

## 11. Brookshill Drive and Grimsdyke Estate Conservation Area

The conservation area was designated in 1980 and extended in 1986, 1991, 1997, 2006 and 2016.

The Brookshill Drive and Grimsdyke Estate Conservation Area Appraisal and Management Strategy adopted at Cabinet in February 2016 as appendix 2 to the Harrow Weald Conservation Areas SPD.

### Schedule of properties by street name:

**Common Road:** The Kiln house site including the Kiln house (locally listed), **the Kiln (listed building)**, drying sheds (locally listed), the garden walls (locally listed), summer house (locally listed) and wells (locally listed)

**Brookshill Drive:** The White Cottage, 1 Brookshill Cottages, 2 Brookshill Cottages, Copse Farm House (locally listed), Barn (Copse Farm) (locally listed), Riding Stables (Copse Farm) (locally listed), Dairy Cottage (locally listed), Farm Cottage (locally listed), Red Corners, **Bridle Cottages (1 and 2) (listed building)**, Dukes Cottage, Hill House, Brookslee, Hill View, Newlands, Eastcliff, Weald Cottage,

**Old Redding:** The City, **South Lodge (listed building)**, City Cottages 3 & 4, The Case is Altered Public House, The City. **Grimsdyke Hotel (listed building)**, North Lodge, New Lodge, The Bothy, Grimsdyke Lodge, Harrow Weald Radio Station, Stableblock and piers (locally listed).

Article 4 directions ie additional requirements for planning permission (Please note that these above controls are in addition to the standard planning controls established when a Conservation Area is designated. Full details of these standard controls can be found in the Council's leaflet, 'Conservation Areas – Residential Planning Guidelines'):

### **1) Confirmed by the Secretary of State for the Environment on 8th August 1986. Classes of permitted development controlled (made under the 1977 General Development Order) relating to numbers 3 and 4 The City, Old Redding**

To remove the following permitted development rights for development (Planning (General Permitted Development Rights) Order 1990):-

(a) Class A of Part 1 of Schedule 2

The enlargement, improvement or other alteration of a dwellinghouse.

(b) Class D of Part 1 of Schedule 2

The erection of a porch.

(c) Class E of Part 1 of Schedule 2

The provision within the curtilage of the dwellinghouse of—

- any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

(d) Class F of Part 1 of Schedule 2

The provision within the curtilage of a dwellinghouse of a hard surface.

**2) Confirmed by the Secretary of State for the Environment on 8th August 1986. Classes of permitted development controlled (made under the 1977 General Development Order) relating to nos. 3 and 4 The City, Old Redding and The Case is Altered Public House, Old Redding:**

(a) Part 2, Class A

The erection of a gate, fence, wall or other means of enclosure.

(b) Part 2, Class B

The formation, laying out and construction of a means of access to the highway.

(c) Part 2, Class C

The painting of the exterior.

**3) Confirmed on 9th November 2006 Classes of permitted development controlled (made under the 1995 General Development Order) relating to: - The Bothy, New Lodge, North Lodge**

The direction withdraws permitted development rights for the following types of development, where such development would front a highway, waterway or open space. –

(a) Part 1, Class H

The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse

(b) Part 2, Class A

The erection of a gate, fence, wall or other means of enclosure.

(c) Part 1, Class F

The provision within the curtilage of a dwellinghouse of a hard surface

**4) Confirmed on 9th November 2006 Classes of permitted development controlled (made under the 1995 General Development Order) relating to: - The City, Brookshill Cottages 1&2, White Cottage, Copse Farm House, Dairy Cottage, Farm Cottage, The Hollies, Dukes, Bridle Cottages (1 and 2), Hill View, Eastcliff, Red Corners, Brookslee, Newlands, Weald Lodge**

The direction withdraws permitted development rights for the following types of development, where such development would front a highway, waterway or open space: -

(a) Class A of Part 1 of Schedule 2

The enlargement, improvement or other alteration of a dwellinghouse.

(b) Class C of Part 1 of Schedule 2

Any other alteration to the roof of a dwellinghouse.

(c) Class D of Part 1 of Schedule 2

The erection or construction of a porch outside any external door of a dwellinghouse.

(d) Class F of Part 1 of Schedule 2

The provision within the curtilage of a dwellinghouse of a hard surface.

(e) Part 1, Class H

The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse

**5) Introduced 25<sup>th</sup> July, 2016 and confirmed 3/10/2016 relating to: The Kiln House, Common Road**

(a) Class A of Part 1 of Schedule 2

The enlargement, improvement or other alteration of a dwellinghouse.

(b) Class C of Part 1 of Schedule 2

Any other alteration to the roof of a dwellinghouse.

(c) Class D of Part 1 of Schedule 2

The erection or construction of a porch outside any external door of a dwellinghouse.

(d) Class E of Part 1 of Schedule 2

The provision within the curtilage of the dwellinghouse of:

- any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(e) Part 1, Class F

The provision within the curtilage of a dwellinghouse of a hard surface.

(f) Part 2, Class A

The erection of a gate, fence, wall or other means of enclosure.

(g) Part 2, Class B

The formation, laying out and construction of a means of access to the highway.

(h) Part 2, Class C

The painting of the exterior.

**6) Article 4 Direction confirmed 20<sup>th</sup> May 2021 relating to The Bothy, New Lodge, North Lodge, the City nos. 3 and 4, and Old Redding.**

The Bothy, New Lodge and North Lodge:

The following permitted development rights are withdrawn relating to Schedule 2 of the Order, where such development would front a highway, a waterway or open space:

Part 11, Class C – Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

The City nos. 3 and 4, and Old Redding:

The following permitted development rights are withdrawn relating to Schedule 2 of the Order:

Part 11, Class C – Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

