

Ashburnham Triangle Conservation Area

Article 4 Direction
Guidance Note

June 2016



Ashburnham Triangle Conservation Area

Introduction

This leaflet is intended to provide residents with guidance on the implications of living in a conservation area, particularly for those properties covered by the [Ashburnham Triangle Conservation Area Article 4 Direction](#). It replaces the previous leaflet published in 1995. More detailed information can be found in the [Ashburnham Triangle Conservation Area Character Appraisal and Management Strategy](#) (CAMS), which remains the definitive guide to the conservation area. Both documents are available on the Royal Greenwich website.

The Ashburnham Triangle Conservation Area was designated by the Royal Borough in 1980 and is one of 20 across Royal Greenwich. Conservation areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'

The Ashburnham Triangle Conservation Area consists of three busy main roads (Blackheath Road, Greenwich High Road, and Greenwich South Street) and the quiet, predominantly residential streets they enclose. The earliest surviving buildings on the boundary roads date from the first years of the 18th century. Development within the triangle commenced about 1830 and diminished after 1870.

The area's principal characteristics include:

- *the Georgian and Victorian group character of the main development phase, with its characteristic building materials and architectural forms;*

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- *the legibility and identity of Ashburnham Triangle itself;*
- *the rich and varied organic character of the three boundary streets;the associated townscape, streetscape and views;*
- *the contribution of buildings which lie outside the conservation area (e.g. on the outer sides of the boundary streets) but nevertheless contribute to its setting; and,*
- *the impact (positive and negative) of blocks of flats and other large buildings.*

These features are explained in detail in the *Ashburnham Triangle Conservation Area Character Appraisal and Management Strategy* (CAMS) adopted by the Royal Borough on 9 December 2008.

The Ashburnham Triangle Conservation Area includes all of the following properties (see map on the back page):

Admiral's Gate	complete
Ashburnham Grove	complete
Ashburnham Place	complete
Ashburnham Retreat	complete
Blackheath Hill	1-13 (odd) 2, 2a, 4 and 6
Blackheath Road	Magistrates' Court 11-113 (odd) 44-90 and 106-116 (even)
Blissett St	2
Burgos Grove	complete
Catherine Grove	complete
Deptford Bridge	33-49 (odd)

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Devonshire Drive	complete
Egerton Drive	complete
Greenwich High Road	1-23, 131-135, 141 and 161-169 (odd) including the North Pole PH and Davy's Wine Vaults 2-104 and 136-8 (even) including Maurice Drummond House, William Court, Miller House and The Jubilee Queen Elizabeth College
Greenwich South Street	115-121 and 125-147 (odd) 2-116 (even)
Guildford Grove	complete
Langdale Road	1-16 (consecutive), 18
Lewisham Road	1-33 (odd) 2-10 (even)
Lindsell Street	2-12 (even)
Plumbridge Street	1-4 (consecutive)

Conservation area controls

All houses in the conservation area, whether covered by the Article 4 Direction or not, are still subject to conservation area controls. These include the following:

- *The demolition of buildings, or substantial portions of them, is unlawful without planning permission.*
- *Planning permission is required for all side extensions of whatever size, and for all rear extensions of more than one storey.*

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- *Planning permission is required for the cladding of any part of the exterior.*
- *Planning permission is required for any form of roof extension, including new dormer windows.*
- *Planning permission is required for the substantial or complete demolition of a boundary gate, wall, fence, or other means of enclosure.*
- *Planning permission is required for the installation of an antenna on a chimney, wall, or a roof slope which faces onto, and is visible from, a road.*
- *Planning permission is required for the installation of solar equipment if it would be located on a wall fronting a road or if it would protrude more than 0.2 metres beyond the wall or roof slope; or if it would be within the curtilage of a listed building. Otherwise solar equipment is permitted development, but **should** be sited to minimise its effect on the external appearance of the building and on the amenity of the area.*
- *Special controls apply to works to trees within the conservation area, including a requirement to give the Royal Borough six weeks' notice of any pruning or felling work. The Royal Borough's Tree Officer can provide further advice.*

In addition, proposals for development on land outside but affecting the setting of the conservation area will be assessed for their impact on its character and appearance.

Further advice on these issues can be obtained from the Ashburnham Triangle Conservation Area CAMS, which is

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available on the Royal Greenwich website and provides detailed guidance on the planning controls in the Ashburnham Triangle Conservation Area, or from speaking to a planning officer or by consulting the list of common projects on the Planning Portal website (www.planningportal.co.uk).

