Ashburnham Triangle Conservation Area

Royal Borough of Greenwich is inviting public representations on the Ashburnham Triangle Conservation Area Article 4 Direction Draft Guidance Note. In May 2014 a new Article 4 Direction was introduced for the Ashburnham Triangle Conservation Area. Consequently, the previous direction was revoked, so that the guidance note that accompanied it became obsolete. This new guidance note is therefore intended to replace the previous guidance note published in 1995.

The draft Guidance Note identifies the properties that are covered by the Ashburnham Triangle Conservation Area Article 4 Direction and sets out the specific planning controls under the Direction. The document also explains the types of works that will be likely or unlikely to gain planning permission.

The consultation is open from **1 February to 14 March 2016**. Copies of the document are available to view:

- On the Royal Greenwich website [www.royalgreenwich.gov.uk](http://www.royalgreenwich.gov.uk)
- At the Royal Borough of Greenwich principal office (postal address below)
- At the following Royal Greenwich libraries (times below):

<table>
<thead>
<tr>
<th>Woolwich Centre Library</th>
<th>West Greenwich Library</th>
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<tbody>
<tr>
<td>Mon: 9am to 7pm</td>
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<td>Tues: 9am to 5.30pm</td>
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<td>Wed: 9am to 5.30pm</td>
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<td>Fri: 9am to 5.30pm</td>
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<td>Sat: 9am to 5pm</td>
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<td>Sun: 12-4pm</td>
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Representations in respect of the draft guidance note should be sent by **midnight on 14 March** by email to:

`building-conservation@royalgreenwich.gov.uk`

Or by post to:

Royal Borough of Greenwich  
Planning Policy, 5th Floor  
The Woolwich Centre  
35 Wellington Street  
London, SE18 6HQ

**Adoption of the Ashburnham Triangle Conservation Area Article 4 Direction Guidance Note**

All representations made in accordance with timescale, methods and scope of the planning guidance will be considered. The Royal Borough will prepare a statement setting out a summary of the main issues raised and how these issues have been addressed in the planning guidance that the Royal Borough intends to adopt.

Once adopted, the Guidance Note will be published on the Royal Greenwich website and a copy will be made available for inspection at The Woolwich Centre. Anyone who submits a representation can request that they are subsequently notified at a specified address of the adoption of the planning guidance.
Introduction

This leaflet is intended to provide residents with guidance on the implications of living in a conservation area, particularly for those properties covered by the Ashburnham Triangle Conservation Area Article 4 Direction. It replaces the previous leaflet published in 1995. More detailed information can be found in the Ashburnham Triangle Conservation Area Character Appraisal and Management Strategy (CAMS), which remains the definitive guide to the conservation area. Both documents are available on the Royal Greenwich website.

The Ashburnham Triangle Conservation Area was designated by the Royal Borough in 1980 and is one of 20 across Royal Greenwich. Conservation areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'

The Ashburnham Triangle Conservation Area consists of three busy main roads (Blackheath Road, Greenwich High Road, and Greenwich South Street) and the quiet, predominantly residential streets they enclose. The earliest surviving buildings on the boundary roads date from the first years of the 18th century. Development within the triangle commenced about 1830 and diminished after 1870.

The area’s principal characteristics include:

- the legibility and identity of Ashburnham Triangle itself;
- the rich and varied organic character of the three boundary streets;
- the Georgian and Victorian group character of the main development phase, with its characteristic building materials and architectural forms;
- the associated townscape, streetscape and views;
- the contribution of buildings which lie outside the conservation area (e.g. on the outer sides of the boundary streets) but nevertheless contribute to its setting; and,
- the impact (positive and negative) of blocks of flats and other large buildings.

These features are explained in detail in the Ashburnham Triangle Conservation Area Character Appraisal and Management Strategy (CAMS) adopted by the Royal Borough on 9 December 2008.

