

DATED this 29th day of May 1991

LONDON BOROUGH OF LEWISHAM
TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING
GENERAL DEVELOPMENT ORDER 1988

LONDON BOROUGH OF LEWISHAM
(ST. STEPHENS CONSERVATION AREA)
ARTICLE 4 DIRECTION 1991

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LONDON BOROUGH OF LEWISHAM

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

LONDON BOROUGH OF LEWISHAM (ST. STEPHENS CONSERVATION AREA)

ARTICLE 4 DIRECTION 1991

WHEREAS the Council of the London Borough of Lewisham (hereinafter called "the Council") being the Local Planning Authority for the said Borough are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out on such parts of the land shown edged black on the attached plan and known as the St. Stephen's Conservation Area (hereinafter called "the said land") in the said Borough as are set out in the corresponding column of the Schedule hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1988 (hereinafter called "the 1988 Order")

AND WHEREAS the Council are satisfied that it is expedient to make an Order under Article 4 (1) of the 1988 Order that development as described in the Schedule hereto should not be carried out unless permission is granted for it

- (b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed tow metres above ground level.
- (c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to if it is erected or constructed, whichever is the greater, or
- (d) it would involve development within the curtilage of, or to a gate, fence, wall, or other means of enclosure surrounding a listed building.

Nos. 2-60 (even) Cressingham Road (front and rear elevations except for rear elevations of 40-60 (even) and the flank elevations of Nos. 16, 18 and 60).

Nos. 1-19 (consec) St. Stephen's Grove (front and rear elevations and gable elevations to Nos. 1, 8 and 9).

Nos. 19-27 (consec) Granville Grove (front and rear elevations and flank elevation to No. 27).

Nos. 1-5 (odd) Lockmead Road (front elevations and flank elevations to Nos. 1 and 5).

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CLASS C: The exterior painting of (PART 2) buildings

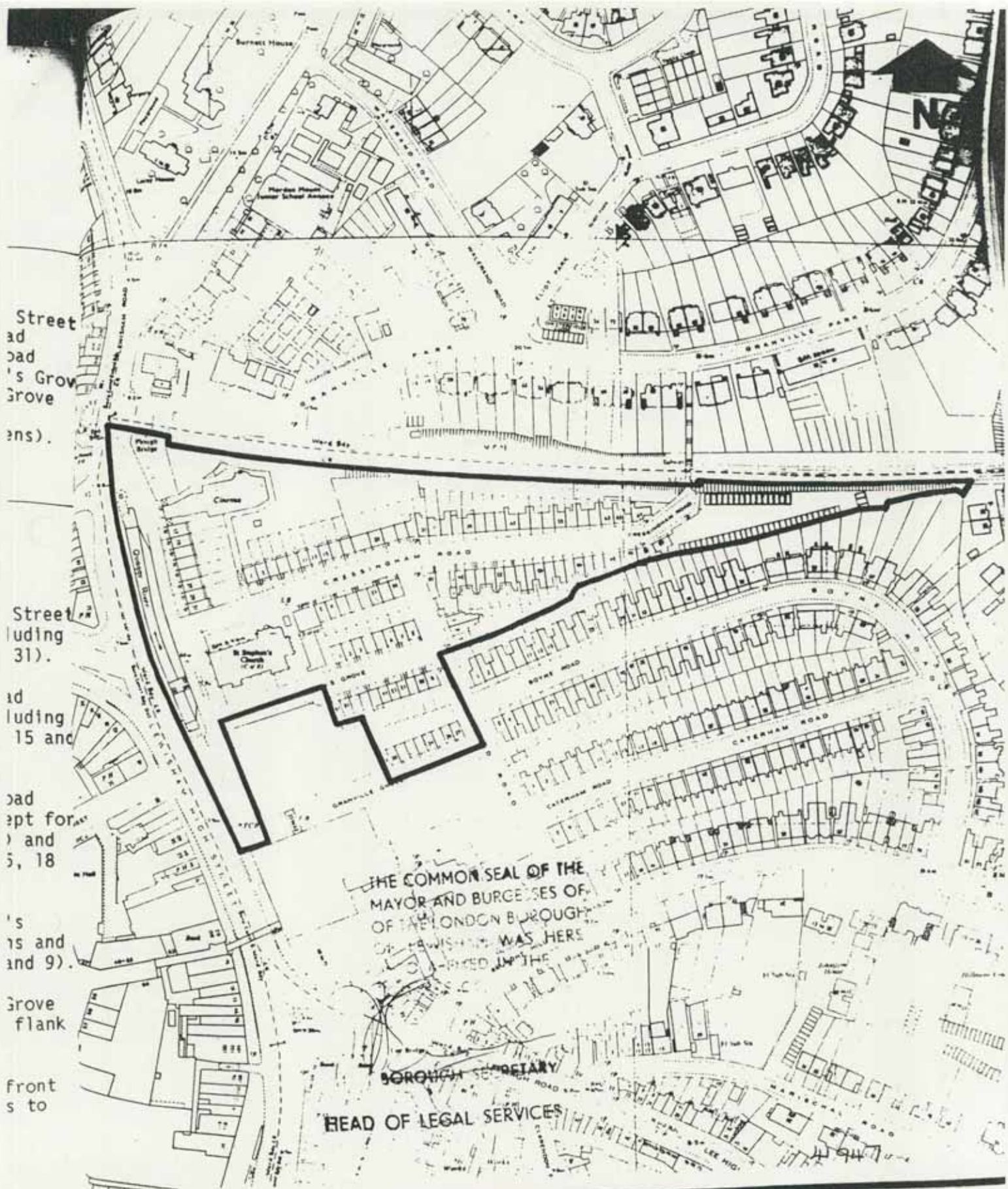
<u>Description of Development</u>	<u>Property Affected</u>
C.1 All permitted development rights are withdrawn in respect to the painting of stonework, render, brick and masonry.	Nos. 17-31 (odd) Lewisham High Street Nos. 1-67 (odd) Cressingham Road Nos. 2-60 (even) Cressingham Road Nos. 1-19 (consec) St Stephen's Grove Nos. 19-27 (consec) Granville Grove Nos. 1-5 (odd) Lockmead Road (all front and flank elevations)

