

Directorate of Regeneration
Enterprise and Skills
Planning Policy Team
Development Planning 5th Floor
The Woolwich Centre
35 Wellington Street
Woolwich SE18 6HQ

Our Ref:

Date: 20 May 2014

Dear Owner/Occupier

CHANGES TO PLANNING REGULATIONS:

Confirmation of cancellation of 1994 Ashburnham Triangle Conservation Area Article 4 Direction and its replacement by a new 2013 Article 4 Direction on 21 May 2014.

We wrote to you in May 2013 informing you that the Royal Borough was intending to make changes to the planning regulations affecting your property and inviting you to make representations on this issue.

These changes were proposed in response to initial concerns from residents. The Royal Borough carried out a public consultation on these changes in May and June 2013, and following the results of the consultation, which were supportive in the majority, the Royal Borough decided to confirm these changes at Cabinet Committee on 16 April 2014. Please refer to the attached *Statement of Consultation* on p.4 below.

This letter, with the accompanying confirmation notice and map, is therefore to notify you that the existing 1994 Article 4 Direction within the Conservation Area will be cancelled and replaced by a new Article 4 Direction on 21 May 2014.

How will the new planning measures affect me?

Following the introduction of a replacement Article 4 Direction you will need to make a planning application for certain types of work to the exterior of your property. But you will still be permitted to carry out minor works such as installing security lighting, boiler flues, meter cupboards or burglar alarms etc., or to carry out general repair and maintenance to your property.

What is the difference between the 1994 Article 4 Direction and the 2013 Article 4 Direction?

The attached map indicates all properties included in the replacement Article 4 Direction.

The replacement Direction includes 66 additional properties, to protect the consistent character and appearance of the conservation area. The majority of these were previously excluded as they were subdivided into flats. The replacement Article 4 Direction 2013 now applies to flats in historic buildings which could potentially be turned into houses to ensure they are protected in the future.

Please note that if you are the owner or occupier of a flat, you already need to apply for planning permission for most of the works listed below.

The replacement Article 4 Direction also requires you to apply for planning permission to paint the exterior of your property. This is for the painting of brickwork only and does not include regular maintenance works such as painting windows and doors. This measure is to protect the character of the conservation area since unpainted brickwork is a key characteristic.

Are there any fees involved?

You do not currently have to pay a fee for planning applications which are subject to control under the Article 4 Direction.

What works now require planning permission?

1. Enlarging, altering or improving the property – including extensions, alteration/replacement of windows, doors and other features.
2. Additions or alterations to the roof including the installation of a roof light or solar panel, the alteration or removal of a chimney.
3. The construction of a porch outside an external door.
4. Installing, altering or replacing satellite dishes.
5. Erecting, altering or demolishing a gate, wall or fence to the front or side of the property.
6. Painting the exterior of a property – this does not include routine maintenance such as painting windows and doors.
7. Making or altering a hard surface at the front of a property – this only applies to certain properties; see the list of properties in the attached Confirmation Notice.

Why are these regulations being introduced?

The measures are to further protect the special character of the conservation area. An Article 4 Direction is to ensure that traditional features are preserved and repaired or replaced appropriately. Historic features and unpainted brickwork are capable of being sensitively repaired and this is often cheaper than wholesale replacement. Traditional features can also add value to your property and a recent (2009) survey by English Heritage showed properties with original features tend to sell for more and more quickly than equivalent properties outside a conservation area.

How can I find out more?

If you would like to know more, please visit

www.royalgreenwich.gov.uk/AshburnhamTriangleArticle4 or Woolwich Library at the Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ where copies of the relevant documents can be viewed. Should you require any further information, please contact the Planning Policy & Conservation Team at the address above or at the following email address building-conservation@royalgreenwich.gov.uk.

Yours faithfully

Planning Policy & Conservation Team

Directorate of Regeneration Enterprise and Skills
Royal Borough of Greenwich

Statement of Consultation

In line with statutory legislative requirements, the Royal Borough of Greenwich gave notice of the cancellation of the existing and proposed new Article 4 Direction as follows:

- By local advertisement in Greenwich
- By site display within each street affected
- Individually on every owner and occupier of every property within the area to which the direction related
- On the Royal Borough's website

The Notice specified a period of 21 days, between 21 May 2013 and 11 June 2013, within which any representations concerning the direction could be made in writing to the Royal Borough. At the same time, the Royal Borough notified the Secretary of State.

A total of 8 responses were received during the public notification period comprising representations from the following:

- The Ashburnham Triangle Association
- The Greenwich Society
- The Greenwich Conservation Group
- 5x Local residents

The following table summarises the concerns received and gives officers comments in response:

Representation	Officers Comments
Fuller explanation of the new article 4 direction required	<i>Clear information will be made available on the Borough's website and a new Article 4 Guidance Note will be published in clear and simple language</i>
Clarification over whether requirement for planning permission for external painting includes the painting of external joinery	<i>Clarification will be given that this is intended to apply to the painting of external brickwork and not to routine maintenance</i>
Objection to the controlling of the colour of houses, windows and doors etc.	<i>Clarification will be given that the objective is not to control the choice of colour of but to prevent the painting of brickwork</i>
Objections to the language of the consultation letter as too generic and requests for clarification of legal terminology	<i>Information on the website, information to residents and a new Article 4 Guidance Note will be written in clear and simple language</i>
Clarification over why certain properties were excluded	<i>These are either listed buildings or buildings which do not contribute positively to the character of the conservation area. The guidance will clarify why certain properties were excluded.</i>
The erroneous inclusion of the land associated with the Guildford Arms PH, within the proposed new Article 4 Area.	<i>This is a drafting error on the map and will be corrected</i>

In summary, with the exception of a correction to the map of the affected area, there were no changes required to the proposed new Article 4 Direction as a result of the public consultation. The need for further clarification resulting from the consultation responses will be addressed via the publication of clear information on the Borough's website (on 21 May 2014) of clear information within a notification letter to residents (on 21 May 2014), and the publication and distribution of a new explanatory Article 4 Guidance Note (in due course).