

LONDON BOROUGH OF BRENT
TOWN AND COUNTRY PLANNING
GENERAL DEVELOPMENT ORDER 1988 (as amended)

QUEEN'S PARK CONSERVATION AREA

WHEREAS:

- (1) The Council of the London Borough of Brent (hereinafter called "the Council") is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990, as amended.
- (2) The Council is satisfied that it is expedient that development of the descriptions set out in Schedule A hereto should not be carried out in the Queen's Park Conservation Area, London, NW6 shown in Schedule B and outlined in red on the plan attached hereto, unless permission therefor is granted on application made under the Town and Country Planning Act 1990.

NOW THEREFORE the Council in pursuance of the power conferred upon them by Article 4(1) of the Town and Country Planning General Development Order 1988 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development in the Queen's Park Conservation Area, London, NW6 of the description set out in Schedule A hereto.

Dated this 4TH day of MARCH 1994 21690

THE COMMON SEAL OF THE)
MAYOR AND BURGESSES OF)
THE LONDON BOROUGH OF BRENT)
was hereunto affixed in)
the present of)



[Handwritten Signature]
Mayor

Solicitor to the Council

[Handwritten Signature]
Noyes Hamilton

SCHEDULE A

QUEEN'S PARK CONSERVATION AREA

TOWN AND COUNTRY PLANNING
GENERAL DEVELOPMENT ORDER 1988

ARTICLE 4 DIRECTION: LIST OF CONTROLS

1. The following developments being within Class A1, C and D of Part 1 of Schedule 2

All first floor building extensions and extensions to the side and front of properties and other alterations and improvements including enclosure of porches and street frontage alterations and additions, including alterations to chimneys, the application of render to existing brickwork and the erection of porches. Alterations to window designs on the street frontages, the change of roofing materials and installation of roof lights.

2. The following development being within Class F of Part 1 of Schedule 2

The construction within the curtilage of a dwellinghouse of a hardstanding for vehicles.

3. The following developments being within Class A of Part 2 of Schedule 2

The erection or construction of street frontage gates, fences, walls or other means of enclosure.

4. The following development being within Class B of Part 2 of Schedule 2

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

5. The following developments being within Class C of Part 2 of Schedule 2

The painting of the exterior of any building, including walls and piers, brickwork and rendered surfaces, 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 B

QUEEN'S PARK CONSERVATION AREA

DESIGNATED JULY 1986 (extended January 1993)

Salisbury House, Wimborne House, 1-31, 2c-40 Brooksville Avenue
1-47, 2-34 Carlisle Road
77-195, 76-122 Vicarage, The Stone Hall, Chevening Road
1-37, 2-38 Creighton Road
1-15, 2-12 Dudley Road
1-5 consec. Dunmore Road
13-71, 71A, 73-193, 6-70 Harvist Road
1-43, 2-44 Hopefield Avenue
1-47, 2-46 Kempe Road
1-41, 2-40 Keslake Road
1-45 consec., Park lodge, Kingswood Avenue
1-47 consec. Milman Road
1-43, 2-44 Montrose Avenue
1-15 Peploe Road
1-11, 2-12 Radnor Road
1-25 consec. St Laurence's Close
1-43, 2-40 Summerfield Avenue
2 Tiverton Road
1-43, 2-44 Windermere Avenue

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ARTICLE 4 DIRECTION

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 all properties in the Queen's Park Conservation Area. Its aim is to ensure that in future all significant alterations to buildings are in keeping with the special architectural quality of the area.

A number of properties in the area, e.g. flats, do not enjoy certain "permitted development" rights in any case so that in this instance the direction does not present any extra requirements. Part I developments in this direction only apply therefore to houses in single family occupation thus bringing all properties in Queen's Park into line so that a consistent design policy can be operated. By virtue of the Town and Country Planning General Development Order the enlargement of a dwelling house is already limited to 50 cu.m. or 10 per cent whichever is the greater, subject to a maximum of 115 cu.m. thus controlling the extent of single storey rear extensions.