

## **WORMHOLT AND OLD OAK (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:

- 39 to 43 (odd), 48 to 52 (even) Hilary Road

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:

- Alteration to the front or side elevation of the dwelling house by removal or relocation of the main entrance door.
- Erection or construction of a porch outside any external door of the dwelling house.
- Painting of the exterior of any building or work.

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 1988

OLD OAK & WORMHOLT No. 2

LAND KNOWN AS Nos. 48-52 (even) & 39-43 (odd) Hilary Road London W12

DIRECTION UNDER ARTICLE 4 8.12.93

DIRECTION NO. 2

PLA6560/SLL

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

ARTICLE 4 DIRECTION

48-52 (even) & 39-43 (odd) HILARY ROAD LONDON W12  
DIRECTION NO. 2

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. 48-52 (even) and 39-43 (odd) Hilary Road London W12, 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. 2.

SCHEDULE

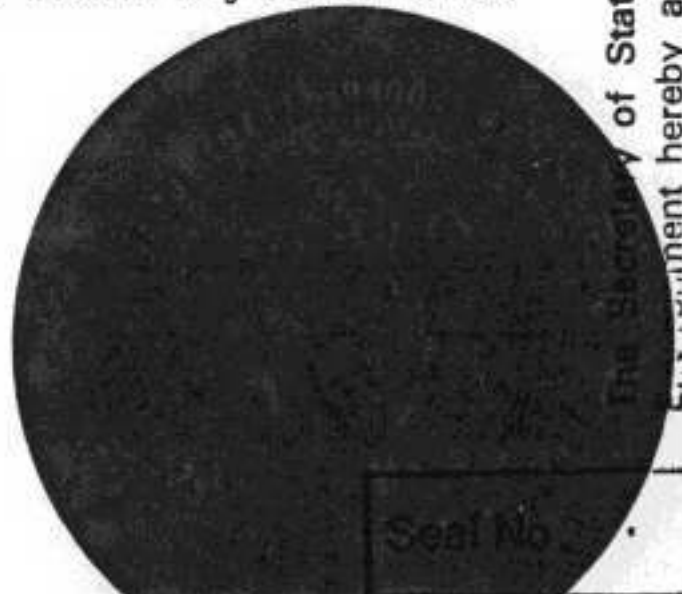
Development comprised within the undermentioned  
Classes of the Second Schedule to the Town and  
Country General Development Order 1988

- D Part 1, Class A Alteration to the front or side elevations of the dwellinghouses by removal or relocation of the main entrance door.
- E Part 1, Class D Erection or construction of a porch outside any external door of the dwellinghouses.
- K Part 2 Class C Painting of the exterior of any building or work 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 8th day )  
of December 1993 in the )  
presence of :- )

PLA6560/SLL

*P. T. Kay*



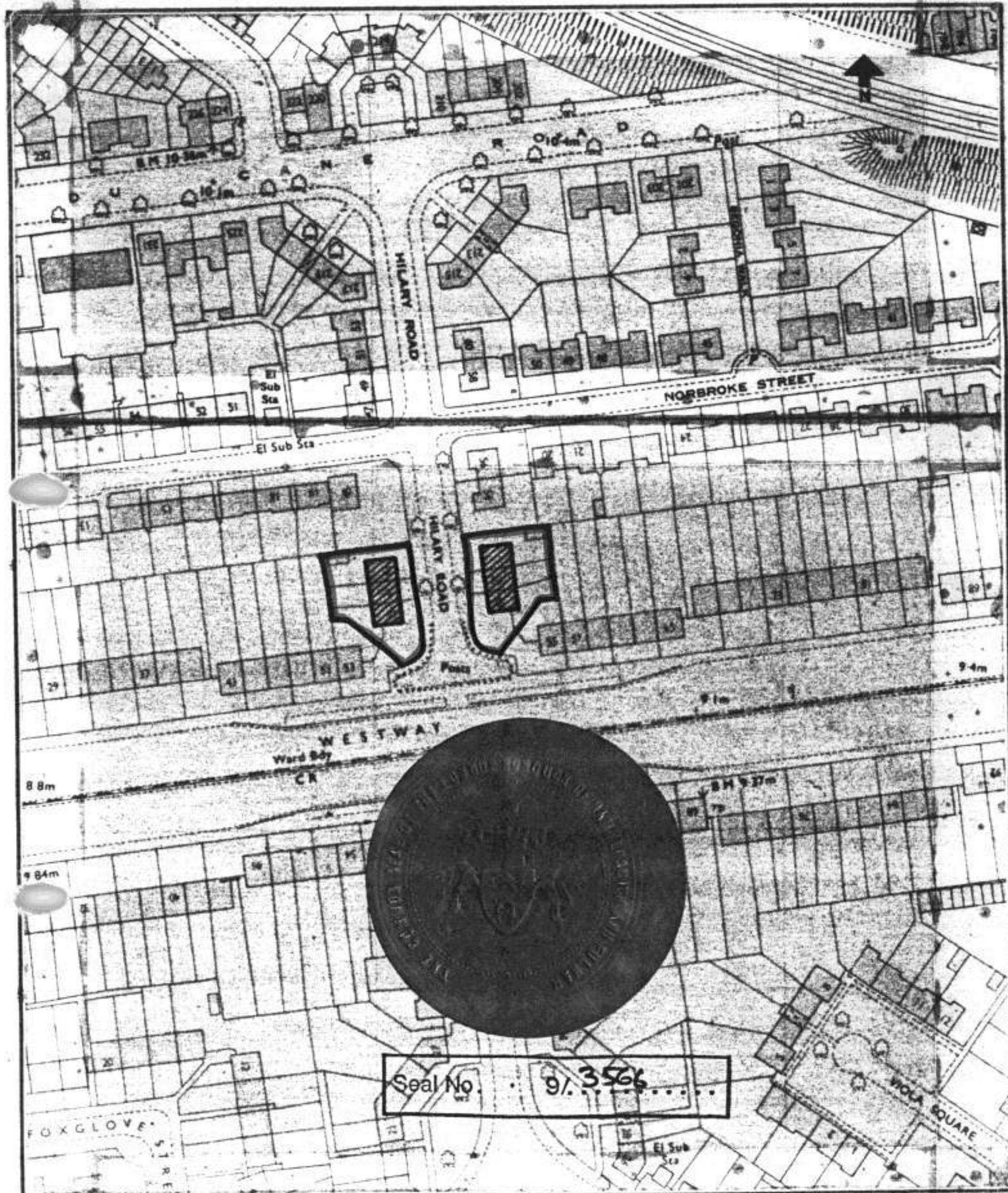
The Secretary of State for the Environment hereby approves the foregoing direction.

