

## **JOHN INNES (MERTON PARK) CONSERVATION AREA: ARTICLE 4 DIRECTION (No 1)**

### **SCHEDULE 1: CLASSES OF DEVELOPMENT.**

The development specified in Class I,1, Class I,2, Class I,4 and Class II,1 of the First Schedule to the Town and Country Planning General Development Order 1977, as amended by Article 2 (b) (i) of the Town and Country Planning General Development (Amendment) Order 1981 and modified by Article 3(a) of the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas etc.) Special Development Order 1985 and not being development comprised within any other Class.

#### **Class I - Development within the curtilage of a dwellinghouse**

Class I, 1. The enlargement, improvement or other alteration of a dwellinghouse so long as:

- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or ten per cent, whichever is the greater, subject to a maximum of 115 cubic metres;
- (b) the height of the building as so enlarged, improved or altered does not exceed the height of the highest Part of the roof of the original dwellinghouse;
- (c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
- (d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding four metres;
- (e) the area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse:

Provided that:

- (a) The erection of a garage, stable, loosebox or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including calculation of cubic content);
- (b) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the

original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise); and

- (c) the limitation contained in subparagraph (d) above shall not apply to development consisting of:
  - (i) the insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse, or the alteration or enlargement of an existing window; or
  - (ii) any other alterations to any part of the roof of the original dwellinghouse.

Class I, 2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:

- (a) the floor area does not exceed 2 square metres
- (b) no part of the structure is more than 3 metres above the level of the ground
- (c) no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.

Class I, 4 The construction within the curtilage of a dwellinghouse of a hardstanding for vehicles for a purpose incidental to the enjoyment of the dwellinghouse as such.

being development comprised within Class I referred to in Schedule 1 to the said Order and not being development comprised within any other Class.

Class II - Sundry Minor Operations

Class II, 1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

being development comprised within Class II referred to in Schedule I to the said Order and not being development comprised within any other Class.

## **SCHEDULE 2:**

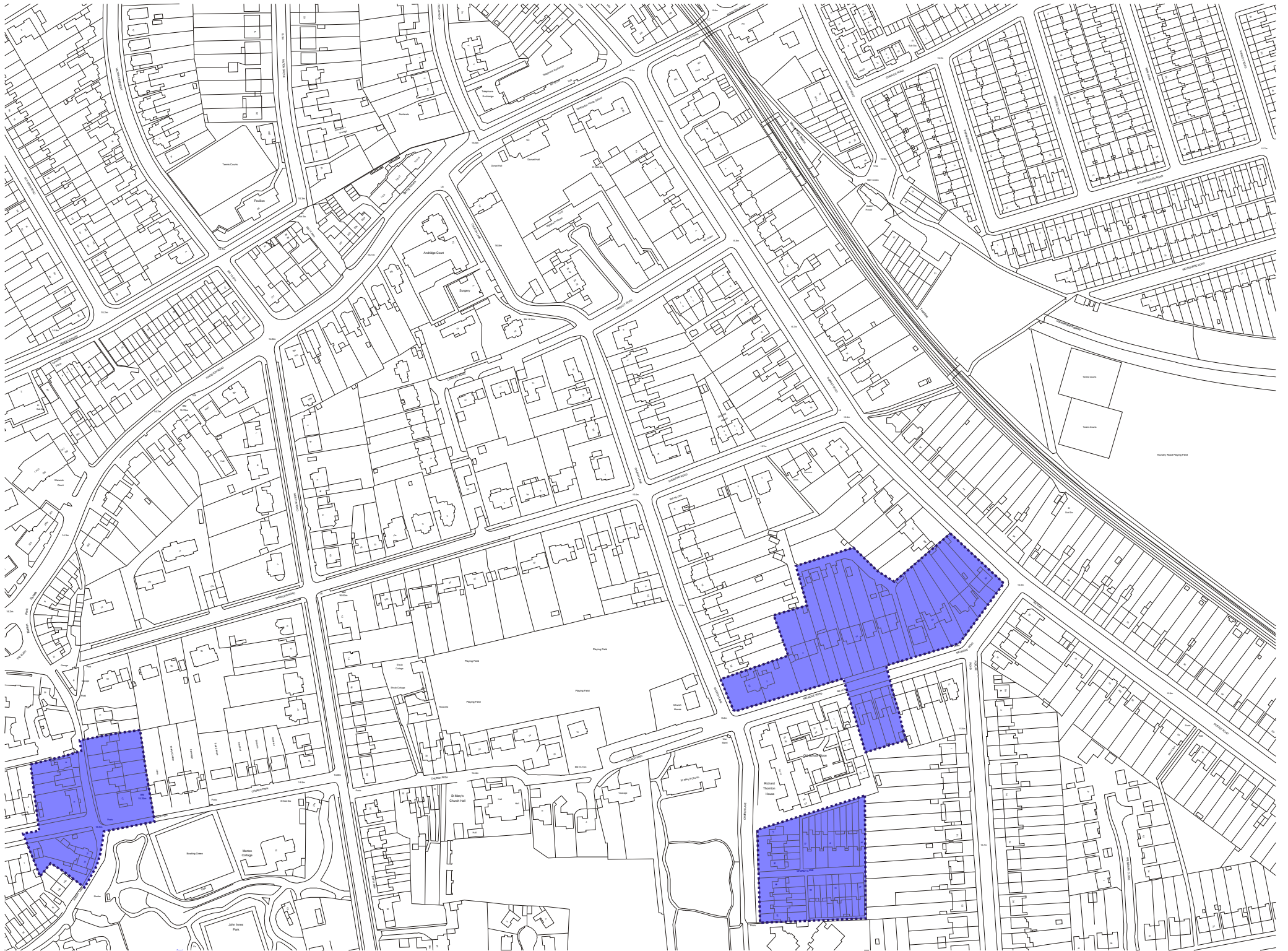
### **LAND TO WHICH THIS ORDER APPLIES**

