

Appendix C

THE PLANNING SERVICE

Chris Walker

*DIRECTOR OF THE
PLANNING SERVICE*

**BRENT HOUSE,
349-357 HIGH ROAD,
WEMBLEY. HA9 6BZ**

**YOUR REF: QPRA
OUR REF: TPS/MVS/QPRA CONSULT
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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

Notification of the application of an Article 4(2) Direction to the Northwick Circle Conservation Area.

Following the recent consultation with all residents within the Northwick Circle Conservation Area, the Council's Executive at its meeting of 17 January 2005 resolved that an Article 4(2) Direction is to be applied to the area. The addresses of all the houses brought under this extra control, including your own home, are listed on the enclosed schedule along with an area map. The Council has applied the direction in recognition of the need to protect the physical character of the area.

The direction will enable the Council to help you preserve and enhance the character of your home and the wider area by requiring planning applications for all of the work listed on the attached schedule A. Prior to the application of this article 4(2) Direction, houses of single family occupancy (not flats or subdivided properties) did not necessarily need planning permission for this type of building work.

The Article 4(2) Direction is not intended to prevent you from making any alterations and improvements to your home, it is merely intended that the Council in conjunction with the Northwick Circle Residents Association is given the opportunity to advise and help you with the best way to alter or extend your home in a manner that retains its historic and architectural character.

What an Article 4 Direction means to you.

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 a road, waterway or open space facing elevations of houses and front garden/yard are removed together with all permitted development rights in respect of 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

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for deciding Planning or Conservation Area Consent applications for work that would previously have been Permitted Development.

The list below summarises the descriptions on the attached Schedule A, and explains the type of works that you now need to apply to the Council for permission.

- ◆ **Building 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.**
- ◆ **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 and 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 and render existing brickwork.**
- ◆ **Fix a satellite dish or aerial to the front of your house.**
- ◆ **Demolition or alteration of a chimney on any part of your home.**

What happens now? - The Process.

1. **From the date that you receive this letter the Article 4(2) Direction will be in operation at Northwick Circle Conservation Area** and you will be required to make a planning application prior to conducting any work summarised above and listed in Schedule A. The Article 4(2) Direction will remain valid until six months after the date of this letter on the xxxxxxxx, at which time, unless it has been confirmed by the Council, it will no longer apply.
2. You now have a second opportunity to comment on the application of the Article 4(2) Direction to Northwick Circle Conservation Area. You should submit your comments to the Council by xxxxxx so that it can take your views into consideration when deciding whether to confirm the Article 4(2) Direction in six months time.
3. The Council will be organising a public meeting where there will be an opportunity to put your views to council officers. The Council will contact residents to confirm the arrangement.

If you would like to comment, have any questions or would like further clarification of the direction and the process of its application, please write, email or call me on the addresses and numbers above.

Yours Sincerely

Edward Jarvis
Design and Conservation Officer

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