

## **Further Information:**

### **What is the notice of direction?**

Notice is given that the London Borough of Croydon confirmed a direction under Schedule 3 of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 to withdraw the permitted development rights granted by: Development falling within Class A, C, D and F of Part 1 [Development within the curtilage of a dwellinghouse] of Schedule 2 to the said Order and not being development comprised within any other Class consisting of:

- 'The enlargement, improvement or other alteration of a dwellinghouse'
- 'Any other alteration to the roof of a dwellinghouse'
- 'The erection or construction of a porch outside any external door of a dwellinghouse'
- 'The provision within the curtilage of a dwellinghouse of a hard surface'

Development falling within Class A, B and C of Part 2 [minor operations] of Schedule 2 to the said Order and not being development comprised within any other Class consisting of:

- 'The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure'
- 'Construction of a means of access to a highway'
- 'The painting of the exterior of any building or work'

Development falling within Class A of Part 14 [Installation or alteration etc. of solar equipment on domestic premises] of Schedule 2 to the said Order and not being development comprised within any other Class consisting of:

- 'The installation, alteration or replacement of solar PV or solar thermal equipment'.

### **Why do references to legislation differ from the making of the Direction and the confirming of the Direction?**

The making of the Article 4 Direction was under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 as amended. Since 15 April 2015 new legislation has come into force and has replaced the previous version. The decision to confirm the Article 4 Direction was made by Planning Committee on 23 April 2015 and subsequently, the Direction is confirmed under the Town and Country Planning (General Permitted Development) (England) (Order) 2015.

### **What is changing?**

Development that was allowed within the Classes mentioned above under Schedule 2, Parts 1, 2 and 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 will require planning permission. It does not mean that planning permission will not be granted for these types of development; but that each planning application will be considered on its individual merits.

The Article 4 Direction withdraws the permitted development (listed above) from these properties at the addresses listed below. Householder permitted development rights do not apply to flats, maisonettes, mobile homes or residential caravans, and any works to the exterior of a flat or maisonette (changes to windows/doors etc.) or additions within the grounds require planning permission.

Planning permission will be required for any alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors.

### **Will there be additional costs?**

There is no charge for planning applications submitted as a result of an Article 4 Direction.

### **What are the reasons for the Article 4 Direction?**

To prevent the gradual and cumulative erosion of the special character of the Chatsworth Road Conservation Area, including:

- The loss of historic architectural features and introduction of new features and materials that detract from the area's character
- The painting of brick elevations
- Poorly designed extensions
- Infilling of recessed porches
- The use of non-traditional roofing materials
- Poor siting of solar panels
- The loss of soft landscaping in front gardens
- The loss of low walling boundary treatments.

These issues were identified in the production of the Chatsworth Road Conservation Area Appraisal and Management Plan, which was consulted on in August and September 2012 and adopted in April 2013. This document made it clear that the Council would consider serving an Article 4 Direction if deemed appropriate to protect the special character of the conservation area.

### **What properties are affected by this change?**

Barclay Road: 14-28 (even); Beech House Road: 2-26 (even), 7-19 (odd), Chatsworth Road: 1-57 (odd), 39A/B, 2-8 (even), 16-94 (even), Croydon Spiritualist Church, Chatsworth Hall, Holmlea Court, Garlands Court; Coombe Road: 37-47 (odd); 55-61 (odd); 12-38 (even); Eden Road: 1-29 (odd); 4-42 (even); Friends Road: 43-63 (odd); 46-58 (even), Mulgrave Road: 2A, 2-20 (even); 1A, 1-23 (odd); Park Lane: 73-91 (odd); and Woodstock Road: 1-31 (odd); 2-30 (even); and any land within the area outlined on the attached plan.

### **When will the rules change?**

The Direction will come into effect on 21 January 2016.

### **Where can I view the further supporting information?**

A copy of the Direction, including a map defining the area covered can be viewed at the Council Offices at Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA and at the Croydon Central Library. Information about the opening hours of the Croydon Central Library can be viewed on the Council's website at [www.croydon.gov.uk/leisure/libraries](http://www.croydon.gov.uk/leisure/libraries). Additional information regarding the Conservation Area Appraisal Management Plan can be viewed online on the Council's website at [www.croydon.gov.uk/chatsworth](http://www.croydon.gov.uk/chatsworth) where there is also a link to information specific to the Article 4 Direction.

### **Can I comment on the change?**

No. The six week period for receipt of representation closed on 9 March 2015. The decision to confirm the Article 4 Direction took into consideration any representations that had been received during this period.