

The Sydenham Thorpes Conservation Area



A Conservation Area is defined as:

“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

The Sydenham Thorpes Conservation Area was designated in June 2001, in recognition of the special character of the Edwardian Thorpes Estate, which was built between 1901 and 1914.

Within Conservation Areas there is a general presumption in favour of retaining existing buildings which make a positive contribution to the character of the area. In addition planning controls are more extensive than normal, permitted development rights are limited, and the demolition of buildings and works to trees are controlled.

Within Conservation Areas:

Conservation Area Consent is required for:

The total or substantial demolition of gates, walls, fences and railings which are over 1m high and fronting a highway or more than 2m high elsewhere

• The total or substantial demolition of any building over 115 cubic metres.

Family Houses – Planning Permission is required for:

• Extensions of more than 50 cubic metres or 10% of the existing building's volume, whichever is greater

• Any alteration to a roof, including dormer windows

• Installing a satellite dish on a wall or roof slope fronting a highway, a chimney, or any part of a building more than 15m high

• Constructing any building of more than 10 cubic metres within the curtilage of a dwelling house.

Flats and Maisonettes-

• Planning permission continues to be required for any material alteration to the exterior of the building. (This requirement is the same both within and without conservation areas).

Notification of works to trees

Trees often make a valuable contribution to the character of a conservation area, and so works to them, whether of felling or pruning must be notified in advance to the planning authority.

Flats and maisonettes

The Article 4(2) Direction does not apply to buildings occupied as flats or maisonettes.

However, please note that most of the types of work described above will already require planning permission when carried out to a flat or maisonette. You would be well advised to contact the Council's Planning Service before undertaking any work that may affect the appearance of the exterior of your property.

Unauthorised works

If works are carried out which require planning permission under the Direction but permission is not applied for and granted, the Council may take enforcement action in the usual way, and may for example require the re-instatement of original or sympathetic features or finishes.

Further information

The Council's Conservation and Planning Officers are always happy to give advice as to whether particular works require planning permission, and if so whether they are likely to be acceptable.

Conservation Officers are also available to give advice on any other aspect of works to buildings in conservation areas.

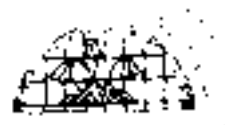
If you are in doubt, please ask!

Please contact:

The Conservation and Urban Design Team,
Planning Service, London Borough of Lewisham,
Laurence House,
1 Catford Road,
Catford, SE6 4RU

Tel: 020 8314 6071 or 020 8314 8533

E-mail: Planning@lewisham.gov.uk



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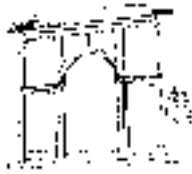
Sydenham Thorpes Conservation Area

Article 4(2) Direction: A Guide for Owners and Occupiers



The Article 4(2) Direction

Much of the special interest of the houses in the Thorpes Estate derives from the nature and quality of original details such as windows, doors, and front boundary walls, and of original materials and finishes to the roof and elevations of the buildings.



A distinctive timber window in a Venetian style

Although Conservation Area status introduced a number of changes to the planning consents required (see reverse), owner/occupiers of single family houses have until now been able to carry out works such as replacing windows and doors, changing roof coverings and removing parts of the boundary wall without planning permission. All too often, such works have not been carried out in a way which is sympathetic to the character and appearance of the area.

For example, elegantly proportioned timber sash windows have been replaced with clumsy uPVC casements, and natural slate roofs replaced with ridged concrete tile of a completely different colour and texture. The Council is concerned that if such alterations were to continue, the special character and appearance of the Thorpes Estate would be seriously damaged.

For this reason, an Article 4(2) Direction has been made to withdraw certain named permitted development rights from single family houses, to allow the Council to control particular types of relatively minor works to buildings, which might cumulatively be damaging to the Conservation Area.

This leaflet explains the implications of the Article 4(2) Direction to owners and occupiers in the Conservation Area. Please read it carefully, and if you have any questions, please use the contact details on the back page.

It is important to note that:

- The Direction is not retrospective and does not apply to works that have already taken place.

- Any planning applications made as a result of the Direction will be free of charge.

Implications of the Direction for owners and occupiers of single family houses.

If you are the owner or occupier of a property occupied as a single family house, the Article 4 Direction will mean that you may need planning permission for a number of relatively minor works to the exterior of your property which would not previously have required any form of planning consent.

This section of the leaflet explains which sorts of work may now need planning permission. **If you are in any doubt, always contact the Planning Service (details overleaf) before commissioning or undertaking any works to the exterior of your property.** It also explains why the Council thinks it is important that these works should be controlled, and gives advice as to how they should be carried out.

As a result of the Direction, the following works to dwellinghouses will now require planning permission:

- 1) Erecting, altering or removing a chimney on the main house or on a building in its curtilage (usually the garden);
Chimneys add variety and interest to the roofscape of the Conservation Area. Their removal or unsympathetic alteration is likely to be resisted.

In addition, any of the following will require planning permission where the part of the property affected faces onto a highway, waterway or open space:

- 2) The enlargement, improvement or alteration of a dwellinghouse. This may cover many types of work which may affect the external appearance of the house, including installing replacement windows or a replacement front door.

Unsympathetic alterations to buildings, even quite minor ones, can cumulatively have a serious impact on the character and appearance of the area. The Council will require changes to be made in a sympathetic way. For example, replacement uPVC windows will normally be resisted in favour of the repair or like for like replacement of the original timber windows. A similar requirement will apply to the attractive timber panelled doors which are a characteristic feature of the area.



- 3) Alterations to the roof of a dwellinghouse. Within the Conservation Area planning permission is already required for some alterations to the roof, such as dormer windows. The Direction introduces stricter controls to roof elevations fronting onto a highway, so that, for example, permission may be needed to change the roof covering or to install rooflights.
The roof slopes of buildings in the area are a prominent feature. The Council will usually require roofs to be repaired or recovered in the original material or a close equivalent. The Council may resist the installation of rooflights on elevations fronting a highway.
- 4) The construction of a porch outside any external door.
Front entrances with for example recessed porches and attractive timber doors are a distinctive feature of buildings in the Conservation Area. The Council may resist the construction of porches outside front doors, which hide these features, and which disrupt the symmetry of semi-detached house pairs and terraces.
- 5) Creating a hardstanding within the curtilage (usually the garden) of a dwellinghouse. This is most commonly associated with the provision of off street parking.
- 6) Erecting, altering, or removing all or any part of a gate, fence, wall or other means of enclosure.
The front and rear gardens and the boundary walls, fences and gates of the houses in the Conservation Area make a very important contribution to its character. The Council will resist proposals which make unsympathetic alterations to garden spaces or boundary features.
- 7) Installing, altering or replacing a satellite dish.
Satellite dishes in prominent locations add clutter to buildings and detract from the character of the area. The Council will normally require that they are sited in unobtrusive positions to the side or rear of the property.
- 8) Painting of the exterior of the house or buildings in its curtilage.
Facade materials such as unpainted brick and render are an important feature of many houses in the area. The Council will resist the painting of previously unpainted areas of the facade.

