

West Greenwich Article 4 Guidance

(Transcribed from original Article 4 guidance 1993)

London Borough of Greenwich

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

7 to 63(odd) Randall Place and 2 to 18 (even) Churchfields, SE10

WHEREAS:-

1. The Council of the London Borough of Greenwich (hereinafter referred to as the Council) is the local Planning Authority for the purposes of the Town and Country Planning Act 1990 in respect of the area of land specified in this Direction.
2. The Council is satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out at numbers 7 to 63(odd) Randall Place and numbers 2 to 18 (even) Churchfields, Greenwich SE10, shown outlined in red on the plan attached hereto unless permission is granted in an application made under the Town and Country Planning General Development Order 1988.
3. NOW THEREFORE the Council, in pursuance of the powers conferred by Article 4 of the Town and Country Planning General Development Order, 1988 HRERBY DIRECTS that the permission granted by Article 3 of the said Order shall not apply to development at the said properties of the descriptions set out in the schedule hereto.

SCHEDULE

The erection or construction of the following, but only in respect of the front or flank of a building where visible from a public highway:-

- a) Windows
- b) Doors
- c) Roofing materials
- d) External wall coatings or cladding
- e) Chimney pots
- f) Satellite t.v. dishes
- g) Burglar alarm boxes
- h) External meter boxes

Being development within Parts 1 to 4 of schedule 2 to the said order and not being development within any other part.

DATED this 29th day of April 1993.

Statement by the Council in support of proposed Article 4 Direction in part of the West Greenwich Conservation Area

1. The Councils proposed Article 4 Direction within the West Greenwich Conservation Area covers residential properties in two streets. The area is shown on the attached plan and consists of Nos. 7 to 63 (odd) Randall Place and Nos 2 to 18 (even) Churchfields SE10. The properties are two-storey terraced houses in yellow stock bricks with slate roofs dating the mid-19th century. Those in Churchfields have parapets and are featured on the Council's Local List of Buildings of Architectural or Historic Interest.

West Greenwich Conservation Area is mainly residential in character, but also includes the commercial core of Greenwich town centre. The conservation area encompasses a large number of buildings from statutory and Local Lists dating from the 16th to 19th century. The area features many popular tourist attractions and is of a generally high amenity value.

2. The houses in both streets have remained in the ownership of Morden College Estates until very recently. Minor alterations to the properties were controlled by the use of covenants, so both terraces have retained a uniform character which is almost unique in this conservation area. Even the colour of windows and doors has until recently remained consistent. The two terraces represent fine examples of houses from the mid-19th century.

In the past few years Morden College Estates have sold all the properties to individual occupiers. Some have retained the controlling covenants while others have not. As a result, there have been a few alterations, such as new doors and windows, which are unsympathetic to the original character of the houses. The Council therefore consider that an Article 4 Direction is essential to prevent an irreversible erosion of the character of the two streets.

3. The Council proposes that the article 4 direction should relate to all classes of permitted development covered in Parts 1 to 4 of Schedule 2 to the Town and Country Planning General Development Order 1988. In particular, the Council would wish the direction to specifically control the following, where alterations are normally permitted under the Order:-

- a) Windows
- b) Doors
- c) Roofing materials
- d) External wall coatings or cladding
- e) Chimney pots
- f) The installation of Satellite t.v. dishes
- g) The installation of Burglar alarm boxes
- h) The installation of External meter boxes

It is intended that the Direction should control the above items