

THE PLANNING SERVICE

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Owner/Occupier,
Northwick Circle Conservation Area,
London,
NW2

13 January 2005

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act 1990

Consultation: Proposed Article 4 Direction for the Northwick Circle Conservation Area.

As a resident of Northwick Circle Conservation Area, I am sure that you are aware that you live in one of the best preserved historic areas within the London Borough of Brent. Its historic character survives relatively intact and comparable with celebrated Conservation Areas elsewhere in London. The Council recognised the importance of the area by designating it a Conservation Area in 1989.

The Council is currently considering the application of an Article 4 Direction to the Northwick Circle Conservation Area. This legislation is designed to protect Conservation Areas from insensitive and unsympathetic development. The proposal is part of the Council's ongoing review of its historic areas and so far, with resident's support, it has applied Article 4 Directions to eight of the borough's Conservation Areas. The effect to these areas has been positive and it is hoped that you will similarly support the application of this direction to your area.

The Purpose of this letter is to invite your views on the Council's intention to apply an Article 4 Direction to the area in which you live. The Article 4 Direction will remove some of your Permitted Development rights. However, the Direction is not intended to prevent all change, just control the way the building and landscape alterations are carried out. Please read on for an explanation.

What is a Conservation Area?

Conservation Areas are areas of special architectural and historic character with a collective quality worth preserving and enhancing. The strength of their character is dependent on the way the individual buildings and gardens compliment each other. The Local Planning Service is responsible for designating Conservation Areas with the law set down in the Planning (Listed Buildings and Conservation Areas) Act 1990. This enables the Council, with the aid of localised design criteria and additional controls over **Permitted Development**, to influence the type of physical changes that would otherwise be detrimental to the area.

What is Permitted Development?

The Planning (General Permitted Development) Order 1995 allows owners of houses to carry out certain types of alteration and modest building work to their homes without the need to apply to the Council for planning permission. Permitted Development only applies to houses that have not been subdivided and not to flats or subdivided properties. Within a Conservation Area, the type of work allowed under Permitted Development is more limited, and there is greater restriction over the amount a house can be extended or demolished without permission. However, within a Conservation Area that has an **Article 4 Direction** applied to it, the Permitted Development rights relating to road, waterway or open space facing elevations of houses and gardens/yards are removed together with all Permitted Development rights in respect of chimneys.

What is an Article 4 Direction?

An Article 4 Direction is a special control which gives extra protection to a Conservation Area by removing some of the owner's Permitted Development rights. This enables the Council to prevent insensitive development. This does not mean that an owner cannot make any alterations to their home. But it does give the Council more control over the design and specification of proposed alterations to houses and gardens. This will help ensure the character of the area is preserved and enhanced and that the quality of the environment is sustained. The extra planning controls apply only to the elevations (faces) of houses and gardens which can be seen from a highway, waterway or open space together with all chimneys.

In areas with Article 4 Direction, owners have to apply for Planning Permission for all proposed building work. The extra effort that owners have to make to obtain the appropriate planning permissions is recognised and so within an Article 4 Direction area the Council does not charge a fee for deciding Planning or Conservation Area Consent applications for work that would previously have been Permitted Development.

What an Article 4 Direction will mean to you.

If the Council applies an Article 4 direction to the Northwick Circle Conservation Area the Permitted Development rights relating to the front of your property and neighbouring houses will be removed. The following list outlines the type of development that you are currently permitted to carry out to your home without applying for planning permission.

- ◆ **Build an extension including a porch, conservatory or garage, or any other structure such as a garden shed, supports for an oil tank, outbuilding or swimming pool.**
- ◆ **Make any alteration to the roof - this includes changing the slates or tiles and putting in dormers or roof lights.**
- ◆ **Lay any new paved surface to the front of your house for hardstanding. This includes a paved area in your front garden to park your car.**
- ◆ **Remove, replace or alter windows and doors. Put a new window or door opening into an existing front wall.**
- ◆ **Build, alter or remove gates, fences, walls or other types of boundary or the creation of a drop kerb.**
- ◆ **Paint the woodwork of the house in a non-traditional colour. This includes windows, doors and doorframes.**
- ◆ **Paint the render or brickwork on external walls or render existing brickwork.**
- ◆ **Fix a satellite dish or aerial to the front of your house.**
- ◆ **Demolition or make alteration to a chimney.**

I hope the above is clear, but if not please call me on the number above for further explanation of the issues raised in this letter. If you would like to formally register your views about the application of an Article 4 Direction to Northwick Circle Conservation Area, please telephone, E-mail or write to me at the above address by the 31 January 2005. The Council will take your views into account when making any decision to confirm an Article 4 Direction.

Yours sincerely

Edward Jarvis
Design and Conservation Officer