Article 4 Direction and planning controls

The properties listed below are also covered by an Article 4 Direction, originally introduced in 1995, with a new version adopted in 2014. This has the effect of withdrawing certain *permitted development rights* for occupiers of residential properties, allowing the Royal Borough to consider whether any proposed development is consistent with the preservation and enhancement of the conservation area.

Permitted development rights are a national grant of planning permission which allow certain building works to be carried out without having to make a planning application. The Article 4 Direction covers houses and also some buildings currently divided into flats, since the Article 4 was cancelled and reissued in 2014 in order to apply a consistent set of controls to the whole area.

The Article 4 Direction brings under planning control the following categories of development, all of which will require planning permission:

1. *Enlarging, altering or improving the property – including extensions, alteration/replacement of windows, doors and other features;*

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2. *Additions or alterations to the roof including the installation of a roof light, or the alteration or removal of a chimney;*
3. *The construction of a porch outside any external door;*
4. *Installing, altering or replacing satellite dishes;*
5. *Erecting, altering or demolishing a gate, fence or wall 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); and,*
7. *Making or altering a hard surface at the front of a property (this only applies to the properties in Ashburnham Grove, Ashburnham Place and Catherine Place – see the list below).*

The Article 4 Direction applies to the following properties, in addition to the conservation area controls mentioned above:

Ashburnham Grove	1-43 (consecutive) excl. 25 44-74 (consecutive)
Ashburnham Place	10-38 (consecutive) 44-72 (consecutive)
Blackheath Road	45a-79 (odd)
Burgos Grove	2-24 (even)
Catherine Grove	1-5 (consecutive) 10-14 (consecutive)
Devonshire Drive	27-39 (odd), 43-59 (odd) 20-50 (even)
Egerton Drive	7-15 and 17-19 (consecutive) 21-41 (consecutive) excluding 33, 34 and 35

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Greenwich High Road	62-82 (even)
Greenwich South Street	2-20, 40-98 (even) excluding 66-68
Guildford Grove	1-53 (odd) 2-60 (even)
Langdale Road	1-15 (odd) 2-18 (even)

Article 4 Direction planning guidance

The following sections set out specific planning guidance for properties covered by the Article 4 Direction, identifying the types of work that are, and are not, likely to receive planning permission. As stated above, more detailed advice is contained in the Ashburnham Triangle Conservation Area CAMS, which also provides more detail on the character of the area.

Before introducing new building materials, it is important to consider whether replacement is really necessary. Wherever possible, original building materials should be retained and repaired rather than replaced. Sympathetic, good quality repair and maintenance of period features and finishes also preserves and enhances property values. Further advice on the principles of repair and maintenance is contained within the Management Strategy section of the CAMS.

Extensions, porches and shop-fronts

All extensions, including porches, will require planning permission. Most of the area's traditional building stock

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consists of terraced housing, so that extensions will almost inevitably be at the rear.

Nevertheless, the street layout is such that these will often be visible from the public realm, as well as from neighbouring houses, and additions will need to be carefully designed to avoid overwhelming the buildings to which they are attached.

New elements should be subordinate in height and bulk, and should avoid swamping rear elevations and roof slopes. Large side extensions to semi-detached houses will not normally be allowed, as these tend to create a ‘terracing’ effect that damages the quality of the streetscape.



Figure 1: Terracing effect of full-height extensions to early Victorian villas

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Policy DH(a) of the Royal Greenwich Core Strategy states that flat roofs will not be accepted on any side or rear extensions that will be visible from the public highway.

Some houses (e.g. the detached villas in Egerton Drive) have projecting porches, but these are not generally a feature of the area, and permission will not normally be granted for new porches except where they reinstate a lost element. Recessed doorways are the standard form of porch; these should not be infilled or extended outwards.

For further guidance on extensions please refer to Royal Greenwich's *Residential Extensions, Conversions & Basements SPD*.

Some buildings on the main streets forming the Ashburnham Triangle have shops at ground level. Historic shop-fronts featuring decorative woodwork or ironwork survive in a number of places, and should be retained wherever possible.

Proposals for new shop-fronts are most likely to receive consent if they reflect the basic principles of traditional shop design, including strong horizontal and vertical subdivision and appropriately-scaled fascia (the Royal Borough's *Shopfronts in Greenwich Town Centre* design guidance note may be consulted for further information).

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Figure 2: Historic shop front (l) and poor quality modern replacement (r)

Doors and windows

Traditional timber doors and sash windows survive across the conservation area and should be retained and repaired wherever possible. Where replacement or alteration is necessary, planning permission is more likely to be granted for designs that reflect appropriate historic examples from the area.