The Ashburnham Triangle Conservation Area includes all of the following properties (see map on the back page):

<table>
<thead>
<tr>
<th>Property</th>
<th>Status</th>
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<tbody>
<tr>
<td>Admiral’s Gate</td>
<td>complete</td>
</tr>
<tr>
<td>Ashburnham Grove</td>
<td>complete</td>
</tr>
<tr>
<td>Ashburnham Place</td>
<td>complete</td>
</tr>
<tr>
<td>Ashburnham Retreat</td>
<td>complete</td>
</tr>
<tr>
<td>Blackheath Hill</td>
<td>1-13 (odd)</td>
</tr>
<tr>
<td></td>
<td>2, 2a, 4 and 6</td>
</tr>
<tr>
<td>Blackheath Road</td>
<td>Magistrates’ Court</td>
</tr>
<tr>
<td></td>
<td>11-113 (odd)</td>
</tr>
<tr>
<td></td>
<td>44-90 and 106-116 (even)</td>
</tr>
<tr>
<td>Blissett St</td>
<td>2</td>
</tr>
<tr>
<td>Burgos Grove</td>
<td>complete</td>
</tr>
<tr>
<td>Catherine Grove</td>
<td>complete</td>
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</tbody>
</table>
Ashburnham Triangle Conservation Area

Deptford Bridge          33-49 (odd)
Devonshire Drive         complete
Egerton Drive            complete
Greenwich High Road      1-23, 131-135, 141 and 161-169 (odd) including the North Pole PH and Davy’s Wine Vaults
                          2-104 and 136-8 (even) including Maurice Drummond House, William Court, Miller House and The Jubilee
Greenwich South Street   115-121 and 125-147 (odd)
                          2-116 (even)
Guildford Grove          complete
Langdale Road            1-16 (consecutive), 18
Lewisham Road            1-33 (odd)
                          2-10 (even)
Lindsell Street          2-12 (even)
Plumbridge Street        1-4 (consecutive)

Conservation area controls

All houses in the conservation area, whether covered by the Article 4 Direction or not, are still subject to conservation area controls. These go beyond the normal scope of planning consent/permitted development, and include the following:

- The demolition of buildings, or substantial portions of them, is unlawful without planning permission.
• **Planning permission is required for all side extensions of whatever size, and for all rear extensions of more than one storey.**

• **Planning permission is required for the cladding of any part of the exterior.**

• **Planning permission is required for any form of roof extension, including new dormer windows.**

• **Planning permission is required for the substantial or complete demolition of a boundary gate, wall, fence, or other means of enclosure.**

• **Planning permission is required for the installation of an antenna on a chimney, wall, or a roof slope which faces onto, and is visible from, a road.**

• **Special controls apply to works to trees within the conservation area, including a requirement to give the Royal Borough six weeks’ notice of any pruning or felling work. The Royal Borough’s Tree Officer can provide further advice.**

In addition, proposals for development on land outside but affecting the setting of the conservation area will be assessed for their impact on its character and appearance.

Further advice on these issues can be obtained from the Ashburnham Triangle Conservation Area CAMS, which is available on the Royal Greenwich website and provides detailed guidance on the planning controls in the Ashburnham Triangle Conservation Area, or from speaking to a planning officer.
Article 4 Direction and planning controls

The properties listed below are covered by an Article 4 Direction, originally introduced in 1995, with a new version adopted in 2014. This has the effect of withdrawing Permitted Development rights for occupiers of residential properties, allowing the Royal Borough to consider whether any proposed development is consistent with the preservation and enhancement of the conservation area.

