

LONDON BOROUGH OF RICHMOND UPON THAMES

TOWN AND COUNTRY PLANNING ACT 1990

MAYS ROAD CONSERVATION AREA ARTICLE 4 DIRECTION 2022

NOTICE IS HEREBY GIVEN that the Council of the London Borough of Richmond upon Thames (hereinafter called “the Council”) of Civic Centre 44 York Street Twickenham TW1 3BZ has made a Direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (hereinafter called “the 2015 Order”) in respect of the Mays Road Conservation Area.

The effect of the Direction is that development of the type specified in the Schedule to this notice may no longer be carried out as permitted development at the following properties from the date of this Direction:

63-81 (odd numbers) Princes Road Teddington TW11 0RZ
94-120 (even numbers) Connaught Road Teddington TW11 0QH
1-43 Mays Road Teddington TW11 0SQ

This relates to certain forms of development of dwelling-houses and their curtilages as described in the Schedule below insofar as they front onto a highway or open space. The effect of the Direction is that before such development can be undertaken it is necessary to apply to the Council for planning permission.

The Direction comes into effect immediately, but the Council will formally consider any objections to the making of the Direction that are submitted before **2nd December 2022** and decide whether or not to confirm the Direction in the light of such objections. Any objection must be submitted online to **Urban.Design@richmond.gov.uk** or in writing and submitted to the Urban Design and Conservation Team, Environment and Community Services Directorate, London Borough of Richmond upon Thames Civic Centre 44 York Street Twickenham TW1 3BZ. A copy of the Direction and a map defining the conservation area to which it relates can be inspected at the Civic Centre at such times as it is open to the public or on the following link:

https://www.richmond.gov.uk/article_4_directions_conservation_area

A further notice will be published in due course stating whether or not the Direction has been confirmed by the Council.

Dated this 21 October 2022

FIRST SCHEDULE

PART 1

The following development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class:

(a) The enlargement, improvement, or other alteration to the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publicly accessible space.

The following development comprised within Class B of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class:

(c) The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

The following development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class:

(d) Any other alteration to the roof on the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publicly accessible space

The following development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class:

(e) The erection or construction of a porch outside any external door on the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publicly accessible space

The following development comprised within Class F of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class:

(f) The provision within the curtilage at the front or side of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such, or the replacement in whole or part of such a surface, where any part of the hard surface would front a public highway or private street or other publicly accessible space

The following development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development comprised with any other Class:

(h) The Installation, alteration, replacement, or demolition of a chimney, flue, or soil and vent pipe on a dwellinghouse which would be visible from a public highway or private street or other publicly accessible space

The following development comprised within Class H of Part 1 of Schedule 2 to the said Order and not being development comprised with any other Class:

(i) The installation alteration or replacement of a satellite antenna on a dwelling-house or within the curtilage of a dwelling-house

PART 2

The following development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class:

(j) The erection, construction, maintenance, improvement, or alteration of a gate, fence, wall, or other means of enclosure at the front or side of a dwelling house or flat where any part of

the means of enclosure would front a public highway or private street or other publicly accessible space

PROVISO: The restriction on this form of permitted development imposed by this Direction does not extend to the routine maintenance of existing means of enclosure using materials of the same type

The following development comprised within Class B of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class:

(k) The formation, laying out, and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

The following development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class:

(l) The painting of the exterior of the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publicly accessible space.

PROVISO: The restriction on this form of permitted development imposed by this Direction does not extend to the re-painting of window frames external doors rainwater goods and other exterior items which are already painted

PART 11

The following development comprised with Class C of Part 11 of Schedule 2 to the said Order and not being development comprised within any other Class:

(m) Any building operation consisting of the demolition of a gate, fence, wall, or other means of enclosure at the front or side of a dwelling house or flat where any part of the means of enclosure would front a public highway or private street or other publicly accessible space

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