

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 TO 1981THE TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER 1981ARTICLE 4 DIRECTION - PRIMROSE HILL CONSERVATION AREA

## WHEREAS:

The Council of the London Borough of Camden being the appropriate Local Planning Authority for the said Borough within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 as amended by Article 2(a) of the Town and Country Planning General Development (Amendment) Order 1980 are of the opinion that development of the descriptions set out in Schedule I hereto should not be carried out to the properties referred to in Schedule II hereto all of which properties are situated within the Primrose Hill Conservation Area being the land shown edged red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1977 as amended.

## NOW THEREFORE:

The said Council in pursuance of the powers conferred upon them by the said Article 4(1) hereby direct that the permission granted by Article 3 of the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981 shall not apply to development on the said land (being land within an area designated as a Conservation Area) of the descriptions set out in Schedule I hereto.

Town and Country Planning General  
Development Order 1977 as  
modified by the

SCHEDULE I

Class I - Development within the curtilage of a dwelling house

1. The enlargement, improvement or other alteration of a dwelling house except in so far as such development affects the side or rear of the buildings so long as;
  - (a) The cubic content of the original dwelling house (as ascertained by external measurements) is not exceeded by more than 50 cubic metres or 10 per centum 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 dwelling house;
  - (c) No part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwelling house 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 from any boundary of the curtilage of the dwelling house 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 dwelling house (other than the original dwelling house) does not thereby exceed 50% of the total area of the curtilage excluding the ground area of the original dwelling house;

Provided that;

  - (a) The erection of a garage, stable, loosebox or coach-house within the curtilage of the dwelling house shall be treated as the enlargement of the dwelling house 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 dwelling house is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwelling house from the amount of the cubic content of the dwelling house 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 sub-paragraph (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 dwelling house or the alteration or enlargement of an existing window; or
    - (ii) Any other alterations to any part of the roof of the original dwelling house;
4. The construction within the curtilage of the dwelling house of a hard standing for vehicles for a purpose incidental to the enjoyment of the dwelling house as such.

Class II - Sundry, Minor Operations

1. The erection or construction of gates, fences, walls, or other means of enclosure where abutting on a highway used by vehicular traffic.
2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road where required in connection with development permitted by Article 3 of and Schedule 1 to the Town and Country Planning General Development Order 1977 as amended ~~by Article 2(a) of Town and Country Planning General Development (Amendment) Order 1980~~ (other than under this class).
3. The painting of the exterior brickwork of any building, such brickwork being visible from the highway.

Being the development comprised within Classes I and II referred to in Schedule 1 of the Town and Country Planning General Development Order 1977 as amended ~~by Article 2(b)(1) of the Town and Country Planning General Development (Amendment) Order 1980 modified by Article 3(a) of the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981~~ and not being development comprised within any other Class.