*J. A. Bridges*

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

*3 / March 1994*

Seal No. 91.386.....



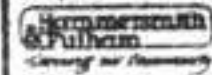
Seal No. 9/3566



Properties included in Article 4 Direction

**OLD OAK & WORMHOLT ESTATES  
CONSERVATION AREA NO. 12  
ARTICLE 4 DIRECTION NO. 2**

William Byers  
Director of Environment  
Town Hall Extension  
King Street, London W6 9JU  
telephone 081-748 3020



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DATE 7TH DECEMBER 1993

## PLANNING APPLICATION SUB-COMMITTEE

MINOR OPERATIONAL

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SUBJECT

ARTICLE 4 DIRECTION - OLD OAK & WORMHOLT ESTATES NO.2  
39 - 43 (ODD) HILARY ROAD, W12  
48 - 52 (EVEN) HILARY ROAD, W12

EXEMPT INFORMATION STATEMENT

Not for publication by virtue of the exempt nature of the information as defined in paragraph 13(b) of Part 1, Schedule 12a of the Local Government Act 1972 due to the information contained in the report which if disclosed to the public, would reveal that the authority proposes to make a direction under an enactment.

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WARD/S

COLLEGE PARK AND OLD OAK

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CONTRIBUTORS

Env. D

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SYNOPSIS

The report gives the reasons why the Committee is being asked to restrict normally permitted development rights to these properties; in particular with regard to the erection of porches, the formation of external openings, and the painting of exterior walls.

REASON FOR URGENCY

The property included in the proposed direction could be the subject of an immediate threat from development that, at the moment, is permitted.

To obviate such a threat, it is necessary to make the direction as a matter of urgency.

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RECOMMENDATIONS

That the Committee approve the making of an Article 4 Direction in accordance with Article 5 (5) of the Town and Country Planning General Development Order 1988, in relation to Nos.39-43 (odd) and Nos.48-52 (even) Hilary Road, W12.

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ARTICLE 4 - OLD OAK & WORMHOLT ESTATES NO. 2  
39-43 (ODD) HILARY ROAD, W12  
48-52 (EVEN) HILARY ROAD, W12

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1. ISSUE REQUIRING DECISION

1.1 To approve an Article 4 Direction removing permitted development rights with regard to the enlargement, improvement or other alteration of a dwelling house; the construction of a porch outside an external opening and the painting of exterior walls, of properties no.39-43 (odd) and 48-52 (even) Hilary Road, W12.

2. THE COUNCIL'S POLICIES AND OBJECTIVES

2.1 Policy EN1 of the Unitary Development Plan (Deposit Version, February 1992) states; "where appropriate Article 4 Directions will be made, subject to Department of Environment confirmation, restricting development rights granted by the General Development Order".

3. BACKGROUND

3.1 The properties subject to the proposed Direction, Nos.39-43 (odd) and Nos.48-52 (even) Hilary Road are located within the Old Oak and Wormholt Estates Conservation Area (designated May 1980).

