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**Urban Design & Renewal Service**

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24<sup>th</sup> August 2010

Address line 1  
Address line 2  
Address line 3  
London postcode

Dear Owner / Occupier

**IMPORTANT: New planning measures take effect in Frognal Way from 1<sup>st</sup> September 2010**

We are writing to notify you of new planning measures which affect your property and have been brought in to protect the appearance of Frognal Way and the wider Hampstead Conservation Area.

The measures have been introduced in response to long-term commitment from Camden Councillors to protecting our conservation areas, detailed survey and monitoring work by Camden's Conservation & Urban Design Team and extensive consultation with residents who in the majority voted in favour of introducing them. They are supported by your local amenity groups, the Frognal Way Residents Association, the Heath & Hampstead Society and Hampstead Conservation Area Advisory Committee, who have campaigned for many years for their introduction.

**What are the new measures?**

The measures are contained in an 'Article 4(1) Direction' which removes what are known as 'Permitted Development rights' under the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

**How will the new planning measures affect me?**

Following the introduction of the Article 4 Direction you will need to make a planning application for certain types of work to the front of properties and the sides of corner properties which face the road. But you will still be permitted to carry out minor alterations like installing security lighting, burglar alarms or repainting (where your property is currently painted). You do not currently have to pay a fee for planning applications which are subject to control under the Article 4(1) Direction.

The measures are to protect historic features, but **you can still carry out works of repair and replacement without making a planning application, if the replacement materials and design match the existing materials and design.**

**Summary of types of work which now require planning permission:**

1. Enlarging, altering or improving the front of a property – including alterations to and replacement of windows, doors, decorative details such as porches, terracotta panels and ironwork and such like
2. Painting the front of a property (if it will differ from the traditional surface treatment). You do not need to apply for planning permission to repaint your property if it is already painted or covered in 'stucco' or a traditional render finish.

3. Additions or alterations to the roof at the front of a property, including the installation of a roof-light or solar panel
4. Erecting, altering or removing a chimney
5. Making, enlarging, improving or altering a hard surface at the front of a property
6. Erecting, altering or demolishing a gate, wall or fence at the front of a property
7. The carrying of works required for the maintenance or improvement of Frognal Way itself. Planning permission will not be needed for minor works such as re-gravelling or repairing potholes and the proposed Direction does not include the footpath section of Frognal Way at the east end, leading to and from Church Row, as this is adopted.

The Direction affects residential properties only; businesses already have to make an application for this type of work. Flats already have to make an application for most of these changes however if they are converted back into houses they do not. We are applying the Article 4(1) Direction to flats which could be turned back into houses as well to make sure they are protected in the future.

### **How can I get more advice about what needs planning permission?**

The attached leaflet summarises the implications of the new measures and the map indicates all the properties included.

We have also produced a *Hampstead Conservation Area Design Guide* to explain works of repair and alteration and give you guidance on making planning applications. The guide is intended to be useful to householders, architects, builders, developers, surveyors and others concerned with giving advice or working on properties within the area that are covered by the new measures. You can download the Design Guide from our website at: [www.camden.gov.uk/conservingcamden](http://www.camden.gov.uk/conservingcamden), by requesting a copy from the Customer Services Team, Tel: 020 7974 5613 / email: [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk), or by writing to the address overleaf.

### **Why are these regulations being introduced? What are the benefits?**

The introduction of an Article 4(1) Direction is to ensure that traditional features are preserved and, where possible, repaired rather than replaced. Historic features are normally capable of being sensitively repaired and this is often cheaper than wholesale replacement. Traditional features can also add value to your property, and a recent (2009) survey by English Heritage showed properties with original features tend to sell for more, and more quickly, than equivalent properties outside a Conservation Area.

### **How can I find out more?**

The Full Article 4(1) Direction (made up of the Legal Notice, the Schedule setting out the types of work controlled by the new planning measures and the List of Properties affected), as well as the Design Guide can be found:

**On our website:** [www.camden.gov.uk/conservingcamden](http://www.camden.gov.uk/conservingcamden)

**In person:** Culture & Environment reception, Camden Town Hall Extension, Argyle Street, London WC1H 8EQ, from Monday – Friday, 9am-5pm.

**By telephoning:** 020 7974 5613

**By Email:** [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk)

Yours faithfully

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