



Hounslow

ITEM 2 (SDC/01/82)

At a meeting of the Sustainable Development Committee held at the Civic Centre, Lampton Road, Hounslow on Tuesday, 24 July 2001 at 7.30 p.m.

Present:

Councillor Whatley (Chair)

Councillors Chopra, Dhaliwal, J. Dhillon, Driscoll, Grewal, Hills, Miss Reid, Smart, Smith, Thompson and Walmsley.

29. Minutes

Resolved -

That the minutes of the meeting held on the 28 June 2001 be approved as a true and accurate record.

30. Application 01137/AT/P2 and L2 - Mary Anthony Building, Twickenham Road, Isleworth

See report of the Director for Environmental Services (SDC/01/75).

On behalf of the applicant, Simon Watts introduced himself to the meeting. He stated that he was here to answer questions and answer, if necessary, any queries regarding the findings of the traffic survey with regard to the site. He noted that during the traffic survey it had been found that Gumley Gardens carried 57 vehicles per hour in the morning and half this amount in the evening. The proposed development would result in a further 10 vehicles per hour, which equated to one vehicle every six minutes. He noted that this was not high enough to give cause for concern. He did not feel this would increase peak hour congestion. In response to a question from Councillor Walmsley with regard to social housing not being included on the site, the applicant noted that Mary Anthony was a listed building which resulted in more complicated management arrangements, including a good deal of care for the building. He noted the contribution for social housing to be provided on an alternative site. In addition Bruce Bond (agent for the developer) confirmed that the developer had an alternative site which could potentially be used towards the affordable housing development for this site. It was within 1/2 mile. Councillor Smith noted that the last three developments in Isleworth all had social housing provided off-site. In response to a question from Councillor Reid, it was noted that a coach management plan would be implemented and no coaches in the future would use Gumley Gardens. Councillor Smith queried whether it would be possible for construction traffic to use Worton Road as well. Simon Watts was unsure regarding this point and felt it was easier for construction vehicles to use Gumley Gardens. It was confirmed that the original vehicle crossover in Worton Road would be closed and a new one created.

Resolved -

- a) That the recommendations as set out in Section 2 and 3 of the report be agreed, with the exception of 3.8, 55-77 Worples Road, where the Isleworth and Brentford Area Committee had previously asked for £10,000 earmarked for public open space to be used for Isleworth Public Hall. Officers were asked to attend to this variation.
- b) That a report be brought back to the Area Committees and the Sustainable Development Committee regarding Section 106 Agreements and provision for education. It was noted that this report had been requested some time ago by both the Sustainable Development Committee and Isleworth and Brentford Area Committee.

38. Article 4(2) Directions - Bedford Park and Gunnersbury Park Conservation Areas

See report of the Director for Environmental Services (SDC/01/78).

It was noted by Members that there was one outstanding objection on each of the conservation areas, however there had been 16 letters of support for Bedford Park and 34 letters of support for Gunnersbury Park Schemes.

Resolved -

- a) That the Directions made under Article 4(2) of the Town and Country Planning Act (General Permitted Development) Order 1995 affecting properties in the Bedford Park and Gunnersbury Park Conservation Areas, as set out in schedules attached in Appendix I of the report, be confirmed.
- b) That the Borough Solicitor be authorised to carry out notification and publication of confirmation.
- c) That agreement be given to a programme of studies for the consideration of Article 4(2) Directions in the other remaining conservation areas.
- d) That the Committee grant authority to consult with residents on Article 4(1) Directions on the Bedford Park conservation area and report back with the findings of this consultation.

39. Grand Union Canal Conservation Area

See report of the Director for Environmental Services (SDC/01/79).

SUSTAINABLE DEVELOPMENT COMMITTEE – 24 JULY 2001**ARTICLE 4 (2) DIRECTIONS – BEDFORD PARK AND
GUNNERSBURY PARK CONSERVATION AREAS**

Report by: Director of Environmental Services

Summary

This report seeks the confirmation of Article 4(2) Directions affecting properties in the Bedford Park and Gunnersbury Park Conservation Areas and also authority to carry out informal consultation on the possibility of making Article 4(1) Directions in Bedford Park Conservation Area. This report also seeks approval for the assessment for Article 4(2) Directions in the other 19 conservation areas.

RECOMMENDATIONS

- 1 That the Directions made under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 affecting properties in the Bedford Park and Gunnersbury Park Conservation Areas as set out in schedules attached in appendix 1, be confirmed.
- 2 That the Borough Solicitor be authorised to carry out notification and publication of confirmation.
- 3 That Committee agree a programme of studies for the consideration of Article 4(2) Directions in the other remaining conservation areas.
- 4 That the Committee grant authority to consult with residents on Article 4(1) Directions on the Bedford Park Conservation Area and report back with the findings of this consultation.