3.2 The Conservation Area is predominantly residential. This residential element is formed by two cottage estates, the Old Oak Estate built between 1912 and 1922 by the LCC and the Wormholt Estate built by Hammersmith Urban District Council in 1923-1928. Both estates reflect the spirit of the garden estate/garden city movement, designed to bring the best characteristics of rural life to the urban environment. This is manifested in the use of traditional building forms and materials, the introduction of courtyards, irregular street patterns, the use of greens, hedges and trees, all as a reaction to the sterility of by-law housing.

3.3 There is an existing Article 4 Direction made under Section 4 (1) that was confirmed on 19th September 1984. This direction was made in response to numerous deleterious changes that were threatening the character and appearance of the Conservation Area. The properties that are the subject of the proposed Direction are not included within the existing Article 4 Direction.

3.4 Nos.48-52 (even) and Nos.39-43 (odd) Hilary Road consist of a pair of short terraces of three, 2 storey, residential houses. In scale, massing and features these properties are characteristic of the Garden City Estate.

3.5 Each terrace is designed to resemble a single "cottage style" house. This is emphasised by the architectural features and detailing; hipped, tiled roof without prominent party walls but with two symmetrically placed chimney stacks, a continuous string course below the sills at first floor level, the placement of the fenestration and entrances to give the impression of a single front entrance, the entrances to the two end properties being located on the flank walls.

3.6 In December 1992, No.52 Hilary Road made an application which included a two storey side extension, a single storey rear extension and relocation of the entrance to the front facade. After consultation with the Council's Environment Department a number of amendments were carried out resulting in the application for a single storey boundary to boundary rear extension.

3.7 The application was submitted to the appeals procedure, due to the failure of the Council to give within the prescribed period, notice of their decision. The appeal was dismissed on the grounds of poor design, bulk and failure to preserve or enhance the character and appearance of the property and surrounding Conservation Area.

3.8 The Inspector, representing the Secretary of State, concluded:

"In the case of the Old Oak and Wormholt Estates Conservation Area I consider that the essential unity and intrinsic merit of the original layout and design of buildings represents an interest of acknowledged importance which justifies protection through the exercise of development control".

(Paragraph 10 Appeal no.MHR/TG/01715 - 30.9.93)

3.9 No.52 Hilary Road has had some alterations carried out in the past, namely replacement of the original windows and rendering of the exterior walls. However these alterations do not detract from the overall unity of the terrace and its appearance as a single dwelling house. Painting of the render at No. 52 in a colour to match the brick work of neighbouring properties would retain the unity of the terrace. Window replacements have been carried out on all properties under consideration, however, encouragement will be given to proposed future replacements to re-instate the original style of fenestration.

#### 4. THE PURPOSE OF THE DIRECTION

4.1 The representatives on behalf of No.52 Hilary Road have submitted new proposals for this property. Of concern to the Council are the proposals to relocate the entrance opening and to build a porch on the front elevation. The proposals also include painting of the render on the front and side elevations white or magnolia, and the building of a garage and rear extension.

4.2 The proposed alterations to the front facade ie. relocation of entrance, construction of a porch and repainting a different colour, would destroy the original design intension of the terrace ie. for the 3 properties to appear as a single family dwelling house, and therefore would be detrimental to the appearance and character of the individual property, the terrace and the Conservation Area.

4.3 The proposed alterations can effectively be controlled, and where necessary prevented, by the use of an Article 4 Direction removing the permitted development rights for enlargement, improvement or other alterations, erection or construction of porches outside any external door and the painting of the exterior of the buildings/s.

4.4 The use of a "spot" Direction can be justified on the grounds that there is a known threat to relocated the front entrance, construct a porch and paint the exterior walls of no.52 Hilary Road.

5. STAFFING AND 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 character and appearance of the two terraces is retained and therefore prevent a reduction in the quality of the environment in Hilary Road and the surrounding Conservation Area.

6. DOCUMENTATION

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

7. RECOMMENDATION

7.1 In view of the immediate potential threat to the character and appearance of the two terraces, Nos.39-43 (odd) and Nos.48-52 (even) Hilary Road, W12 as shown on the attached plan, the Head 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 as follows;

Part 1, Class A; The enlargement, improvement or other alteration to front and side elevations of a dwelling house, in response to the possible relocation of the entrance.

Part 1, Class D; The erection or construction of a porch outside any external door of a dwelling house.

Part 2, Class C; The painting of the exterior of any building or work.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - BACKGROUND PAPERS

No.	Brief Description of Background Paper	Name/Ext. of holder of file/copy	Department/ Location
1.	Article 4 Direction File - Old Oak and Wormholt Estates Conservation Area No.2	Louise Hudson Ext. 3314	EnvD/HTHX 4th Floor