

LONDON BOROUGH OF BROMLEY

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 to 1981

TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING NATURAL BEAUTY  
AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER 1981

ARTICLE 4 DIRECTION: CHANCERY LANE CONSERVATION AREA, BECKENHAM

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W H E R E A S :

The Council of the London Borough of Bromley (hereinafter called "the Council") 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) Town and Country Planning General Development Order (Amendment) Order 1980 is of the opinion that it is expedient that a development of the following description should not be carried out without planning permission in that behalf on land included in the Chancery Lane Conservation Area, Beckenham:-

1. Development within the curtilage of a dwelling house

- (a) The insertion of a door or window, or the alteration of the size or shape of an existing door or window aperture, or the insertion of or alteration to a dormer window and/or
- (b) The rendering or application of any surface cladding to brickwork walls, or the replacement or renewal or surface treatment of any roof covering and/or
- (c) The construction of a hardstanding for vehicles for a purpose incidental to the enjoyment of the dwellinghouse as such.

2. Sundry minor operations

The erection, construction, maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure.

MORE PARTICULARLY IT IS HEREBY STATED that it is the opinion of the Council that it is expedient that development of the descriptions set out in

Schedule I hereto should not be carried out on land included in the Chancery Lane Conservation Area, Beckenham being the land shown edged in red on the plan annexed hereto marked BECK121/12 AND FURTHER that development of the description set out in Schedule II hereto should not be carried out on land included in the Chancery Lane Conservation Area, Beckenham being the land shown edged in blue on the plan annexed hereto marked BECK121/13 EXCEPT in so far as the development referred to in Schedules I and II hereto affects the rear of buildings situate on the land shown edged in red and blue respectively on the said plans (hereinafter called "the said land") OR UNLESS permission therefore is granted on an application made under the Town and Country Planning General Development Order 1977 as amended.

NOW THEREFORE the Council in pursuance of the powers conferred upon it by the said Article 4 HEREBY DIRECT that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 as modified by 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 and II hereto in on over or under the said land or on any part or parts thereof EXCEPT in so far as such development affects the rear of buildings situate thereon.

THIS DIRECTION may be cited as the London Borough of Bromley Town and Country Planning Direction (No. 1) 1984.

#### SCHEDULE I

##### Class I - Development within the curtilage of a dwellinghouse

"1. The enlargement, improvement or other alteration of a dwelling house so long as:

- (a) the cubic content of the original dwelling house (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or 10 per cent.,

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 dwellinghouse 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 dwellinghouse (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse;

← Provided that:-

- (a) the erection of a garage, stable, loosebox or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including calculation of cubic content);
- (b) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse 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 dwellinghouse, or the alteration or

- enlargement of an existing window; or
- (ii) any other alterations to any part of the roof of the original dwellinghouse."

Being development comprised within Class I.1 referred to in the First Schedule to the Town and Country Planning General Development Order 1977 as amended and not being development comprised within any other Class.

INSOFAR AS such development consists of the insertion of a door or window, or the alteration of the size or shape of an existing door or window aperture, or the insertion of or alteration to a dormer window and/or the rendering or application of any surface cladding to brickwork walls, or the replacement or renewal or surface treatment of any roof covering.

#### SCHEDULE II

##### Class I - Development within the curtilage of a dwellinghouse

"4. The construction within the curtilage of a dwellinghouse of a hardstanding for vehicles for a purpose incidental to the enjoyment of the dwellinghouse as such."

Being development comprised within Class I.4 referred to in the First Schedule to the Town and Country Planning General Development Order 1977 as amended and not being development comprised within any other Class.

##### Class II - Sundry minor operations

"1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure."

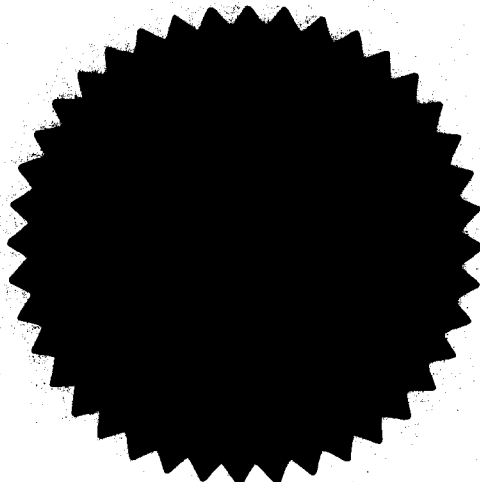
Being development comprised within Class II.1 referred to in the First

Schedule to the Town and Country Planning General Development Order 1977 as amended and not being development comprised within any other Class.

Given under the Common Seal of the Mayor and Burgesses of the London Borough of Bromley this 29<sup>th</sup> day of October One thousand nine hundred and eighty-four.

*Charles G. ...*

MAYOR



*Richard E. Hughes*

ASSISTANT CHIEF EXECUTIVE

The Secretary of State for the Environment hereby approves the foregoing direction.

