

CONCLUSION

The Merton Park area is an area of special character and in consequence properties command higher than normal prices for the area generally. It is therefore normally a sound investment to carry out repairs in a manner which respects or restores that character.

The examples given above of development are purely illustrative and should not be taken as a comprehensive statement of all types of development which would require a planning application to be made.

FURTHER ADVICE

For further advice on any specific development proposal you may be considering, or general information regarding the Article 4 Direction, please contact the Development Control Section (South Area Team) on the following phone numbers, 545 3113, 545 3297, 545 3114 or 545 3621, or write to:

The Director of Development
Crown House, London Road
Morden, Surrey SM4 5DX.

John Innes ~ Merton Park

CONSERVATION AREA

ARTICLE 4 DIRECTION



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ARTICLE 4 DIRECTION

IF YOU OWN A PROPERTY IN THE FOLLOWING AREAS
THIS WILL AFFECT YOU!

2-30 (even numbers) Melrose Road, SW19.

1-7 (odd numbers) Melrose Road, SW19.

23 Church Lane, SW19.

31-61 (consecutive numbers) Church Lane, SW19.

2-14 (even numbers) Watery Lane, SW19.

9-17 (odd numbers) Watery Lane, SW19.



WHAT IS AN ARTICLE 4 DIRECTION?

Normally certain kinds of development or alterations, that you may wish to carry out to your property, have "permitted development rights", which means you do not have to apply for planning permission for them. However, in certain circumstances where

buildings are thought to be special enough, and worthy of protection, these permitted development rights may be withdrawn. This is called an Article 4 Direction, and is supported by the Secretary of State for the Environment.

Following a survey of opinion of affected residents, and consultations with the John Innes Society, an Article 4 Direction has been applied to certain properties in the Merton Park Conservation Area. Please refer to the list of addresses and map in this leaflet, to see if your property is affected.

WHY HAVE THESE PROPERTIES BEEN SINGLED OUT?

These properties have been identified as having distinctive architectural and landscape qualities which single them out for special status. These special qualities, as illustrated in the sketches would be greatly reduced by piecemeal alterations to their design and detailing.

In future, therefore, planning permission will now need to be sought for certain kinds of work which in the past may not have required a planning application to be made. However, this does not automatically mean that permission to alter a property will not be granted. The following works to buildings affected by the Direction will now require a planning application to be made, regardless of their size, or proximity to neighbouring properties or the road.

- A. * The enlargement, improvement or other alteration of a dwellinghouse. This includes any extension, replacement of doors or windows (including attic or dormer windows) with doors or windows of a different style, or changes to the external finishes such as wall surfaces or roof tiles which would affect the appearance of the building.
- * The erection of a porch outside any external door of a dwellinghouse.
- * The erection, construction, improvement or other alteration of gates, fences, walls or other means of enclosure, whether abutting the highway or not. This would include the removal of hedges.

The following permitted development rights (in addition to those referred to in A. above) are withdrawn from numbers 31-61 (consecutive) Church Lane SW19 only.

- B. * The construction within the curtilage of the dwellinghouse of a hard standing for vehicles.

If the works mentioned above are designed in sympathy with the character of the existing buildings, planning permission is likely to be granted. As a guide to owners of properties covered by the Article 4 Direction, the following section highlights good design practice, specific to the properties affected by the Direction.

ARTICLE 4 DIRECTION

PLANNING GUIDANCE NOTES

While you are recommended to follow the notes set out below, you are also advised that proposals should be discussed with Officers of the Development Department before the application is submitted. Please refer to end cover of this leaflet for relevant phone numbers and addresses.

A. Enlargement of a Dwelling.

Extensions to dwellings should not be sited in such a way as to be readily seen from any public place. Applications to extend a building are more likely to be approved if the extension is on a modest scale, is in the same architectural style, and is to be given the same detailed treatment as the existing building. Wall surface treatment, eaves detail, the angle of the roof and roof covering should match that of the main building.

Extensions into the roof space, with consequent requirement for dormer windows, can destroy the architectural symmetry or integrity of the building. Roof lines should not be altered in such a way that the alterations would be seen from the road. Dormer windows should never project higher than the ridge line of the roof. Roof light windows are much less visually obtrusive than dormer windows but neither should be inserted into any roof which faces towards the public highway.

The most acceptable way of extending into the roof space would be to use roof lights on the rear elevation.

B. Improvement of a Dwelling

Generally the need to improve and update properties is recognised, and would not, in principal, be resisted. However, replacement of doors, windows, tiling and other external finishes should be done in a way sympathetic to the original character of the dwelling, with the intention of retaining or recreating its original appearance.

Particular importance is attached to the design of windows, doors, etc, which are readily visible from public places.

Generally the installation of double glazing sealed units is considered to alter the character of a dwelling if they are evident from public places. Some types of double glazing sealed units incorporate glazing bars between the two panes of glass. These are readily distinguishable from the original window detailing and will not normally be considered to be acceptable in such situations. If double glazing is sought, then a secondary glazing system which retains the original frame should be considered. Where doors or window frames are rotten and need to be replaced, a copy of the original should be made. Planning permission is not required for the replacement of any door, window or other feature, where the style, size and material are identical to the original.

C. Porches

In most cases the addition of a porch to the front elevation of a dwelling would be considered to adversely affect the character of the dwelling. Porches at the rear or side of a dwelling would be more likely to receive planning permission.

D. Hedges, Fences, Walls and Gates

The removal of holly hedges will be resisted (however exceptions may be allowed in respect of some Church Lane properties, see section on Hard Standings below).

There are a number of ornate wooden gates and gateposts in the area which contribute to the rustic character of the area, and whose removal would also be resisted.

E. Hard Standing for Cars (applicable only in the cases of 31-61 consecutive Church Road SW19)

The cottages which front towards the Church are considered to have adequate car parking available to them on the street, and the introduction of any additional hard standing areas in the front gardens of these dwellings would be resisted.

With respect to the cottages at 37-55, Church Lane SW19 any hard standing area should be no larger than actually necessary to accommodate a single car, so as to allow maximum retention of garden area. To the extent that space permits, planting of trees, hedges and other vegetation would be sought to visually separate hard standing areas from each other. In order to blend in with the materials used in this locality the hard standing area should be surfaced with gravel.

