

Shrewsbury Park Estate Conservation Area

Article 4 Direction Guidance Note

June 2016



Shrewsbury Park Estate conservation area

1. Introduction and purpose of this guidance note

- 1.1 This leaflet is intended to provide residents living in the Shrewsbury Park Estate conservation area with planning guidance, particularly for those properties covered by an Article 4 Direction, which is used to control changes to the appearance of buildings and their settings that would otherwise not require planning permission.
- 1.2 This guidance note replaces the previous guidance note published in 1996. Additional guidance and information can be found in the adopted *Shrewsbury Park Estate Conservation Area Character Appraisal and Management Strategy* (CAMS), published in 2013, which remains the definitive guide to the conservation area. This guidance note does not introduce or change any existing planning controls.
- 1.3 The Shrewsbury Park Estate conservation area was designated by the Royal Borough in 1992 and is one of 20 across Royal Greenwich. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines conservation areas as “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.” The Article 4 Direction for part of this conservation area was issued in 1994, setting additional planning controls.

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1.4 The special character of the Shrewsbury Park Estate conservation area is defined principally by the Laing Estate. The main characteristics of the conservation area are:

- the green and period character of the street layout;
- the verdant street scene;
- the hilltop settings;
- the views;
- the style and the detailing of the period domestic houses;
- the retention of Shrewsbury House and grounds at the centre of the Laing Estate; and,
- the 1912 fire station.

1.5 These features are explained in detail in the CAMS.

1.6 The conservation area includes all of the following (a map is included at the back of this leaflet):

Laing Estate – covered by the Article 4 Direction

Ashridge Crescent	1-105 (odd) 2 to 58 (even)
Bushmoor Crescent	1-31 and 43-49 (odd) 2-74 (even)
Kinlet Road	1- 47 (odd) 2-38 (even)
Mereworth Drive	1- 63 (odd) 2-56 (even)
Plum Lane	183-223 (odd)

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Remainder of the conservation area – not covered by the Article 4 Direction

Eaglesfield Road	former fire station (flats 1-23 consec.) 5-45 (odd) 2a-62 (even)
Kinlet Road	49-53 (odd)
Bushmoor Crescent	Shrewsbury House

2. Article 4 Direction planning controls

- 2.1 The properties that form part of the Laing Estate are covered by an Article 4 Direction, introduced by the Royal Borough in 1994. The Article 4 Direction withdraws permitted development rights for single family occupiers of residential houses in order that the Royal Borough can consider whether any proposed development is consistent with the preservation and enhancement of the conservation area.

Article 4 Direction

- 2.2 The Article 4 Direction brings under planning control the following categories of development, all of which will require planning permission:

1. *the installation or alteration of windows and doors to the front, side or rear;*
2. *the erection of an extension of any size to the front, side or rear;*

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3. *any alteration to a roof or chimney, including dormer windows and roof lights;*
 4. *the re-covering of a roof, even with matching materials;*
 5. *the construction of a porch outside any external door;*
 6. *the provision of a hard surface (e.g. for parking) within the curtilage of the house;*
 7. *the installation or replacement of a satellite antenna on or within the curtilage of the house; and*
 8. *the construction or alteration of a gate, fence, wall, or other means of enclosure.*
- 2.3 Houses or buildings divided into flats do not possess permitted development rights and external alterations to any part of the building will require planning permission.

Conservation area planning controls

- 2.4 All houses in the conservation area, whether covered by the Article 4 Direction or not, are still subject to national conservation area controls. Planning permission is required for:
- the whole or substantial demolition of buildings;
 - the complete or substantial demolition of a boundary gate, wall, fence, or other means of enclosure;
 - all side extensions of whatever size, and for all rear extensions of more than one storey;

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- any form of roof extension, including dormer windows;
- the cladding of any part of the exterior;
- the installation of an antenna on a chimney, wall, or a roof slope which faces onto, and is visible from, a road;
- the application of special controls on works to trees within the conservation area, including a requirement to give the Royal Borough six weeks' notice of any pruning or felling work – the Royal Borough's Tree Officer can provide further advice.

2.5 In addition, proposals for development on land outside but affecting the setting of the conservation area will be assessed for their impact on its character and appearance.

2.6 Please note that the above are the national planning regulations for conservation areas that cannot be varied.

2.7 Further advice on these issues can be obtained from the CAMS, which is available on the Royal Greenwich website and provides detailed guidance on planning controls for the conservation area, or from speaking to a planning officer or by consulting the list of common projects on the national Planning Portal website: www.planningportal.co.uk.

