules

Signed

A. E. Ford

WAZHAN
GROVE 625 North

THE SCHEDULE

The Classes of development to which the Direction applies are:-

- (1) the enlargement improvement or other alteration of a dwelling-house insofar as such development would alter the external appearance of a dwelling house being development comprised within Class I(1) referred to in Schedule I to The Development Order and not being development within any other class
- (ii) the erection or construction of a porch outside any external door of a dwellinghouse being development comprised within Class I (2) referred to in Schedule I to The Development Order and not being development within any other class
- (iii) the erection construction placing maintenance improvement or other alteration within the curtilage of a dwelling-house of any building or enclosure insofar as such development would alter the external appearance of a dwellinghouse being development comprised within Class I (3) referred to in Schedule I to The Development Order and not being development within any other class
- (iv) the construction within the curtilage of a dwellinghouse of a hardstanding for vehicles, being development comprised within Class I (4) referred to in Schedule I to The Development Order and not being development within any other class
- (v) the erection or placing within the curtilage of a dwelling-house of an oil storage tank, being development comprised within Class I(5) referred to in Schedule 1 to the Development Order and not being development within any other class

- (vi) the erection construction maintenance improvement or other alteration of any gates fences walls or other means of enclosure being development comprised within Class II(1) referred to in Schedule I to The Development Order and not being development within any other class
- (vii) the painting of unpainted brickwork on the exterior of any building, being development comprised within Class II (3) referred to in Schedule I to The Development and not being development within any other class