*A. Buchanan*

Signed by authority of the Secretary of State

\*An Assistant Chief Planner in the Department of the Environment

11th November 1984

Bromley Civic Centre  
Rochester Avenue  
Bromley, BR1 3UH

**SUPERSEDED**

LONDON BOROUGH OF  
**BROMLEY**  
DIRECTORATE OF TECHNICAL SERVICES

C.J. DAVIS Dip. Arch., Dip. T.P., R.I.B.A.,  
M.A.R.P.I., F.R.S.A., M.B.I.M.  
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**ARTICLE 4 DIRECTION  
PLAN TO ACCOMPANY  
SCHEDULE II**

**CHANCERY LANE  
CONSERVATION AREA,  
BECKENHAM.**

Scale

**1-1250**



Origin O.S.

Drawn G.B.

Traced

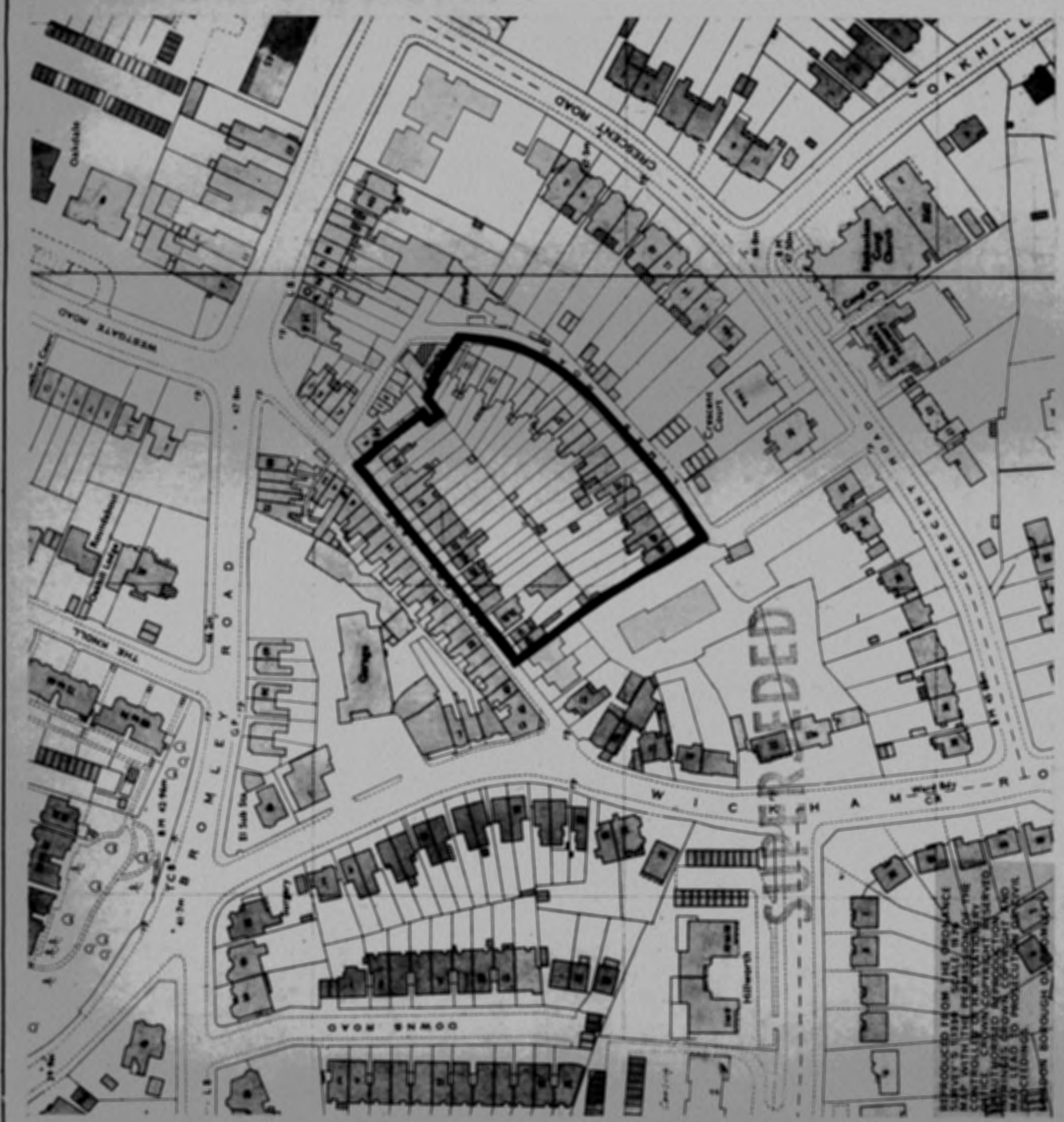
Checked S.H.

Date

**15-5-84**

Orig. No.

