

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

NON-IMMEDIATE DIRECTION UNDER ARTICLE 4(1)

Roe Green Village Conservation Area

WHEREAS the London Borough of Brent ("the Council") being the appropriate planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended) ("the Order"), is satisfied that it is expedient that development of the description(s) set out in the First Schedule below should not be carried out on the land described in the Roe Green Village Conservation Area being the land shown edged red (for identification purposes only) on the Plan annexed hereto and identified in the Second Schedule unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the Council in pursuance of the power confirmed on them by Article 4(1) of the Order hereby direct that the permission granted by Article 3 of the Order shall not apply to development specified in the First Schedule to this Direction on the said land of properties within the area specified in the Second Schedule to this Direction.

Following confirmation by the Council, this Direction will come into force on the 18th day of December 2021 and from that date shall replace the directions made under Article 4(1) of the Order 16 December 1976 and Article 4(1) of the Order 26 November 2009 in respect of the Roe Green Village Conservation Area which will thereby be cancelled.

Made under the Common Seal of
the Mayor and Burgess of the London Borough of Brent on
this day.....16th November 2020

The Common Seal of the Council was affixed
to this Direction in the presence ofS. ...
London Borough of Brent authorised signatory

Confirmed under the Common Seal of
the Mayor and Burgess of the London Borough of Brent on
this day ..26th..... August 2021

The Common Seal of the Council was affixed
to this Direction in the presence of
London Borough of Brent authorised signatory



FIRST SCHEDULE

In respect of land described in the Second Schedule

Schedule 2 Part 1 of the Order - Development within the curtilage of a dwellinghouse

1. Class A - The enlargement, improvement or other alteration of a dwellinghouse
2. Class C - Other alterations to the roof of a dwellinghouse
3. Class D - Porches
4. Class E - Buildings etc incidental to the enjoyment of a dwellinghouse
5. Class F - Hard surfaces incidental to the enjoyment of a dwellinghouse where the hard surface would be situated on land and/or curtilage between the frontage to the front or side elevation of the dwellinghouse and a highway
6. Class G - Chimneys, flues etc on a dwellinghouse

Schedule 2 Part 2 of the Order - Minor Operations

- 1 Class A - gates, fences, walls etc on street frontages
- 2 Class B - means of access to a highway
- 3 Class C - exterior painting, but excluding:-
 - (a) entrance doors;
 - (b) window frames and sills;
 - (c) the application of a British Standard white or off-white to existing rendered surfaces

Schedule 2 Part 11 of the Order – Heritage and Demolition

- 1 Class C - demolition of gates, fences, walls

Schedule 2 Part 14 of the Order – Renewable Energy

- 1 Class A - installation or alteration etc of solar equipment on domestic premises, but with exception of rear roof slopes
- 2 Class D - installation or alteration etc of water source heat pumps on domestic premises
- 3 Class H - installation or alteration etc of wind turbine on domestic premises

SECOND SCHEDULE

The land designated as the Roe Green Village Conservation Area and shown edged in red on the attached plan.

THE DIRECTION is made under Article 4(1) of the Order and shall come into effect on the 18th day of December 2021 if confirmed.



1:3000

05
November
2020

0 0.05 0.1 kilometres



ROE GREEN VILLAGE CONSERVATION AREA
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015

DIRECTION UNDER ARTICLE 4(1)

EXPLANATORY STATEMENT
(This note is not part of the Direction)

The effect of this direction is to require planning permission to be sought from the Local Planning Authority for a wide range of alterations to certain properties in the Roe Green Village Conservation Area. Its aim is to ensure that in future all significant alterations to buildings preserve or enhance its special character and appearance.