Figure 3: Examples of traditional door designs

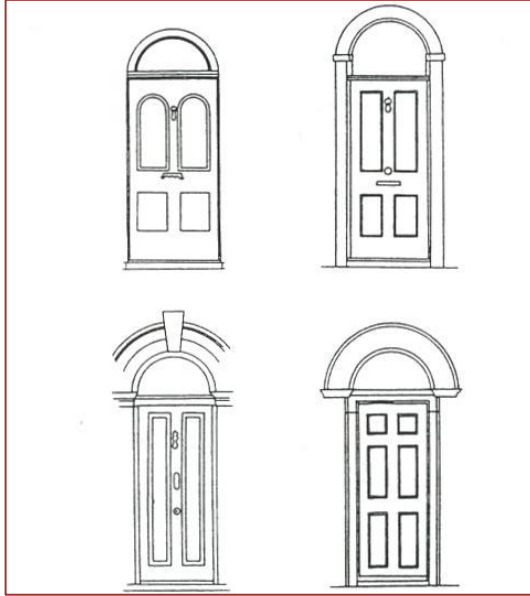


Figure 4: Doors - acceptable designs

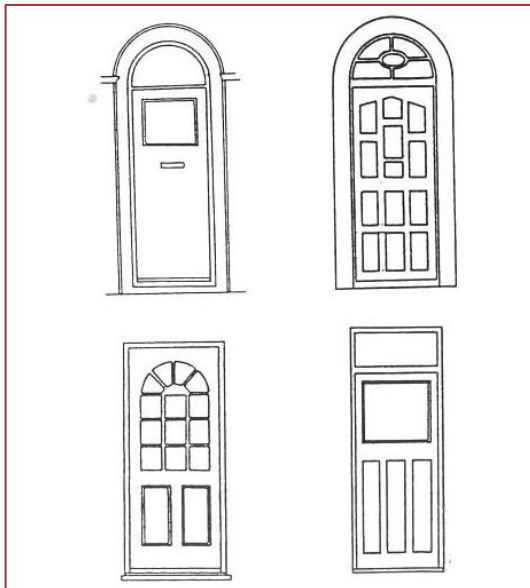


Figure 5: Doors - unacceptable designs

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Traditional doors are usually of solid painted wood with two, four or six sunken panels, often with fanlights above.

Windows are vertical sliding sashes with softwood frames, the glazing generally subdivided by slender bars; the precise design varies by period, developer and house type, and achieving a good match will often be essential. The use of UPVC and aluminium window frames is not acceptable.

