

LONDON BOROUGH OF CAMDEN

MEMORANDUM

From: DLAS  
Ref: legal / Ph 303  
Telephone inquiries to: D Davies

Ext. 5656

To: 1 Land Charges  
2 DPT - Planning Records

Your Ref: -

Date: 10th January 1989

Article 4 Direction

32 - 66 (Even numbers only) South Hill Park NW3  
and 72 - 90 (Even numbers only) South Hill Park NW3

Please now find attached copy of Article 4 direction which has been approved by the Secretary of State subject to the modifications shown hereon in manuscript.

L. Cowen  
DLAS

LONDON BOROUGH OF CAMDEN

## TOWN &amp; COUNTRY PLANNING ACT 1971

## TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

ARTICLE 4 DIRECTION

Land situate at and known as and including 32 to 90 South Hill Park London NW3 (even numbers only) and land at the rear thereof bordering Hampstead No. 1 Pond.

WHEREAS the Council of the London Borough of Camden (hereinafter called "the Council") being the appropriate Local Planning Authority for the said Borough within the meaning of Article 4 of the Town and Country Planning General Development Orders 1977 as amended are of the opinion that development of the descriptions set out in the Schedule hereto should not be carried out within the area of land shown edged red On the plan annexed hereto <sup>(excluding the areas hatched blue)</sup> within which area the properties known as and including 32-90 South Hill Park (even numbers only) London NW3 <sup>(but excluding Nos 68-70 South Hill Park)</sup> are situated ~~and which also includes land bordering Hampstead No 1 Pond~~ (all of which said area of land is hereinafter called "the Land") as such development would constitute a threat to the amenities of the area Unless permission therefor is granted on application made under the Town and Country Planning General Development order 1977 as amended.

NOW THEREFORE the Council in pursuance of the powers conferred upon them by Article 4(3)(b) of the Town and Country Planning General Development Order 1977 as amended HEREBY DIRECT that the permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in the Schedule hereto.

THE SCHEDULE

Class 1 - Development within the curtilage of a dwellinghouse.

1. The enlargement, improvement or other alteration of a dwellinghouse (other than by the carrying out of operations within paragraph 2A of this class) so long as:

- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than -
- (i) in the case of a terrace house, 50 cubic metres or ten per cent., whichever is the greater; or
  - ~~(ii) in any other case, 70 cubic metres or fifteen per cent., whichever is the greater;~~
- subject ~~(in either case)~~ 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 (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 or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content) if any part of that building lies within a distance of five metres from any part of the dwellinghouse;
- (b) the erection of a stable or loose-box anywhere within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content);
- (c) 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);
- (d) where any part of the dwellinghouse will, as a result of the development, lie within a distance of five metres from an existing garage or coachhouse, that building shall (for the purpose of the calculation of cubic content) be treated as forming part of the dwellinghouse as enlarged, improved or altered; and
- (e) 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.

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.

2A. The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, so long as:-

- (a) the size of the antenna (excluding any projecting feed element) does not, when measured in any dimension, exceed 90 centimetres;
- (b) there is no other satellite antenna installed on the dwellinghouse or anywhere else within the curtilage of the dwellinghouse;
- (c) in the case of an antenna installed on a dwellinghouse the highest part of the antenna is not higher than the highest part of the roof of the building on which it is installed.

3. The erection, construction or placing, and the maintenance, improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, stable, satellite antenna or loose-box) required for a purpose incidental to the enjoyment of the dwellinghouse as such including the keeping of poultry, bees pet animals, birds, or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse, so long as:

- (a) no part of such building or enclosure projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
- (b) in the case of a garage or coachhouse, no part of the building is within a distance of five metres from any part of the dwellinghouse;
- (c) the height does not exceed, in the case of a building with a ridged roof, 4 metres, or in any other case, 3 metres;
- (d) the area of ground covered by buildings within the curtilage (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.

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.

5. The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating so long as:

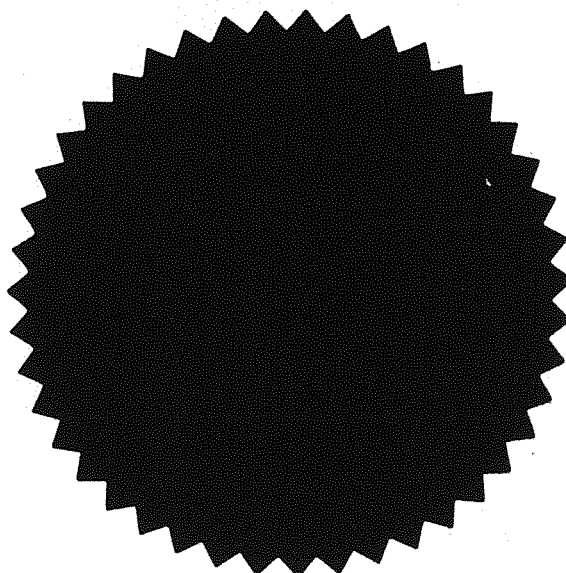
- (a) the capacity of the tank does not exceed 3500 litres;
- (b) no part of the tank is more than 3 metres above the level of the ground;

(c) no part of the tank projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway.