3. Specific guidelines for the Article 4 Direction

- 3.1 The purpose of this guidance note is to address the properties covered by the Article 4 Direction. The following sections set out a brief summary of the kinds of works that are – and are not – likely to receive planning permission. As stated above, guidance is also contained in the CAMS, which provides information on the character of the area and detailed guidance on repair and maintenance.

Roofs

- 3.2 The re-covering of a roof, even with matching tiles, requires planning permission. The original Redland roof tiles were mainly of concrete although some clay tiles were also used. Where the roof is to be re-covered, the materials chosen should be of the same size, shape and colour as the original materials. The ridge tiles should be re-used if possible, or otherwise replaced to match the type removed, i.e. half-round, or granny bonnet on the hips and finished with a hip iron.
- 3.3 If roof vents are required, these should be positioned at the ridge or beneath the eaves and not on the main roof slope, as this can be unsightly.
- 3.4 The enlargement of or addition to the front, rear or side roof slope requires planning permission, as do alterations to chimneys. The removal or reduction in height of chimney stacks or pots is not acceptable.

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Figure 1: original (left) and replacement (right) concrete tiles (concrete will weather to match)



Figure 2: original (right) and replacement (left) clay tiles

Dormer windows and roof lights

- 3.5 The installation of dormer windows and roof lights requires planning permission. Very few alterations or extensions to the roofs have been made on the estate and consequently the roofscape is an important visual characteristic. Dormer windows are not considered acceptable on front and side elevations.

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- 3.6 On some rear elevations, dormer windows may be acceptable where they are not visible from the public realm and where the dormer does not overlook neighbouring properties or gardens. It is preferred that any additional room is created within the original structure of the roof.
- 3.7 Roof lights are preferred to dormer windows as they are a less obtrusive alternative and do not unbalance a pair of semi-detached houses. Where permitted the dormer window should be small in scale, not prominent, and have a tiled, hipped roof to match to roof of the host building.
- 3.8 Roof lights are not considered acceptable for front, side or garage roof slopes and are unlikely to gain planning permission. Where proposed, permission is more likely to be granted if they conform to a 'conservation roof light' style, which is flush to the roof.

External walls

- 3.9 Facing bricks on front and other walls of the houses are constructed from a good quality hand-made reddish-brown clay brick described in a 1930's Laing brochure as 'rustic'. Some of the larger detached houses have non-standard size bricks. Certain house types have window bays hung with natural reddish-brown clay tiles.

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- 3.10 Original materials and mortar courses should be carefully matched when repairs are made or new work considered. The use of artificial stone, pebble dashing, cement rendering, timber, plastic etc. to clad any part of the exterior of a property is not considered acceptable and is unlikely to be granted planning permission.
- 3.11 The Laing Estate is characterised by exposed and decorative red brickwork with contrasting pointing, therefore the painting of exterior brickwork and tile work is not considered appropriate.

Doors and windows

- 3.12 The installation or alteration of any external door or window requires planning permission.
- 3.13 Before introducing new building materials, it is important to consider whether replacement is really necessary. Wherever possible, original windows and doors should be retained and repaired rather than replaced. Sympathetic, good quality repair and maintenance of period features also preserves and enhances property values.
- 3.14 Further advice on the principles of repair and maintenance is contained within the management strategy section of the CAMS.

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- 3.15 There are four original designs of timber front door on the Laing Estate, each specific to a house type (see Figure 3).



Figure 3: the four original door designs, from left to right: Anglesea and Belford; Newnham: Moderne; and Aberdeen/Eskdale/Rona house types

- 3.16 There were originally three types of front bay window design: traditional style angled bays with leaded toplights; Moderne style angled bays; and Moderne style curved bays (although both Moderne designs came in two width types; see Figures 7 and 8)
- 3.17 Door and window replacements on all elevations should replicate the original window or door design (with equal sightlines for windows) and should always be appropriate to the house type. All window types are able to be reproduced satisfactorily in double glazing using modern materials such as aluminium or UPVC, as shown in Figures 4 to 9.

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Figure 5: Type I traditional style angled front bay windows: original (left) and reproduction retaining original proportions (right)



Figure 4: rear bay windows appropriate for houses with type I front bays: original (left) and reproduction (right)

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Figure 7: Type 2 Moderne style angled front bay: original (left) and reproduction (right)



Figure 6: Type 3 Moderne style curved front bay (width type 1): original (left); and reproduction retaining original proportions (right)

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Figure 9: Type 3 Moderne style curved front bay (width type 2): original (left) and reproduction retaining original proportions (right)



Figure 8: Rear bay windows appropriate for houses with type 2 or type 3 Moderne style front bays: original (left) and reproduction (right)

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Extensions, garages and porches