1.0 INTRODUCTION

- 1.1 On 29th June 1999 the Environmental Services Committee agreeing to make Article 4(2) Directions in the Bedford Park and the Gunnersbury Park Conservation Areas. The Directions were made on 29th March 2001. A period was given for objections and the purpose of this report is to consider the objections made and decide whether to confirm the Directions.

2.0 EFFECT OF DIRECTION

- 2.1 The effect of this Direction is that key permitted development rights, which owners previously had, have been removed. The main objective for this Direction was that the special character that originally led to designation of these conservation areas was being eroded by unsympathetic alterations and extensions. The Direction means that owners may be required to apply for planning permission for development which would previously have been permitted under the Town and Country Planning (General Permitted Development) Order 1995.

- 2.2 The permitted development rights which were removed are set out below and will only affect development where it fronts onto a highway or open space.

- 1) the enlargement, improvement or alteration of a dwellinghouse (i.e. any extension, any new window or alteration to a window opening and cladding);
- 2) the erection of a porch outside any external door;
- 3) the formation of a vehicle hardstanding fronting a highway;
- 4) the demolition or erection of walls, gates, fences or other enclosure; and
- 5) the painting of the exterior of any building. (to brickwork, pebble-dash that is not already painted or a material colour change)

- 2.3 In addition to the above the demolition, erection or alteration of chimneystacks will also require planning permission.

3.0 CONSULTATION

- 3.1 The Direction remains in force for 6 months, unless the Council confirms it before then. Owners had until 26th April 2001 to make any objections or representations to the Council.

- 3.2 The Council has followed the procedure according to the General Permitted Development Order 1995 which requires the Local Planning Authority to:

- 1) advertise in the local papers
- 2) serve a notice on the owner/occupier of every dwelling house in the area
- 3) give at least 21 days in which to make representations

3.3 The Council gave 28 days for residents to make representations.

4.0 REPRESENTATIONS FROM RESIDENTS IN THE BEDFORD PARK CONSERVATION AREA

4.1 In the Bedford Park Conservation Area a total of 16 letters were received in support of the Direction.

4.2 The Bedford Park Society were in support of the Direction and wished to see it made permanent. They also wished for Article 4 (1) Directions to be made to the rear of Bedford Park properties.

4.3 Two letters of objection were received. One was surprised to receive the letter because they had lived in the area for over 2 years and had seen no evidence of the erosion caused by harmful alterations. They feel that owners had reinstated many original features or altered houses in a sympathetic manner. They had been happy since they moved into the area and could see no reason why the Direction was necessary.

4.4 The other, requested clarification on a number of issues and objected to the manner in which permitted development rights were curtailed and questioned the consultation procedure.

5.0 REPRESENTATIONS FROM RESIDENTS IN THE GUNNERSBURY PARK CONSERVATION AREA.

5.1 In the Gunnersbury Park Conservation Area a total of 34 letters were received in support of the Article 4 (2) Direction.

5.2 The Gunnersbury Park Garden Estate (And Adjacent Areas) Residents Association wished to put on the record that the Residents' Association were in favour of the permanent application of the Article 4(2) Direction to the area designated by the Council. They state it took them some years to come to the realisation that the conservation area document OP1 published in 1990 was worthless without an Article 4 Direction. They first asked for this in 1995 and now hope that they obtain sufficient support from the residents to achieve it.

5.3 One letter of objection was received. The owners were against most of the restrictions because they restricted the rights of house owners. The only restriction they were in favour of was requirement to apply for planning permission for the formation of hardstandings fronting a highway.

6.0 CONCLUSION

6.1 In deciding whether to confirm the Directions the Local Planning Authority is specifically required to take into account any representations received.

6.2 The adopted UDP and the new dedicated Built Environment Chapter forming part of the UDP Review has polices to protect and enhance the built environment. Policy ENV1.2 (ENV-B.2.2); recognises the need for making Article 4 Directions, not only to maintain standards, but to protect the character or appearance of the conservation area.

6.3 It is clear that there is significant support in response to the Direction. The character of the both areas is being eroded by unsympathetic alterations such as hardstandings and PVCu windows. By making the Direction permanent the Council can ensure that future applications for what would otherwise be permitted development can be assessed against Government guidance and the policies within the UDP.

6.4 As mentioned at paragraph 3.2 the Council followed the correct procedure for consultation as set down in the General Permitted Development Order 1995.

6.5 It is considered that while the rights of owners are being restricted, this has to be balanced against the need to preserve or enhance the conservation area, the qualities of which were identified in the original designations and are being slowly eroded.

6.6 It is considered that on balance the benefits of the Article 4(2) Direction outweigh the restrictions. Therefore, it is recommended, that the Directions are confirmed.