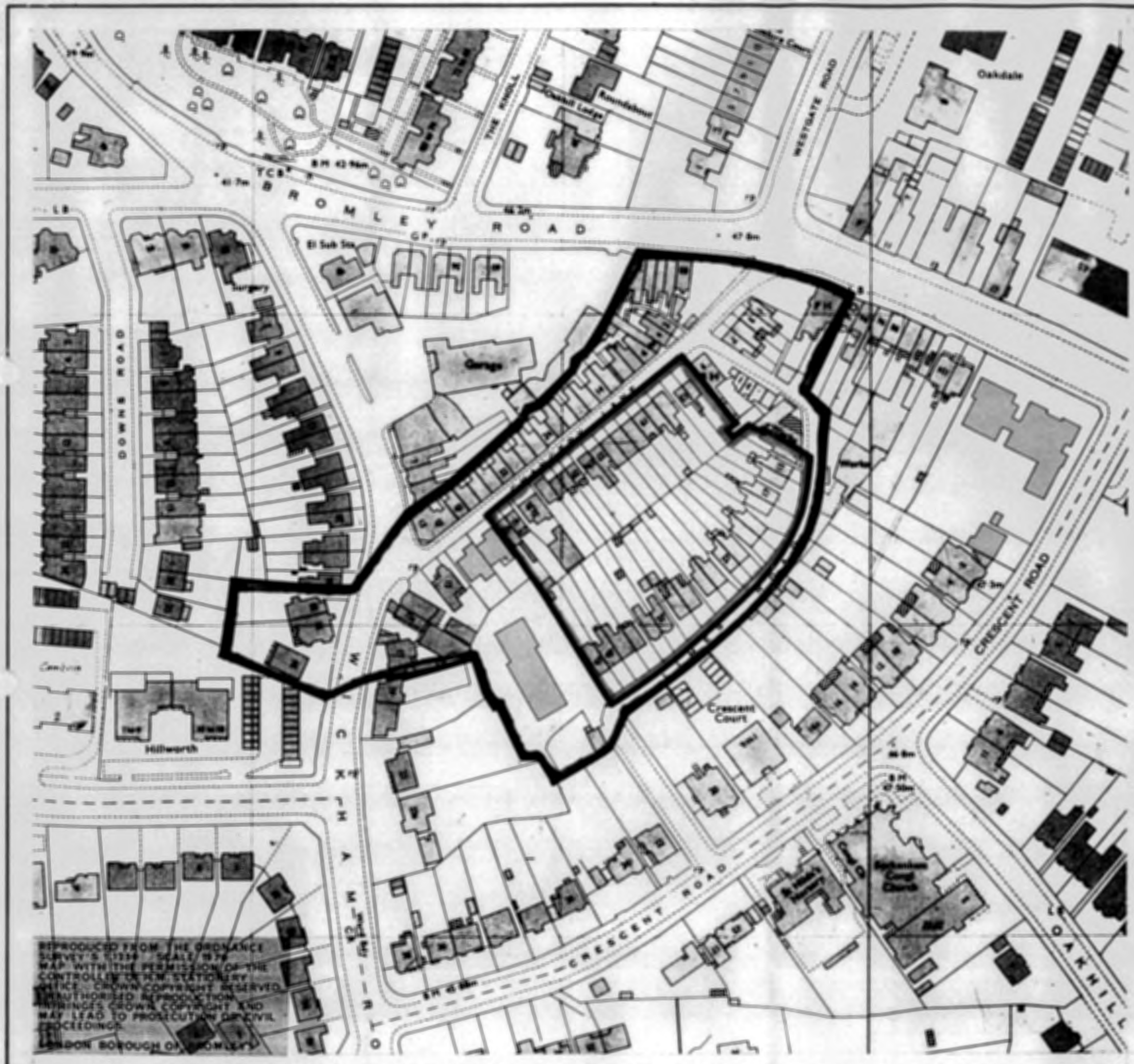
**BECK 121/13**



**SUPERSEDED**

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FINES.

LONDON BOROUGH OF BROMLEY



If you live in the area outlined in red you will now require planning permission for the followings:

1. The insertion of a door or window or alteration of the size or shape of the existing door or window, or the insertion or alteration of a dormer window.
2. The rendering or application of any surface cladding to brickwork walls, or the replacement or renewal or surface treatment of any roof covering.

In addition to the above if you live within the area outlined in blue you will also require permission for:

3. The erection, construction, maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure.
4. The construction within the curtilage of a dwellinghouse, of a hardstanding for vehicles.

**LONDON BOROUGH OF BROMLEY**  
**DIRECTORATE OF TECHNICAL SERVICES**

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**ARTICLE 4 DIRECTION**

**CHANCERY LANE CONSERVATION AREA, BECKENHAM.**

Scale <b>1:1250</b>			
Origin O.S.	Drawn G.B.	Traced	Checked M.L.
Date <b>15.5.84</b>		Drg. No. <b>BECK 121/14</b>	

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DEVELOPMENT ORDER, 1977-1981

TOWN AND COUNTRY PLANNING (NATIONAL PARKS,  
AREAS OF OUTSTANDING NATURAL BEAUTY AND  
CONSERVATION AREAS) SPECIAL DEVELOPMENT  
ORDER, 1981

ARTICLE 4 DIRECTION :  
CHANCERY LANE CONSERVATION AREA,  
BECKENHAM

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LONDON BOROUGH OF BROMLEY  
TOWN AND COUNTRY PLANNING DIRECTION  
(NUMBER 1), 1984

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R.E. Pugh, Head of  
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Rochester Avenue,  
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