

PINNERWOOD PARK ESTATE CONSERVATION AREA

ARTICLE 4 DIRECTIONS - What Requires Planning Permission?

A Guidance Note for Residents

Introduction

Since 10th June 1991, properties within the Pinnerwood Park Estate Conservation Area have been subject to a provision known as an 'Article 4 Direction'. This Article 4 Direction placed controls on satellite dishes throughout the entire conservation area and controlled certain forms of development within a defined 'core area'. A subsequent Article 4(2) Direction was established on 25th January 1996 to extend similar controls to the remaining outer areas of the conservation area. This guide provides explanation on what these Directions mean for properties within the conservation area.

The designation of an Article 4 Direction means that certain works previously outside planning control require planning permission. The purpose of the Directions in Pinnerwood Park Estate is to preserve and enhance an area of special architectural and historic interest, with an emphasis on management, rather than restriction. The '*Pinnerwood Park Estate Conservation Area Design Guide*' should be consulted when considering works to your property that require planning permission.

Please note that the following Article 4 Directions 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*'. Both the Design Guide and the Planning Guidelines are available from the Council on request.

Requirements

In the whole of the Conservation Area planning permission is required for;

- the installation of satellite dishes and antennae.

Requirements in the defined 'core area':

Altham Road	14 and 16
Bede Close	1 to 18 (consecutive)
Evelyn Drive	1 to 76 (consec), 77 to 89 (odd)
Linkway	1 to 11 (odd)
Marsworth Avenue	1 to 60 (consec), 62 to 70 (even)
Old South Close	1 to 18 (consec)
Uxbridge Road	516 to 530 (except 522)
Woodhall Drive	1 to 23 (consec), 38 to 44 (even), 41 to 47 (odd)
Woodhall Gate	1 to 37 (consec), 37a, 38 to 66 (even), 39 and 41

the following works require planning permission;

- all additions and alterations to a building, including the alteration or replacement of windows and doors (excluding the replacement of windows or doors on **rear** elevations)
- alterations to the roof, for example the insertion of dormer windows or rooflights and the gabling of existing hipped roofs
- the construction of a porch to any **front or side** door
- the provision of a hard surface, for example to provide off street parking (in relation to **front and side** garden areas only)
- the alteration or construction of a gate, fence, wall or other means of enclosure (in relation to **front and side** garden areas only)
- the painting of unpainted surfaces.

Requirements in the defined ‘outer areas’:

Albury Drive	Nos. 19 to 41 (odd), 2 to 38 (even)
Broadmead Close	Nos. 1 to 18 (consecutive but no. 13)
Feldon Close	Nos. 1 to 15 (consecutive but no. 13)
Grimsdyke Road	Nos. 35 to 67 (odd), 40 to 82 (even)
Hallam Gardens	Nos. 1 to 29 (consecutive but no 13), 31 & 33
Latimer Gardens	Nos.2 to 58 (even)
Pinner Hill Road	Nos. 83 to 91 (odd)

the following works require planning permission, but **only on elevations fronting a highway, waterway or open space;**

- all additions and alterations to a building, including the alteration or replacement of windows and doors
- alterations to the roof, for example the insertion of dormer windows or rooflights, and the gabling of existing hipped roofs
- the construction of a porch outside an external door
- the provision of a hard surface, for example to provide off street parking
- the alteration or construction of a gate, fence, wall or other means of enclosure
- the painting of the exterior of the house, for example the painting of previously unpainted surfaces.

If you are in any doubt as to whether any proposals that you may have will require planning permission, please contact the Council’s Conservation Team via the details provided below.

The Conservation Team – Harrow Council

Telephone: 020 8736 6101

Planning Services Civic 1 Station Road Harrow HA1 2UY