7.0 **ARTICLE 4 (1) DIRECTIONS WITHIN BEDFORD PARK CONSERVATION AREA**

7.1 The Bedford Park Society are keen to see Article 4 (1) Directions within the Bedford Park Conservation Area because of the adverse harm caused by bulky rear extensions and other unsymathetic alterations.

7.2 Article 4 (1) Directions allows local planning authorities to direct that permitted development rights do not apply in relation to particular properties or areas. Although most permitted developments can be removed under Article 4(1) the direction must be submitted to the Secretary of State for confirmation.

7.3 It is proposed that a consultation letter be sent to residents within the conservation area on whether there is support for an Article 4(1) Direction and the results of the findings reported back to Committee.

8.0 **POTENTIAL FOR USE OF ARTICLE 4 (2) IN OTHER CONSERVATION AREAS**

8.1 Policy ENV1.2 (ENV-B.2.2); recognises the need for making Article 4 Directions, not only to maintain standards, but to protect the character or appearance of conservation areas.

8.2 It is recommended that the other 19 Conservation Areas, below, be reviewed in the following order of priority for possible Article 4 (2) Directions and further reports will be submitted to Committee with recommendations.

- 1) The Butts, Brentford
- 2) Strand on the Green, Chiswick
- 3) Old Chiswick, Chiswick
- 4) Isleworth Riverside, Isleworth
- 5) Bedfont Green, Feltham
- 6) Heston Village, Hounslow
- 7) Turnham Green, Chiswick
- 8) Chiswick House, Chiswick
- 9) Woodlands Grove, Isleworth
- 10) St. Stephen's, Hounslow
- 11) Stamford Brook, Chiswick
- 12) St. Paul's, Brentford
- 13) Feltham Green, Feltham
- 14) Cranford Village, Hounslow
- 15) St. Paul's, Bath Road, Hounslow
- 16) Cavalry Barracks, Hounslow
- 17) Osterley Park, Isleworth
- 18) Hanworth Park, Feltham
- 19) Grand Union Canal (Bull's Bridge)

9.0 FINANCIAL IMPLICATIONS

- 9.1 Staff costs in respect of the time spent evaluating each conservation area and writing up documentation will be covered by the Department's contract with English Heritage for this year.
- 9.2 Other costs such as undertaking consultation and producing will have to be covered by existing budgets or any excess fee income.
- 9.3 Continuation of this work is dependent on continued support from English Heritage.

10.0 ENVIRONMENTAL IMPLICATIONS

- 10.1 The conservation of the Borough's architectural heritage helps to foster local distinctiveness and makes a contribution to the aesthetic quality of our townscape.

11.0 EQUAL OPPORTUNITIES

- 11.1 The protection of the Borough's architectural heritage will benefit all sections of the community.

Back page of the report to include the following at the end:-

Contact: Mark J Price

Telephone: 020 8583 4941

Background Papers:

Planning (Listed Buildings & Conservation Area) Act, 1990

Planning and the Historic Environment (PPG15) DoE and DNH, 1994

Town and Country Planning (General Permitted Development) Order, 1995

Circular 9/95 General Development Order Consolidation issued by DoE in 1995.

London Borough of Hounslow Unitary Development Plan, 1996

Review Deposit Version Unitary Development Plan 2001

Review of the Borough's Conservation Areas and Proposals for Action, Andrew Dick, 29.06.99

Review of conservation, listed buildings and design in Hounslow - a plan for action,

Mark Price, 17.05.01

This report has been or is due to be considered by:

This report is relevant to the following wards/areas:

Bedford Park

SCHEDULE

ADDRESS	NUMBERS
Abinger Road	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43.
	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106.
Addison Grove	15, 17, 19, 21, 23, 24, 26, 28, 30, 32, 34.
Bath Road	43.
Blenheim Road	Nicholas House, 27, 28, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47
Fairfax Road	9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 45a.
	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 24, 26, 28, 30, 32.
Flanders Road	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37.
	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48a, 48, 50, 52, 54, 56, 58, 60, 62.
Gainsborough Road	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29.
	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38.
Lonsdale Road	1, 3, 5, 7, 9, 11, 13, 15, 17, 19.
	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22.
Priory Avenue	7, 9, 11, 13, 13a
Roman Road	1, 1a, 3, 5, 7.
	2, 2a, 4, 6, 8, 10.
Woodstock Road	44, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112.

Gunnersbury Park.

SCHEDULE

ADDRESS	NUMBERS
Gunnersbury Avenue	127, 129, 131, 133, 135, 137. 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248.
Gunnersbury Lane	163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205.
Manor Gardens	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.
Park Drive	^S 1, 3, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61.
Princes Avenue	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92. ^S 1, 3, 7, 9, 11, 13, 15, 15a, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99.
The Ridgeway	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160. ^S ^{ila} 1, 3, 7, 9, 11, 13, 15, 15a , 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60.

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