Dated this 29th day of May 1991

The Common Seal of the Mayor and Burgesses of the London Borough of Lewisham was hereunto affixed in the presence of:

 Deputy Chief Executive

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THE COMMON SEAL OF THE
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OF LEWISHAM WAS HERE
PLACED IN THE

BOROUGH SECRETARY
HEAD OF LEGAL SERVICES



DIRECTORATE OF ENVIRONMENTAL SERVICES
Planning Branch,
Town Hall Chambers,
Rushey Green,
Catford,
SE6 4RY.
061-695-6000

ST. STEPHENS CONSERVATION AREA ARTICLE 4 DIRECTION

Drawn by AP
Date DEC '90
Scale 1: 2500

Drawing No. _____
BOUNDARY OF DIRECTION _____

CLASS F: Hard Surfacing of the
(PART1) Curtilage

<u>Description of Development</u>	<u>Property Affected</u>
F.1 to withdraw permitted development for the provision of a hard surface for any purpose incidental to the enjoyment of a dwellinghouse.	Nos. 17-31 (odd) Lewisham High Street Nos. 1-67 (odd) Cressingham Road Nos. 2-60 (even) Cressingham Road Nos. 1-19 (consec) St. Stephen's Grove Nos. 19-27 (consec) Granville Grove Nos. 1-5 (off) Lockmead Road (front and flanks of gardens).

GLASS G: Oil storage containers

<u>Description of Development</u>	<u>Property Affected</u>
G. 1 development is not permitted where:-	Nos. 17-31 (odd) Lewisham High Street (front and rear elevations including the flank walls of Nos. 17 and 31).
(a) the capacity of the container would exceed 3500 litres	Nos. 1-67 (odd) Cressingham Road (front and rear elevations including the flank walls of Nos. 1, 23, 15 and 60).
(b) any part of the container would be more than 3 metres above ground level or	Nos. 2-60 (even) Cressingham Road (front and rear elevations except for rear elevations of 40-60 (even) and the flank elevations of Nos. 16, 18 and 60).
(c) any part of the container would be nearer to the highway which boards the curtilage than the part of the building nearest to the highway	Nos. 1-19 (consec) St. Stephen's Grove (front and rear elevations and gable elevations to Nos. 1, 8 and 9). Nos. 19-27 (consec) Granville Grove (front and rear elevations and flank elevation to No. 27). Nos. 1-5 (odd) Lockmead Road (front elevations and flank elevations to Nos. 1 and 5).

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CLASS H: The installation of a
(PART 1) satellite antenna

Description of Development

Property Affected

H.1 Development is not permitted
where:-

Nos. 17-31 (odd) Lewisham High Street
(front and rear elevations including
the flank walls of Nos. 17 and 31).

(a) the size of the antenna
(excluding any projecting
feed element) when measured
in any dimension would
exceed 90 centimetres

Nos. 1-67 (odd) Cressingham Road
(front and rear elevations including
the flank walls of Nos. 1, 23, 15 and
60).

(b) there is other satellite
antenna on the
dwellinghouse or within its
curtilage or,

Nos. 2-60 (even) Cressingham Road
(front and rear elevations except for
rear elevations of 40-60 (even) and
the flank elevations of Nos. 16, 18
and 60).