- 3.18 Extensions of any size to the front, side or rear of a dwelling house require planning permission. This includes new garages.
- 3.19 Planning permission will only be granted where extensions are appropriate in terms of height, scale, bulk, design and materials and do not over-dominate the property. Rear extensions should not enclose or result in the loss of the original rear bay feature or fabric. In all cases a tiled, hipped roof is required. Two storey extensions are not considered appropriate on the Laing Estate which is characterised by its spacious setting.
- 3.20 A number of the houses on the Laing Estate have original side garages, usually with a part-glazed doors and a hipped roof, although for design reasons some had flat roofs. If garage doors have to be replaced, this will require planning permission – new doors should be in timber and match the original design and pattern.
- 3.21 Proposed new garages, including those that are re-built, should always be set back from the front building line of the house.
- 3.22 The erection of a porch outside any external door requires planning permission.

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- 3.23 Projecting porches were used very sparingly on the original Laing estate, appearing only on certain house types with doorways which did not possess decorative features such as dog-tooth dentils. Houses with porches were not positioned in close proximity to one another. Porches were to a standard design comprising a small hipped roof with granny bonnet ridges and stained glass panels to the sides.



Figure 10: (left) original porch design (used on Aberdeen and Rona Deluxe houses) and (right) original garage with hipped roof and part glazed doors

- 3.24 New porches should be small in scale and should not project beyond the building line of the existing bay, or infill space between garages and bays. Existing porches should not be enclosed.



Figure 11: Unacceptable modern porch and garage door designs

Fences, gates and hedges

- 3.25 The erection or alteration of a gate, fence, or other means of enclosure, requires planning permission.
- 3.26 The boundaries between the front garden and the public footpaths were originally marked by privet hedges, with the entrance formed by distinctive oak gates and gate-posts. Numerous such gates and posts survive; where the originals are lost, gates and posts should be accurately re-instated matching the original design.
- 3.27 Hedges remain the strongly preferred boundary treatment. Front walls were never a feature on the Estate (except for Plum Lane where retaining walls

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were needed due to the topography; hedges were still planted above the walls to maintain a consistent appearance). Brick walls, railings and metal gates are therefore not appropriate and are not considered acceptable.



Figure 12: (top) original oak gates; (bottom) reproduction gates, standard for all house types

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Drives (hard surfaces) in front gardens

- 3.28 The provision of a hard surface, such as a driveway for the parking of vehicles, within the curtilage of a dwelling house, requires planning permission. This includes the replacement of an existing driveway.



Figure 13: (top) original (left) and reproduction (right) concrete driveway surfaces; (bottom) acceptable style of crazy paving in neutral colours

- 3.29 In most cases, a driveway may be introduced or widened up to 50% of the front garden area and should not exceed a maximum width of 3.3m, which includes the pedestrian path. The space provided should normally be large enough to accommodate only one car.

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- 3.30 In any replacement of an existing hard surface, any portion which currently goes over the 50%/3.3m threshold should be reverted to garden. Some frontages will be too small to accommodate hard-standings and so all applications will be judged on a case by case basis.
- 3.31 Drives should also include pedestrian access to the front door and this will be included in the 50%/3.3m maximum calculation. Second driveways are not acceptable.
- 3.32 The preferred material for drives is concrete. Originally, the concrete was incised by hand with an attractive simulated crazy paving pattern. Modern pattern-imprinted concrete is now widely available in colours to match the original finish and this is the preferred approach; however crazy paving may be acceptable if it is not overly prominent, is in neutral stone colours and red shades are avoided.
- 3.33 Brick paving or brick patterning are not considered acceptable.
- 3.34 The use of artificial grass as a substitute for soft landscaping is not considered acceptable.

Satellite dishes and TV aerials

- 3.35 The installation or replacement of satellite dishes in any location will require planning permission.

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Equipment should be placed out of sight, e.g. on rear elevations or hidden by parapets, chimney stacks etc.

- 3.36 Ideally, TV aerials should be positioned within the roof space and not on chimney stacks where they can detract from the appearance of the house. Permission is not, however, required.

Subdivision of plots

- 3.37 Given the spacious setting of dwellings on the Laing Estate with deliberately designed gaps on corners and between dwellings, and large front and rear gardens, the subdivision of existing plots is not appropriate and is not considered acceptable.

4. Further Guidance

Further guidance and advice on submitting a planning application can be obtained from [Royal Greenwich's planning department](#):

E-mail: planningapps@royalgreenwich.gov.uk

Telephone: 020 8921 5019

5. Acknowledgements

Royal Greenwich gratefully acknowledges the help of the Shrewsbury Park Residents' Association (SPRA) for information relating to original Laing house types and styles.

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6. Map of conservation area showing Article 4 Direction area



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