The Article 4 Direction brings under planning control the following categories of development, all of which will require planning permission:

1. **Enlarging, altering or improving the property** – including extensions, alteration/replacement of windows, doors and other features;
2. **Additions or alterations to the roof** including the installation of a roof light or solar panel, or the alteration or removal of a chimney;
3. **The construction of a porch outside any external door**;
4. **Installing, altering or replacing satellite dishes**;
5. **Erecting, altering or demolishing a gate, fence or wall to the front or side of the property**;
6. **Painting the exterior of a property** (this does not include routine maintenance such as painting windows and doors); and,

7. **Making or altering a hard surface at the front of a property** (this only applies to the properties in Ashburnham Grove, Ashburnham Place and Catherine Place – see the list below).
The Article 4 Direction applies to the following properties:

- **Ashburnham Grove**: 1-43 (consecutive) excl. 25, 44-74 (consecutive)
- **Ashburnham Place**: 10-38 (consecutive), 44-72 (consecutive)
- **Blackheath Road**: 45a-79 (odd)
- **Burgos Grove**: 2-24 (even)
- **Catherine Grove**: 1-5 (consecutive), 10-14 (consecutive)
- **Devonshire Drive**: 27-39 (odd), 43-59 (odd), 20-50 (even)
- **Egerton Drive**: 7-15 and 17-19 (consecutive), 21-41 (consecutive) excluding 33, 34 and 35
- **Greenwich High Road**: 62-82 (even)
- **Greenwich South Street**: 2-20, 40-98 (even) excluding 66-68
- **Guildford Grove**: 1-53 (odd), 2-60 (even)
- **Langdale Road**: 1-15 (odd), 2-18 (even)

Houses or buildings divided into flats do not possess permitted development rights and external alterations to any part of the building will require planning permission.
Article 4 Direction planning guidance

The following sections set out specific planning guidance for properties covered by the Article 4 Direction, identifying the types of work that are, and are not, likely to receive planning permission. As stated above, more detailed advice is contained in the Ashburnham Triangle Conservation Area CAMS, which also provides more detail on the character of the area and fuller guidance on repair and maintenance.

Roofs, chimney stacks and pots

The recovering of a roof, even with matching materials, requires planning permission. The great majority of houses in the area were originally roofed in natural grey slate, and this

Figure 1: Prominent chimney stacks on an early Victorian terrace
material should normally be used on front elevations and exposed flanks. Replacement slates should match the quality, size, colour and coursing of the original roof, and resin coatings should not be used.

Prominent chimney stacks and pots are an important feature of the area, and planning permission will not be granted to remove them or reduce their height. New roof vents and service pipes should be concealed, preferably within eaves soffits or discreetly positioned on rear slopes.

**Downpipes and guttering**

New pipework should normally be installed internally or at the rear of buildings. Where visible from the street, cast iron or aluminium fittings should be used.

**Solar panels and renewable energy**

The Royal Borough is committed to the reduction of carbon emissions and the promotion of renewable energy generation across Royal Greenwich. In conservation areas, however, a particularly sensitive approach is required. In the case of unlisted buildings in conservation areas, conventional solar panels may be acceptable, but only on roof slopes that are not visible from the public realm.

On other roof slopes, photovoltaic tiles or slates may be acceptable if they achieve a close match with the prevailing traditional roofing materials. Micro wind turbines will not normally be acceptable.
**Satellite dishes**

The installation or replacement of satellite dishes in any location will require planning permission. This is most likely to be granted if the equipment is placed out of sight, e.g. on rear elevations or hidden by parapets, chimney stacks etc.

**Dormer windows and roof lights**

Dormer windows are not characteristic of the Ashburnham Triangle, and their appearance is generally intrusive. Dormers fronting the street or rising above the roof ridge are unlikely to be given permission.

**Figure 2: Acceptable designs for dormer window (l) and roof light (r) on unlisted buildings with roof slopes not visible from the public realm**

On unlisted buildings and on roof slopes that are not visible from the public realm, dormers may be acceptable if they are in proportion to the size of the roof, are not overly
prominent and are appropriate in terms of design and materials.

Roof lights are more likely to receive permission if they are of ‘conservation’ type (flush with the roof surface) and located where they will not be visible from the street.

**Doors and windows**

Traditional timber doors and sash windows survive across the conservation area and should be retained and repaired wherever possible. Where replacement or alteration is necessary, planning permission is more likely to be granted for designs that reflect appropriate historic examples from the area.

