



London Borough of Merton
Merton Civic Centre
London Road
Morden SM4 5DX

Direct Line: 020 8545 3074
Fax: 020 8545 3326

Your ref:
Our ref:
Date: July 2007

JOHN INNES (MERTON PARK AND WILTON CRESCENT) CONSERVATION AREAS.

Dear Sir/Madam

IMPORTANT CHANGES TO PLANNING CONTROLS IN YOUR AREA

On 25th June the Council confirmed important changes in respect of planning Controls which affect many properties in the John Innes (Merton Park and Wilton Crescent) Conservation Areas. These changes derive from two "Article 4 Directions", which are explained more fully below.

Residents generally enjoy what are known as "permitted development" rights, which means that certain types of small-scale work to houses can be undertaken without the need to apply to the Council, to seek planning permission. The effect of an Article 4 Direction is to withdraw certain of the permitted development rights. This means that in future, residents wishing to carry out the work specified in the Directions will need to make a planning application, and to obtain planning permission from the Council, before they can undertake the work.

The details of the two Directions are set out on the attached pages. These indicate the specific details of the permitted development which is withdrawn, and the properties over which each of the Directions applies.

These Directions are already in force.

Earlier this year you were given an opportunity to make representations on these Directions. If you would like to see the representations that were made, together with the officer responses to those representations, then please e mail me (phil.ryder@merton.gov.uk) or telephone me (020 8545 3074), to request a copy.

What is the purpose of these Directions ?

All the properties affected by the Directions lie within either the John Innes (Merton Park) Conservation Area, (to the south of Kingston Rd) or the John Innes (Wilton Crescent) Conservation Area, (to the north of Kingston Rd).

As with all Conservation Areas, the Council has a duty to “preserve and enhance the character and appearance” of these two Conservation Areas.

The Council has recently prepared Conservation Area Character Assessments for the two Conservation Areas, and these identified possible threats to the character of each of them. These assessments can be viewed on the Council’s website (www.merton.gov.uk). The two Assessments were the subject of public consultations before they were approved by the Council. The Assessments concluded that certain small-scale changes to residential properties, could, on a cumulative basis, undermine the special character, which provides the basis for designating these areas as Conservation Areas.

The Directions are therefore intended to provide fuller planning protection for the special character of the two Conservation Areas, in order to ensure that their special character is not gradually eroded away.

Yours faithfully

Phil Ryder
Design and Conservation Team

THE FIRST DIRECTION

Properties covered by the Direction

<u>Kingston Rd</u>	146/148, 152 and 166 – 180 (evens)
<u>Langley Rd</u>	1 – 9 and 15 – 19 (odds) 2 – 16 (evens)
<u>Sheridan Rd</u>	1 – 4 Orchard House Oxton and Ranmore 2 – 20 and 28 – 42 and 34a (evens) 1 – 19 and 5a/7a/11a/17a/17b (odds)
<u>Church Path</u>	Church House 10, and 16 – 30 (evens) 3 – 11 (odds) Montrose, Dorquain, Red Roof, Dale Cottage, Stoneleigh, Mostyn Cottage, and Jalna 27 (Merton Cottage)
<u>Manor Gardens</u>	2 – 28 (evens) 1 – 27 (odds)
<u>Melrose Rd</u>	2 – 34 (evens) 1a, and 1 – 17 and 21 – 29 (odds)
<u>Watery Lane</u>	2 – 48 and 14a/14b (evens) 5 – 17 (odds)
<u>Mostyn Rd</u>	2 – 60 and 2b/4a/54a/62a (evens) 1a, 1 – 11, and 15 – 21 (odds) Coach House, 21a/23/27/29/35/37/39
<u>Church Lane</u>	3 – 23 (consec), and 1/1a (odds) 70/71, 76 – 79 and 85 (consec)
<u>Dorset Rd</u>	2/2a/2b and 4 – 28 (evens) 1a/1b/1c and 1 – 11, 15 – 45, and 45a (odds)
<u>Wilton Crescent</u>	2 – 32 (evens) 1a, and 1 – 43 (odds)
<u>Wilton Grove</u>	2 – 26 (evens) 9 – 51 (odds)
<u>Mayfield Rd</u>	none
<u>Kingswood Rd</u>	71
<u>Sherwood Rd</u>	9 – 11 (consec)
<u>Fairlawn Rd</u>	none

Permitted Development Withdrawn by the Direction

- The provision within the curtilage of a dwellinghouse of a hard surface, for any purpose incidental to the enjoyment of the dwellinghouse, where the hard surface would front a highway or other public space.
- The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with a development.

(This Direction is designed to protect front boundaries, especially hedges and holly hedges.)