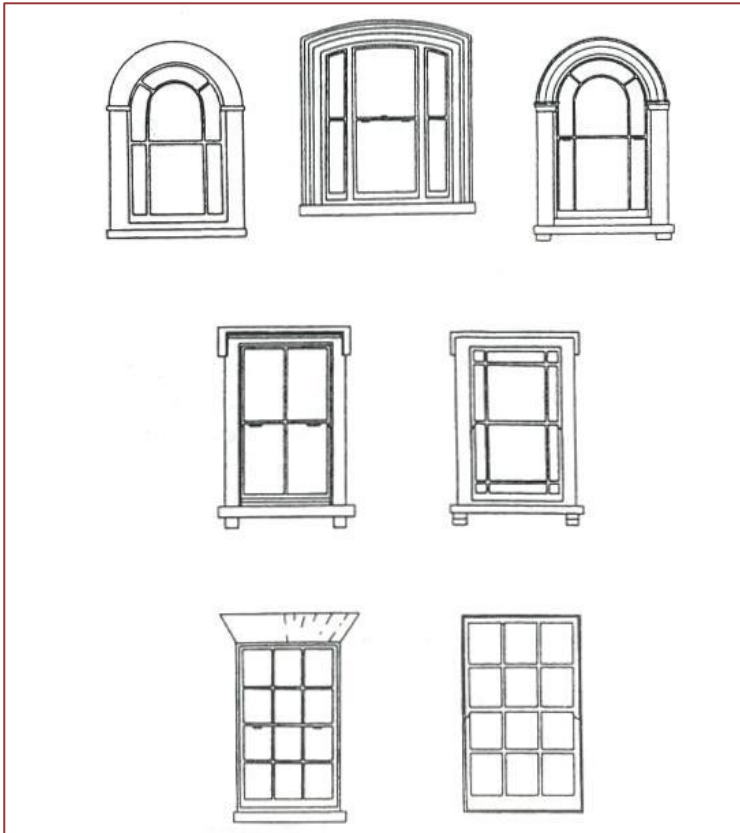


Figure 6: Windows - acceptable designs

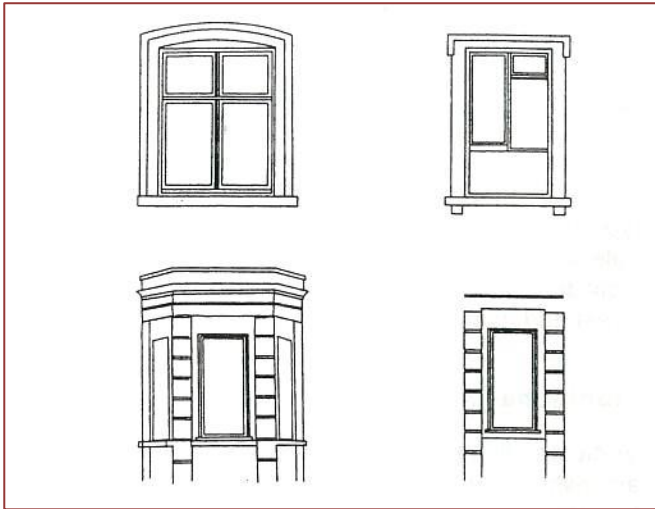


Figure 7: Windows - unacceptable designs

External walls

The standard building material throughout the area is yellow London stock brick bedded in lime mortar, often contrasted with warm red bricks used as a feature in arched openings, string courses and eaves cornices. Surfaces have mellowed to a comfortable mellow appearance, and this quality should be preserved.

Many buildings feature elaborate stucco and stonework details, e.g. to lower facades, bays, parapets and window and door surrounds. Their preservation and repair are essential to maintaining the visual quality of the area.



Figure 8: Mid-Victorian former dispensary building with stucco ornament



Figure 9: Large mid-Victorian houses with stuccoed bays and door surrounds

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Textured paints should not be used on stucco surfaces. In repair and reinstatement work, new mouldings should closely match the old.

Cleaning, where necessary, should be carried out with great care to avoid damage to the brickwork, and abrasive and chemical treatments should be avoided. Exposed brickwork should not be over-painted, rendered, clad or pebble-dashed; works of this type require planning permission, which will not normally be granted unless what is proposed replicates the original finish.

Repointing should be carried out only where essential, employing a reputable skilled contractor. Before beginning work, joints should be carefully raked and brushed out by hand (NOT using an angle grinder).

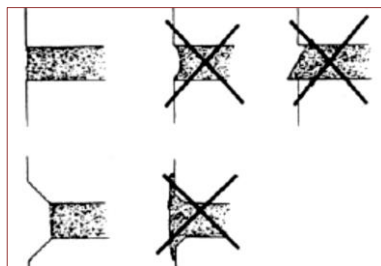


Figure 10: Pointing techniques: good (l) and bad (r)

A traditional lime mortar should be used to avoid trapping moisture within the masonry, and new mortar should be applied flush or slightly recessed – never weathered or struck.

Where bricks are irregular with chipped or perished arrises, flush pointing can result in a smeared or ‘battered’ appearance. In such case, the face of the new mortar should be ‘kept back’ to accentuate the bed joint of the brick (see figure 10 above).

Roofs, chimney stacks and pots

The recovering of a roof, even with matching materials, requires planning permission. The great majority of houses in the area were originally roofed in natural grey slate, and this material should normally be used on front elevations and exposed flanks. Replacement slates should match the quality, size, colour and coursing of the original roof, and resin coatings should not be used.



Figure 11: Prominent chimney stacks on an early Victorian terrace

Prominent chimney stacks and pots are an important feature of the area, and planning permission will not be granted to remove them or reduce their height. New roof vents and

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service pipes should be concealed, preferably within eaves soffits or discreetly positioned on rear slopes.

Downpipes and guttering

New pipework should normally be installed internally or at the rear of buildings. Where visible from the street, cast iron or aluminium fittings should be used.

Solar panels and renewable energy

The Royal Borough is committed to the reduction of carbon emissions and the promotion of renewable energy generation across Royal Greenwich. In conservation areas, however, a particularly sensitive approach is required. The installation of solar equipment is classed as permitted development, providing that it is not sited on a wall fronting a highway, does not project over 0.2 metres and does not fall within the curtilage of a listed building (please refer to the national guidance on solar panels set out on the Planning Portal www.planningportal.co.uk).

However, to qualify as permitted development, certain conditions must be met: solar equipment should be sited to minimise its effect on the external appearance of the building and on the amenity of the area. In the Ashburnham Triangle Conservation Area, therefore, installation of solar equipment on roof slopes that are not visible from the street for example, would qualify as permitted development.

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Photovoltaic tiles or slates may also qualify as permitted development if they achieve a close match with the prevailing traditional roofing materials. Micro wind turbines will not normally be acceptable.