Traditional doors are usually of solid painted wood with two, four or six sunken panels, often with fanlights above.

*Figure 3: Traditional door designs*
Ashburnham Triangle Conservation Area

Windows are vertical sliding sashes with softwood frames, the glazing generally subdivided by slender bars; the precise design varies by period, developer and house type, and achieving a good match will often be essential. The use of UPVC and aluminium window frames is not acceptable.

**External walls**

The standard building material throughout the area is yellow London stock brick bedded in lime mortar, often contrasted with warm red bricks used as a feature in arched openings, string courses and eaves cornices. Surfaces have mellowed to a comfortable mellow appearance, and this quality should be preserved.

*Figure 4: Mid-Victorian former dispensary building with stucco ornament*
Many buildings feature elaborate stucco and stonework details, e.g. to lower facades, bays, parapets and window and door surrounds. Their preservation and repair are essential to maintaining the visual quality of the area.

Textured paints should not be used on stucco surfaces. In repair and reinstatement work, new mouldings should closely match the old.

Cleaning, where necessary, should be carried out with great care to avoid damage to the brickwork, and abrasive and chemical treatments should be avoided. Exposed brickwork should not be over-painted, rendered, clad or pebble-dashed;
works of this type require planning permission, which will not normally be granted unless what is proposed replicates the original finish.

Repointing should be carried out only where essential, employing a reputable skilled contractor. Before beginning work, joints should be carefully raked and brushed out by hand (NOT using an angle grinder).

A traditional lime mortar should be used to avoid trapping moisture within the masonry, and new mortar should be applied flush or slightly recessed – never weathered or struck.

*Extensions, porches and shop-fronts*

All extensions, including porches, will require planning permission. Most of the area’s traditional building stock consists of terraced housing, so that extensions will almost inevitably be at the rear.

Nevertheless, the street layout is such that these will often be visible from the public realm, as well as from neighbouring houses, and additions will need to be carefully designed to avoid overwhelming the buildings to which they are attached.

New elements should be subordinate in height and bulk, and should avoid swamping rear elevations and roof slopes. Large side extensions to semi-detached houses will not normally be
allowed, as these tend to create a ‘terracing’ effect that damages the quality of the streetscape.

Policy DH(a) of the Royal Greenwich Core Strategy states that flat roofs will not be accepted on any side or rear extensions that will be visible from the public highway.

Figure 7: Terracing effect of full-height extensions to early Victorian villas

Some houses (e.g. the detached villas in Egerton Drive) have projecting porches, but these are not generally a feature of the area, and permission will not normally be granted for new porches except where they reinstate a lost element. Recessed doorways are the standard form of porch; these should not be infilled or extended outwards.
Some buildings on the main streets forming the Ashburnham Triangle have shops at ground level. Historic shop-fronts featuring decorative woodwork or ironwork survive in a number of places, and should be retained wherever possible.

Proposals for new shop-fronts are most likely to receive consent if they reflect the basic principles of traditional shop design, including strong horizontal and vertical subdivision and appropriately-scaled fascia (the Shopfronts in Greenwich Town Centre design guidance note may be consulted for further information).

**Figure 8: Historic shop front (l) and poor quality modern replacement (r)**

**Boundary walls and railings**

The erection, alteration or demolition of a boundary wall, gate, fence, or other means of enclosure will require planning permission. Original boundary structures (e.g. stock-brick garden walls, wrought- and cast-iron area railings) should be retained where they survive, and new structures should match appropriate historic examples.
The loss of front gardens to car parking damages the character and amenity of the conservation area and will be resisted.

**Figure 9: Loss of front garden and boundary structure to large mid-Georgian house**

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**Further guidance**

Further guidance and advice on submitting a planning application can be obtained from [Royal Greenwich’s planning department](mailto:planningapps@royalgreenwich.gov.uk):

Email: planningapps@royalgreenwich.gov.uk  
Telephone: 020 8921 5222
Map of the conservation area with properties covered by the Article 4 Direction highlighted