



# BRENTHAM NEWS UPDATE AUG. 2007

*Brentham Garden Estate, Ealing*

(Distributed to Brentham Residents)

*Please note: for security reasons, personal details have been removed from this version of the update which is intended for the website*

## **Changes to Planning Controls in Brentham**

All houses in Brentham will recently have received notices about the conservation area and changes to planning controls. What does this mean for residents?

### ***Why, how and when Brentham became a Conservation Area***

Conservation Areas first came into being in 1967. They give local councils the power to protect "areas of special architectural or historic interest". Their designation controls the alteration of buildings and provides the basis for policies to "preserve or enhance" all the aspects of character or appearance that define that special interest.

The Brentham Garden Estate became a Conservation Area in 1969. This recognised its special character and gave additional controls over new development on the estate. These controls were strengthened by an Article 4 direction in 1975 which removed most "permitted development rights" (permission granted automatically for certain works to single-family dwelling houses).

### ***What Conservation Area status means***

Planning permission is required, amongst other things, for:

- any enlargement, improvement or other alteration (such as to doors, windows, guttering or items changing the external appearance) which might otherwise have had permitted development rights
- erection or construction of a porch outside any external door
- hardstanding for vehicles and new access to the highway
- erection, maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure
- painting of the exterior of any building or other structure.

As a result of revisions made by the Town and Country Planning (General Permitted Development Order) 1995, (known as the GDPO), further clarification was given as to what was controllable and specified in particular:

- any alteration to the shape or addition to the roof of any property
- the cladding of any part of the exterior of a building with stone, artificial stone, timber, plastic or tiles
- any buildings (e.g. sheds, summerhouses) or enclosures (e.g. to swimming pools) which exceed 10 cubic metres in volume within the curtilage (i.e. total surrounding area) of a house
- the siting of satellite dishes in certain circumstances.

## ***Effects of the recent updating of planning regulations***

Since then, the legislation has been updated. Following consultation with residents earlier this year, a further Article 4 Direction to recognise some changes has now come into force and clarifies that permission is needed for:

- the erection, alteration or removal of a chimney on a dwelling house
- demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a public road or open space
- any new hard surfacing fronting a public road or open space.

We strongly recommend that, if you are considering changes which may need planning permission under any of the headings above, you first consult the Brentham Society or e-mail [planning@brentham.com](mailto:planning@brentham.com).

*These notes are not intended as a definitive statement of planning law, but have been prepared for guidance only in conjunction with the Brentham Garden Estate Conservation Area advisory panel.*

## **Enter our Competition!**

October 20th is the twentieth anniversary of the great autumn storm of 1987, which devastated large areas of the country, uprooting trees and causing massive damage. Audrey Jones, who was Chair of the Brentham Society at the time and organised the appeal which financed the re-planting of several trees on the estate, has offered a commemorative prize. The competition, open to all residents and especially children, is for the best artwork celebrating a Brentham tree. This can be a photograph, drawing, painting, poem or other item. There will be a display at the AGM and the winner will receive a sapling to plant. Send entries to the Editor by 8th Oct. please.

## **Forthcoming Events**

*Thursday 13 to Sunday 16 September, Ealing Art Group's annual exhibition and sale of original art and craft, PM Gallery, Pitzhanger Manor, Mattock Lane, W5. Admission free.*

*Saturday 15 and Sunday 16 September, free guided walks around Brentham, led by Clive Hicks, as part of London Open House weekend. Details on estate notice boards.*

*Thursday 18 October, 7.30 pm, AGM of the Brentham Society and the Brentham Heritage Society, to be held at the Brentham Club. Guest speaker Edward Kitchen, Conservation Officer for Richmond, will talk about environmental issues in relation to conservation.*

The next full edition of **Brentham News**, distributed to residents and friends of Brentham, will be published in September 2007. Articles, small ads and news of any forthcoming local events for inclusion can be sent by email to [news@brentham.com](mailto:news@brentham.com)

