

LONDON BOROUGH OF RICHMOND UPON THAMES

TOWN AND COUNTRY PLANNING ACT 1990

(MORTLAKE GREEN CONSERVATION AREA)

ARTICLE 4 DIRECTION 1998

WHEREAS the Council of the London Borough of Richmond upon Thames (hereinafter referred to as "the Council") being the local planning authority for its area is satisfied that it would constitute a threat to the amenities of their area if development of the descriptions set out in Schedule II hereto should be carried out on the land shown edged with thick black lines on the plan annexed hereto and comprising the properties in Mortlake London SW14 described in Part A of Schedule I hereto and to the extent set out in Part B of Schedule I hereto the said land being within the area known as the Mortlake Green Conservation Area in the London Borough of Richmond upon Thames, unless permission therefor is granted by the Council on an application made in that behalf

NOW THEREFOR the Council in pursuance of the powers conferred upon it by Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") HEREBY DIRECT that the permission granted by Article 3 and Classes ACDF and H of Part 1 Classes A and C of Part 2 and Class B of Part 31 of the 1995 Order set out in the Second Schedule hereto shall not apply to development insofar as such development would front onto a highway or open space (other than alterations to chimneys in which case this direction applies whether or not they front onto highways or open spaces) SUBJECT to the Provisos specified in the said Second Schedule on the said land to the extent set out in Part B of Schedule I hereto and that this Direction may be cited as the "London Borough of Richmond upon Thames (Mortlake Green Conservation Area) Article 4 Direction 1998"