(c) the highest part of the
antenna to be installed on
a dwellinghouse would be
higher than the highest
part of the roof on which
it would be installed.

Nos. 1-19 (consec) St. Stephen's
Grove (front and rear elevations and
gable elevations to Nos. 1, 8 and 9).

Nos. 19-27 (consec) Granville Grove
(front and rear elevations and flank
elevation to No. 27).

Nos. 1-5 (odd) Lockmead Road (front
elevations and flank elevations to
Nos. 1 and 5).

Description of Development

Property Affected

CLASS A: The erection, construction,
(PART 2) maintenance, improvement or
alteration of a gate fence,
wall or other means of
enclosure.

Nos. 17-31 (odd) Lewisham High Street
(front and rear elevations including
the flank walls of Nos. 17 and 31).

A.1 Development is not permitted
where:-

Nos. 1-67 (odd) Cressingham Road
(front and rear elevations including
the flank walls of Nos. 1, 23, 15 and
60).

(a) the height of any gate,
fence, wall or means of
enclosure erected or
constructed adjacent to a
highway used by vehicular
traffic would, after the
carrying out of the
development, exceed one
metre above ground level.

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- (a) the cubic content of the original dwelling-house (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 dwelling as so enlarged does not exceed 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 forward-most part of any wall of the original dwellinghouse which fronts onto 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 does not thereby exceed fifty per cent of the total area of the original dwellinghouse provided that:

Nos. 1-19 (consec) St. Stephen's Grove (front and rear elevations and gable elevations to Nos. 1, 8 and 9).

Nos. 19-27 (consec) Granville Grove (front and rear elevations and flank elevation to No. 27).

Nos. 1-5 (odd) Lockmead Road (front elevations and flank elevations to Nos. 1 and 5).

CLASS B: The enlargement of a dwellinghouse (PART 1) consisting of an addition to its roof.

Description of Development

Property Affected

B.1 development is not permitted where:-

- (a) any part of the dwellinghouse would as a result of the works, exceed the height of the highest part of the existing roof.
- (b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which fronts any highway.
- (c) it would increase the cubic content of the dwelling house by more than 40 cubic metres.

Nos. 17-31 (odd) Lewisham High Street (front and rear elevations including the flank walls of Nos. 17 and 31).

Nos. 1-67 (odd) Cressingham Road (front and rear elevations including the flank walls of Nos. 1, 23, 15 and 60).

Nos. 2-60 (even) Cressingham Road (front and rear elevations except for rear elevations of 40-60 (even) and the flank elevations of Nos. 16, 18 and 60).

Nos. 1-19 (consec) St. Stephen's Grove (front and rear elevations and gable elevations to Nos. 1, 8 and 9).

Nos. 19-27 (consec) Granville Grove (front and rear elevations and flank elevation to No. 27).

Nos. 1-5 (odd) Lockmead Road (front elevations and flank elevations to Nos. 1 and 5).

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CLASS D: The erection or construction (Part 1) of a porch outside any external door of a dwellinghouse.

Description of Development

D.1 Development is not permitted where:-

- (a) the ground area (measured externally) of the structure would exceed 3 square metres.
- (b) any part of the structure would be more than 3 metres above ground level or
- (c) any part of the structure would be within 2 metres of any boundary of the curtilage with a highway.

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front flank

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on application under Part 3 of the Town and Country Planning Act 1990

NOW THEREFORE the Council in pursuance of the powers conferred upon them by Article 4 of the 1988 Order (and in particular by Article 4 (1) thereof)

HEREBY DIRECT that

(1) the permission granted by Article 3 of the 1988 Order as aforesaid shall not apply to any development of the description set out in Column 1 of the Schedule hereto on such parts of the said land as are set out in the corresponding part of Column 2 of the Schedule.

(2) this Direction may be cited as "The London Borough of Lewisham (St. Stephens Conservation Area) Article 4 Direction 1991"

THE SCHEDULE

Column 1

Description of Development

Column 2

Property Affected

CLASS A: Development within the curtilage (Part 1) of a dwelling house.

Description of Development

Property Affected

A1. The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within Schedule 2, part 1 of the Town and Country General Development Order 1988 and not being development within any other class, subject to the following limitations and provisions:-

Nos. 17-31 (odd) Lewisham High Street (front and rear elevations including the flank walls of Nos. 17 and 31).

Nos. 1-67 (odd) Cressingham Road (front and rear elevations including the flank walls of Nos. 1, 23, 15 and 60).

Nos. 2-60 (even) Cressingham Road (front and rear elevations except for rear elevations of 40-60 (even) and the flank elevations of Nos. 16, 18 and 60).