Being the development comprised within Class 1 of Schedule 1 of the Town and Country Planning General Development Order 1977 as amended and not being development comprised within any other class.

GIVEN UNDER THE COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN this 5th day of July 1988

The Common Seal of )  
the Council was hereunto )  
affixed by Order )



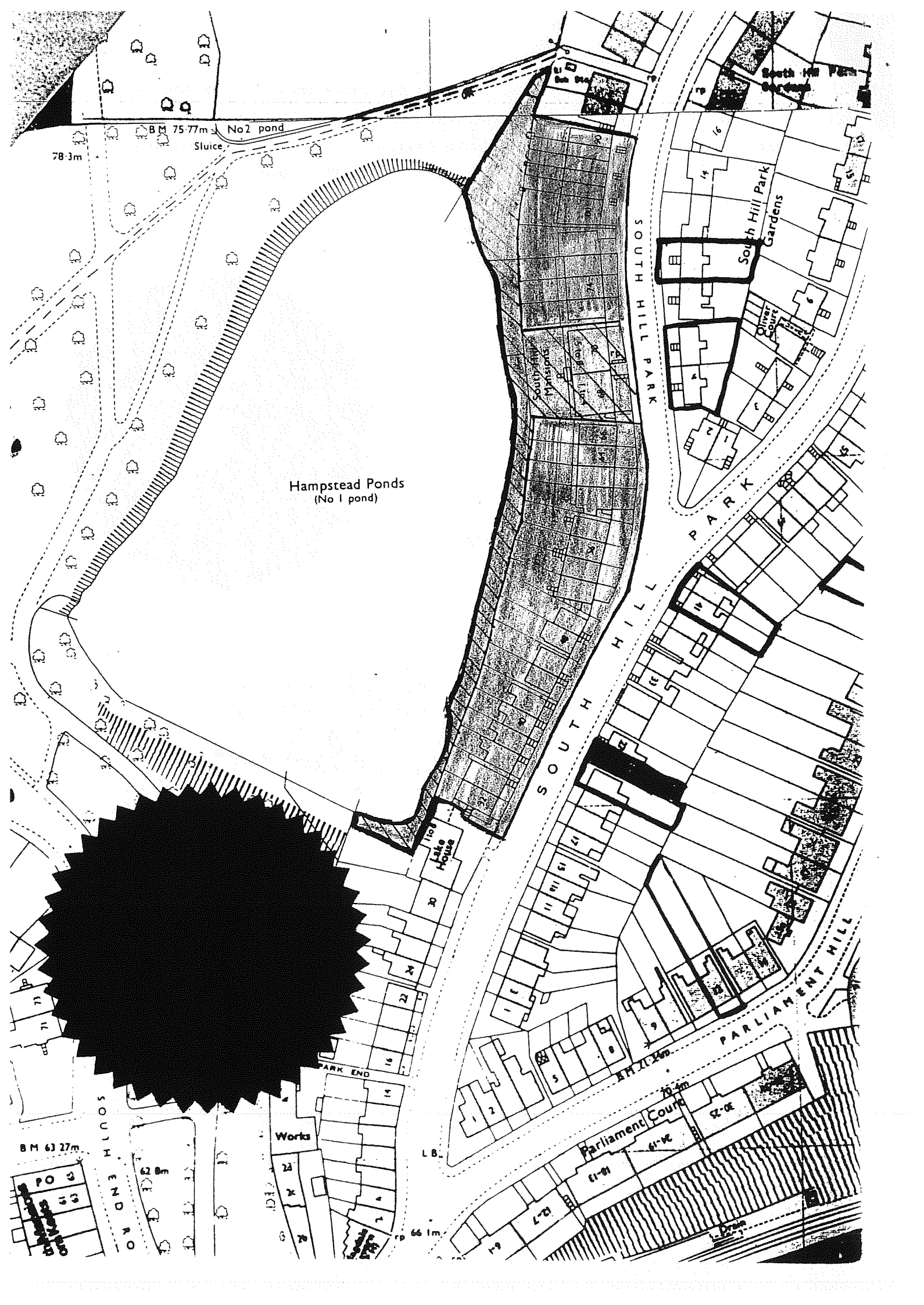
*J. Nicholson*

Chief Executive

The Secretary of State for the Environment hereby approves the foregoing direction subject to the modifications shown in <sup>the</sup> red ink thereon.

