

CC4/2

John

LONDON BOROUGH OF LEWISHAM

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT (AMENDMENT) ORDER 1980

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT (AMENDMENT) ORDER 1981

TOWN AND COUNTRY (NATIONAL PARKS, AREAS OF OUTSTANDING BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER 1981

LONDON BOROUGH OF LEWISHAM (SYLVA COTTAGES) ARTICLE 4 DIRECTION 1984

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 description set out in the Schedule hereto should not be carried out on such parts of the land shown edged in black on the plan annexed hereto and known as Nos.2-24 (even) ~~Sylva Cottages~~ Brookmill Road London SE8 (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 1977 (hereinafter called "the 1977 Order") as amended by the Town and Country Planning General Development (Amendment) Order 1980, the Town and Country Planning General Development (Amendment) Order 1981, and the Town and Country Planning (National Parks, Areas of Outstanding Beauty and Conservation Areas) Special Development Order 1981

AND WHEREAS the Council are satisfied that the exercise of their powers under Article 4(3)(b) of the 1977 Order as amended as aforesaid are necessary as the said development constitutes a threat to the amenities of their area

NOW THEREFOR the Council in pursuance of the powers conferred upon them by Article 4 of the 1977 Order as amended as aforesaid (and in particular by Article 4(3)(b) thereof)

HEREBY DIRECT that

- (1) the permission granted by Article 3 of the 1977 Order as amended 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 shall remain in force for six months from the date hereof and will then expire unless it has been approved by the Secretary of State for the Environment before that date

(3) this Direction may be cited as "The London Borough of Lewisham (Sylva Cottages) Article 4 Direction 1984"

THE SCHEDULE

Column 1

Development Affected

1. The enlargement, improvement or other alterations on a dwellinghouse so long as:
- (a) The cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or 10 per cent whichever is the greater, subject 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 forward most 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

Column 2

Land Affected

Nos 2, 24 Sylva Cottages,
Brookmill Road (fronts,
flanks, roofs)
Nos 4-22 (even) Sylva
Cottages, Brookmill Road,
(fronts, roofs)

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 (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, stable, loosebox or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including calculation of the cubic content);

(b) 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); and

(c) 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

Nos 2-24 (even) Sylva Cottages, Brookmill Road (fronts only)

- 3. The erection or construction of gates, fences, walls or other means of enclosure being development comprised within paragraph I of Class II referred to in the First Schedule to the 1977 Order as amended as aforesaid and not being development comprised within any other class

Nos.4-22 (even) Sylva Cottages, Brookmill Road
Nos 2 and 24 Sylva Cottages, Brookmill Road (fronts and flanks)

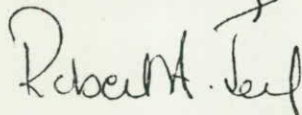
- 4. The painting of the exterior, except doors, of any building or work otherwise than for the purpose of advertisement, announcement or direction, being development comprised within Paragraph 3 of Class II referred to in the First Schedule to the

Nos.2, 24 Sylva Cottages Brookmill Road (Fronts and flanks and rear)
Nos. 4-22 (even) Sylva Cottages, Brookmill Road (fronts and rear)

1977 Order as amended as aforesaid
and not being development comprised
within any other Class

DATED this 31st day of January 1984

The Common Seal of the
MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF
LEWISHAM was hereunto
affixed in the presence
of:-



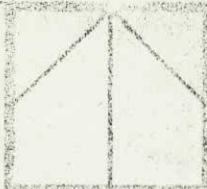
Borough Secretary

22652



LONDON BOROUGH
OF
LEWISHAM

PLANNING DEPARTMENT
C V Storm Dip Arch Dip CD ARIBA FRTP
Borough Planning Officer
Town Hall Chambers
Rushey Green, Catford
London SE6 4RY
Telephone 01-690 4343



Drawn by pja
Extension
Scale 1:1250
Date 7-7-83

DEPTFORD HIGH STREET
CONSERVATION AREA

SYLVIA COTTAGES, BROOKMILL RD,
SE8 - ARTICLE 4 DIRECTION

Drawing Number BPO/C/231/1

Case Number CC 4/2

Revision