Dormer windows and roof lights

Dormer windows are not characteristic of the Ashburnham Triangle, and their appearance is generally intrusive, especially where they have been inserted on front roof slopes. Dormers fronting the street or rising above the roof ridge are unlikely to be given permission.

On roof slopes that are not visible from the street, dormer windows may be acceptable if they are in proportion to the size of the roof, are not overly prominent and are appropriate in terms of design and materials. The number of dormers in



Figure 12: Acceptable designs for dormer window (l) and roof light (r) on buildings with roof slopes not visible from the street

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the roof should normally be fewer than the number of windows on the floor below. Dormer windows should be set back well away from the ridge, eaves, and party walls, and the width and height of a dormer window, including lead "cheeks", should ideally be no greater than the window openings on the storeys below. The style of dormer windows should be in keeping with the windows of the property.

Roof lights are more likely to receive permission if they are of 'conservation' type (flush with the roof surface) and located where they will not be visible from the street.

Satellite dishes

The installation or replacement of satellite dishes in any location will require planning permission. This is most likely to be granted if the equipment is placed out of sight, e.g. on rear elevations or hidden by parapets, chimney stacks etc.

Boundary walls and railings

The erection, alteration or demolition of a boundary wall, gate, fence, or other means of enclosure will require planning permission. Original boundary structures (e.g. stock-brick garden walls, wrought- and cast-iron area railings) should be retained where they survive, and new structures should match appropriate historic examples for the property and the locality. The loss of front gardens to car parking damages the character and amenity of the conservation area and will be resisted.



Figure 13: Loss of front garden and boundary structure to large mid-Georgian house

Further guidance and advice on submitting a planning application can be obtained from [Royal Greenwich's planning department](#):

Email: planningapps@royalgreenwich.gov.uk

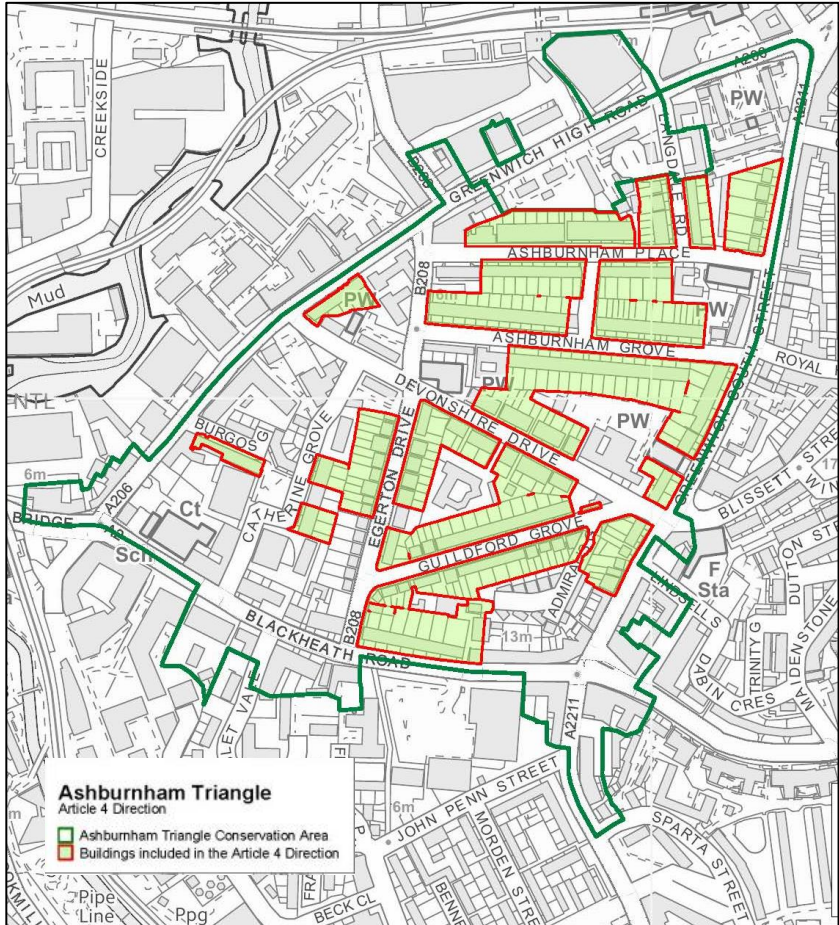
Telephone: 020 8921 5222

Local amenity groups are the Greenwich Society and the Ashburnham Triangle Association.

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Map of the Ashburnham Triangle Conservation Area

Properties covered by the Article 4 Direction are highlighted



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