*A. Buchanan*  
Signed by authority of the Secretary of State  
3 JANUARY 1989

\*An Assistant Secretary in the Department of the Environment



South Hill Park Gardens

BM 75.77m No 2 pond  
Sluice  
78.3m

Hampstead Ponds  
(No 1 pond)

SOUTH HILL PARK

South Hill Park Gardens

PARK

SOUTH HILL PARK

PARLIAMENT HILL

Lake House

Parliament Court

BM 63.27m  
SOUTH END RD  
PO  
G.S.

Works

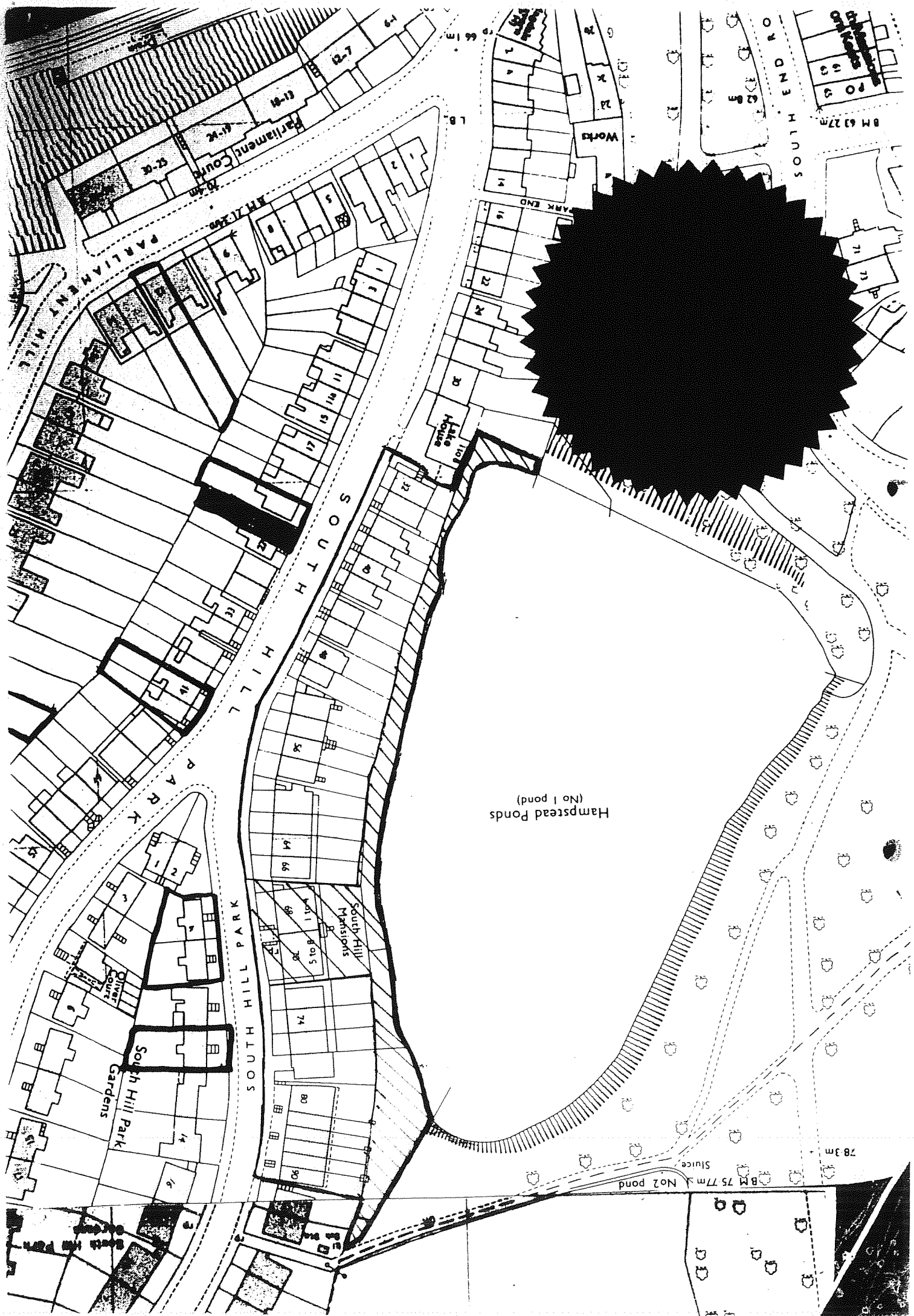
L.B.

70.4m

BM 71.26m

66.1m

L. Drain



Hampstead Ponds  
(No 1 pond)

BM 75.77m No 2 pond  
Sluice

78.3m

SOUTH HILL

SOUTH HILL PARK

South Hill Park  
Gardens

South Hill  
Mansions

Lake House

Works

Parliament Court

SOUTH END ROAD

PO BOX  
6227

PARLIAMENT HILL