SCHEDULE I

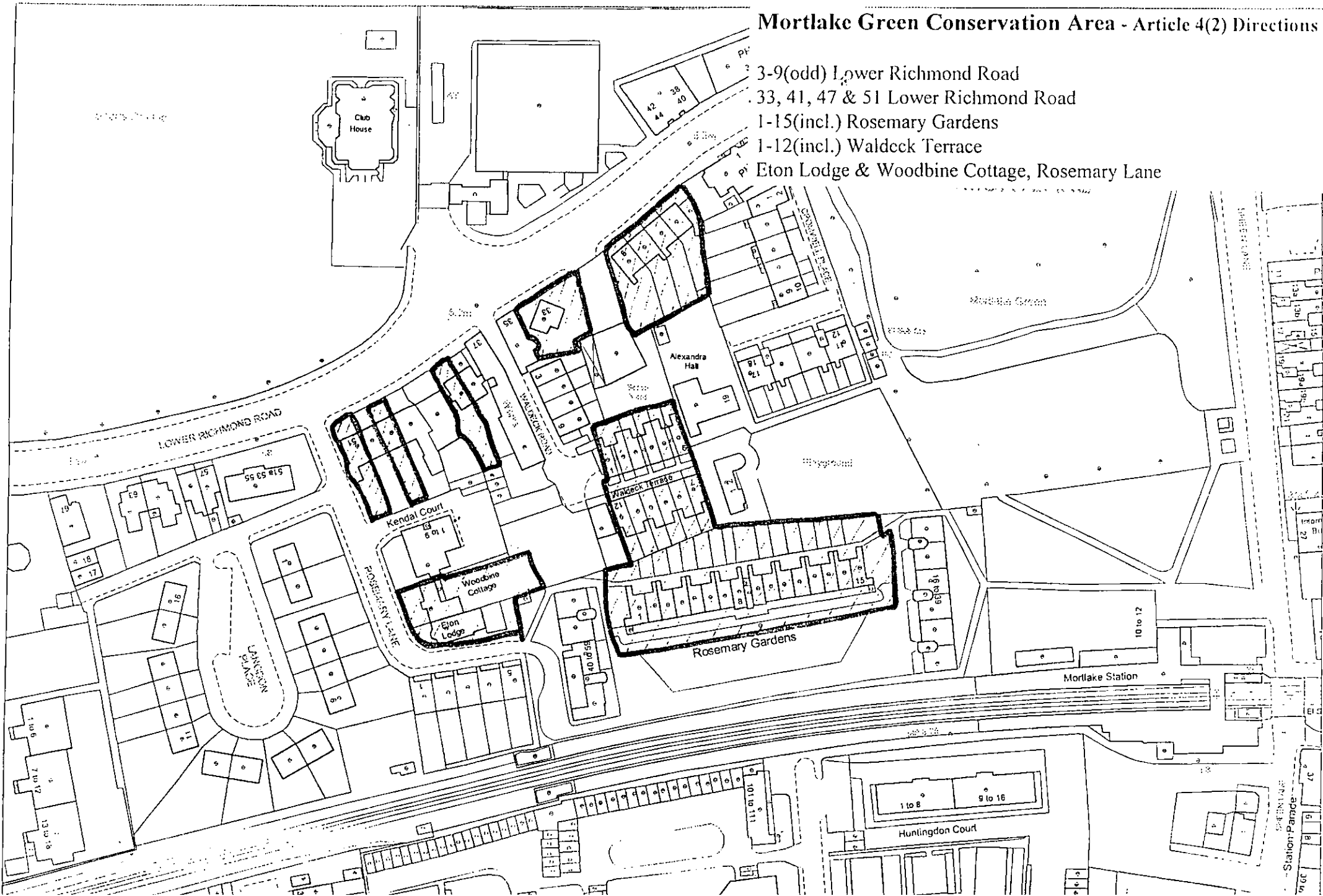
Part A - Properties

Part B - Applicable
Paragraphs in Schedule II

- | | | | |
|------------------------|---|-------------------|---|
| 1. Lower Richmond Road | : | 3-9 (odd numbers) | (i), (ii), (iii), (v), (vi), (vii) and (viii) |
| 2. Lower Richmond Road | : | 33, 41, 47 and 51 | (i) - (viii) inclusive |

Mortlake Green Conservation Area - Article 4(2) Directions

- 3-9(odd) Lower Richmond Road
- 33, 41, 47 & 51 Lower Richmond Road
- 1-15(incl.) Rosemary Gardens
- 1-12(incl.) Waldeck Terrace
- Eton Lodge & Woodbine Cottage, Rosemary Lane



LONDON BOROUGH OF RICHMOND UPON THAMES
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL
PERMITTED DEVELOPMENT ORDER 1995

NOTICE IS HEREBY GIVEN that the Council of the London Borough of Richmond upon Thames of Civic Centre 44 York Street Twickenham Middlesex TW1 3BZ (hereinafter called "the Council") have made a Direction pursuant to Article 4(2) of the Town and Country Planning General Permitted Development Order 1995 (hereinafter called "the Direction") in respect of the Mortlake Green Conservation Area

The effect of the Direction is that the types of development specified in the Direction may no longer be carried out at the properties specified below without a grant of planning permission from the date the Direction comes into effect. This relates to certain forms of development of dwelling houses and their curtilages as described below insofar as they would front onto a highway or open space (except for chimneys in which case the Direction applies notwithstanding that they do not front onto a highway or open space). Before such development can be undertaken it is necessary to apply to the Council for planning permission. No planning application fee will be made for applications required as a result of this Direction.

The properties to which this Direction relates are the dwelling houses in the Mortlake Green Conservation Area known as:-

3, 5, 7, 9, 33, 41,47 and 51 Lower Richmond Road
1-15 Rosemary Gardens
Eton Lodge and Woodbine Cottage, Rosemary Lane
1-12 Waldeck Terrace

Developments for which planning permission will now be required are:-

- (i) enlargements, improvements or other alterations;
- (ii) the provision within a curtilage of a hard standing for any purpose incidental to the enjoyment of a dwelling house as such (this restriction relates to the properties in 33, 41, 47 and 51 Lower Richmond Road, Eton Lodge and Woodbine Cottage only);
- (iii) the installation, alteration or replacement of a satellite antenna (on a dwellinghouse or within its curtilage);

(iv) the erection construction maintenance improvement or alteration of a gate fence wall or other means of enclosure other than the routine maintenance of existing means of enclosure using materials of the same type (this restriction does not apply to the properties 1-15 Rosemary Gardens);

