



London Borough of Merton
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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 These indicate the specific details of the permitted development which is withdrawn, and the properties over which each of the Directions applies.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 SECOND DIRECTION

Properties covered by the Direction

<u>Kingston Rd</u>	146/148 and 152 166 – 200 and 184a (evens) 195 – 201 (odds) 205a/205b/205c and 207
<u>Langley Rd</u>	2 – 16 (evens) 1 – 9 and 15 – 19 (odds)
<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>Wilton Crescent</u>	2 – 32 and 38 - 50 (evens) 1a, and 1 – 43 (odds)
<u>Wilton Grove</u>	2 – 26 (evens) 9 – 51 (odds)
<u>Mayfield Rd</u>	2a and 2 – 24 (evens) 5 – 9 and 7a (odds) Norlands
<u>Kingswood Rd</u>	2 – 60 (evens) 1 – 43 and 47 – 71 (odds)
<u>Sherwood Rd</u>	1 – 11 (consec)
<u>Fairlawn Rd</u>	39

Permitted Development Withdrawn by the Direction

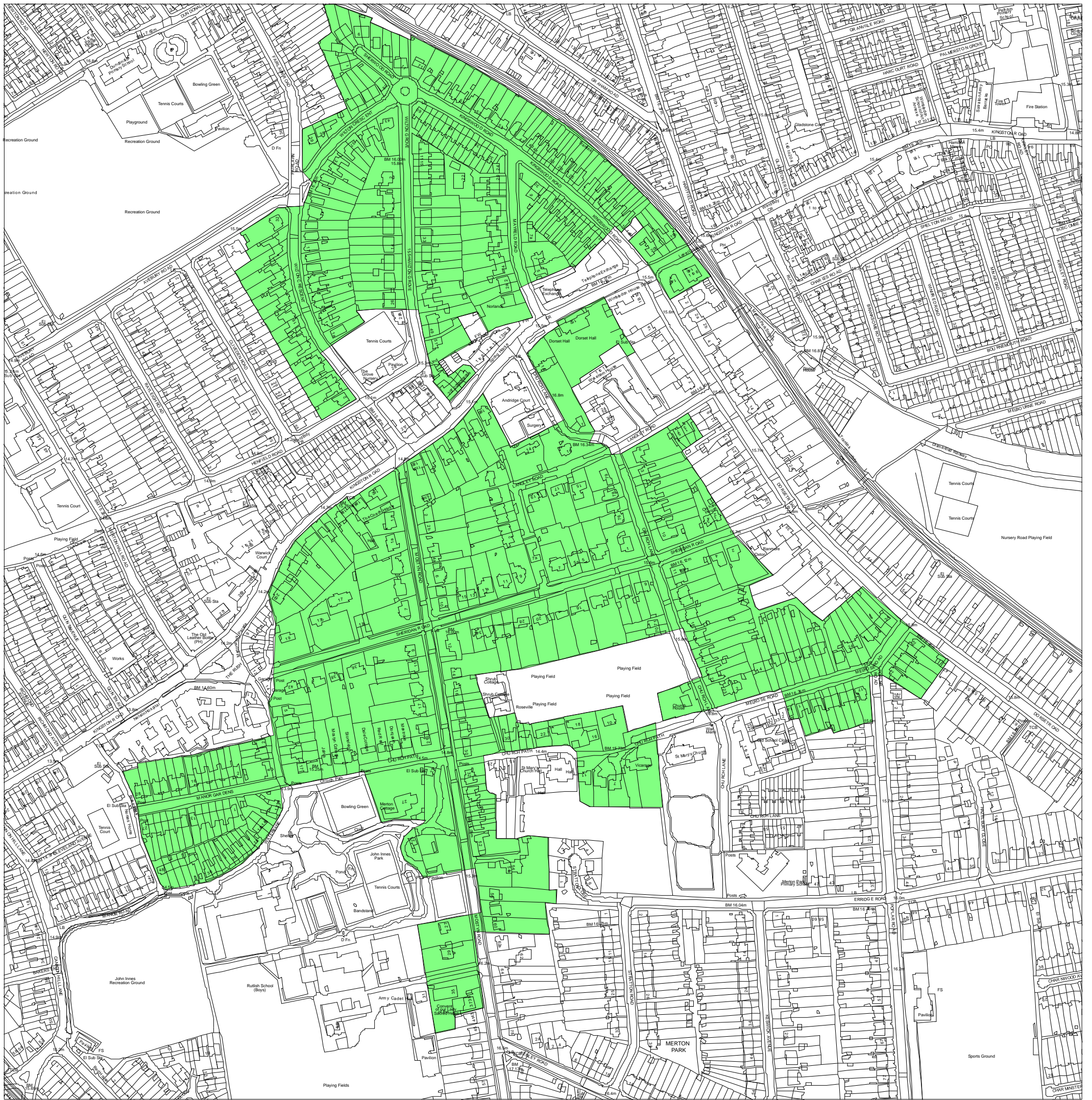
- The enlargement, improvement or other alteration of a dwellinghouse, including any extension, where any enlargement or improvement would front a public highway or other public space, including replacement of doors or windows (including attic or dormer windows) with doors or windows of a different style or material, or changes to the external finishes, such as wall surfaces or roof slates or tiles, any of which would affect the appearance of the building.

- The erection or construction of a porch outside any external door of a dwellinghouse, where the porch would front a public highway or other public space.
- The alteration of a roof of a dwellinghouse, where the roof slope would front a public highway or other public space.
- The painting of the exterior of any building or work, which would front a public highway or other public space. (Explanatory note – The Council will not expect planning applications to be submitted for re-painting work associated with the routine maintenance of a property, for example re-painting of window frames, door and door frames, gutters, downpipes or other timberwork. However planning applications should be submitted for proposals for paint to be applied to unpainted masonry, unpainted brickwork, unpainted pebbledash surfaces).

(This Direction is designed to protect the architectural design and detailing of important buildings.)

John Innes Merton Park and Wilton Crescent Conservation Areas

Article 4 (2) Direction - The Second Direction - July 2007



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