Lands within the Merton (John Innes Merton Park) Conservation Area requiring planning permission for those Classes of Development specified in Schedule 1 of this Order I being the lands shown on the accompanying plan.

<b>Classes of Development</b>	<b>Addresses</b>
Class I, 1	Nos 2-30 (even) Melrose Road Nos 1-7 (odd) Melrose Road No 23 Church Lane
Class I, 2	Nos 31-61 (consecutive) Church Lane
Class II, 1	Nos 2-14 (even) Watery Lane Nos 9-17 (odd) Watery Lane
Class I, 4	Nos 31-61 (consecutive) Church Lane.

# JOHN INNES - MERTON PARK CONSERVATION AREA

## ARTICLE 4 DIRECTION No 1



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### Map of Properties Affected

The Article 4 Direction requires planning permission to be sought for certain kinds of work, which normally would not require a planning application to be made.

The following works to buildings affected by the Direction will now require a planning application to be made, regardless of their size, or proximity to neighbouring properties or the road.

**2-30 (even numbers) Melrose Road, SW19**

**1-7 (odd numbers) Melrose Road, SW19**

**23 Church Lane, SW19**

**2-14 (even numbers) Watery Lane, SW19**

**9-17 (odd numbers) Watery Lane, SW19**

- The enlargement, improvement or other alteration of a dwellinghouse. This includes any extension, replacement of doors or windows (including attic or dormer windows) with doors or windows of a different style, or changes to the external finishes such as wall surfaces or roof tiles which would affect the appearance of the building.
- The erection of a porch outside any external door of a dwellinghouse.
- The erection, construction, improvement or other alteration of gates, fences, walls or other means of enclosure, whether abutting the highway or not This would include the removal of hedges.

**31-61 (consecutive) Church Lane SW19**

- The enlargement, improvement or other alteration of a dwellinghouse. This includes any extension, replacement of doors or windows (including attic or dormer windows) with doors or windows of a different style, or changes to the external finishes such as wall surfaces or roof tiles which would affect the appearance of the building.
- The erection of a porch outside any external door of a dwellinghouse.
- The erection, construction, improvement or other alteration of gates, fences, walls or other means of enclosure, whether abutting the highway or not This would include the removal of hedges.
- The construction within the curtilage of the dwelling house of a hard standing for vehicles.