(v) the painting of the exterior of any building or work other than the repainting of window frames external doors rainwater goods and other exterior items which are already painted;

(vi) any building operation consisting of the demolition of the whole or any part of any gate fence wall or other means of enclosure (this restriction does not apply to the properties 1-15 Rosemary Gardens);

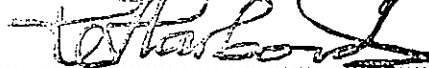
all being development comprised within Classes A C D F and H of Part 1 Class C of Part 2 and Class B of Part 31 of Schedule 2 to the Order and not being development comprised within any other classes.

The Direction has effect from the date of the publication of this notice, but will lapse if not confirmed by the Council within 6 months. The Council will formally consider any objections to the making of the Direction which are submitted to it by *8th July 1998*. Any objections must be in writing and sent to the Head of Legal Services London Borough of Richmond upon Thames of the Civic Centre 44 York Street Twickenham TW1 3BZ quoting reference L/GRC T/16/84(W).

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

Copies of the Direction (which includes a map showing the location of the properties affected) to which this notice relates can be inspected during normal office hours at the Civic Centre 44 York Street Twickenham Middlesex TW1 3BZ

DATED THIS *8th* DAY OF *July* 1998



Chief Executive and Director of Finance

Civic Centre
44 York Street
Twickenham
Middlesex
TW1 3BZ
L/GRC T/16/(W)
05144245/rh/GT

Dated 8th May 1998

LONDON BOROUGH OF
RICHMOND UPON THAMES

DIRECTION
made pursuant to Article 4 of the
Town and Country General Development
Order 1995 in respect of the
Mortlake Green Conservation Area

R J M Mellor
Head of Legal Services
Civic Centre
44 York Street
Twickenham
TW1 3BZ

L/GRC T/16/84(W)
13100812(5629J)/rh/cml

- | | | | | |
|----|--|---|------------------|--|
| 3. | Rosemary Gardens | : | 1-15 (inclusive) | (i), (ii), (iii), (v) (vii) |
| 4. | Eton Lodge and
Woodbine Cottage,
Rosemary Lane | : | | (i) - (viii) inclusive |
| 5. | Waldeck Terrace | | 1-12 (inclusive) | (i), (ii), (iii), (v), (vi), (vii)
and (viii) |

SCHEDULE II

(Part 1 of Schedule 2 to the 1995 Order)

- (i) The enlargement improvement or other alteration of a dwellinghouse (Class A)
- (ii) Any alteration to the roof of a dwellinghouse (Class C)
- (iii) The erection or construction of a porch outside any external door of a dwellinghouse (Class D)
- (iv) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such (Class F)
- (v) The installation alteration or replacement of a satellite antennae on a dwellinghouse or within the curtilage of a dwellinghouse (Class H)

(Part 2 of Schedule 2 of the 1995 Order)

- (vi) The erection construction maintenance improvement or alteration of a gate fence wall or other means of enclosure (Class A)
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
- (vii) The painting of the exterior of any building or work (Class C)
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

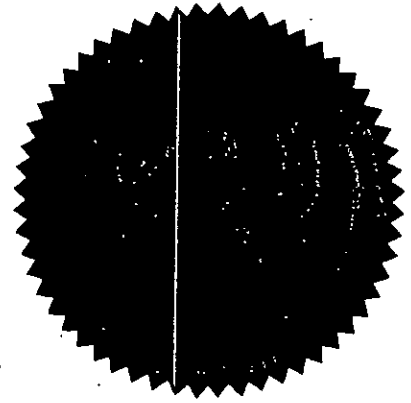
(Part 31 of Schedule 2 of the 1995 Order)

- (viii) Any building operation consisting of the demolition of the whole or any part of any gate fence wall or other means of enclosure (Class B)

Dated this *8th* day of *May* 1998

THE COMMON SEAL of the LONDON
BOROUGH OF RICHMOND UPON THAMES
was hereunto affixed in the presence of:-

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Chief Executive & Director of Finance

Seal Reg No 6863/2