

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 TO 1981
THE TOWN & COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING
NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER 1981
ARTICLE 4 DIRECTION - NOEL PARK CONSERVATION AREA N22

WHEREAS the Council of the London Borough of Haringey 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 the Schedule hereto should not be carried out on land at Noel Park Conservation Area N22 (being the land shown edged by a broken black line on the plan annexed hereto) insofar as such development affects the front elevation of buildings and those side elevations indicated on the plan annexed hereto unless permission therefor 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 it by the said article 4 hereby directs 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 description set out in the Schedule hereto insofar as such development affects the front elevation of buildings and those side elevations indicated on the plan annexed hereto.

SCHEDULE

Class I - Development within the curtilage of the dwellinghouse

1. The enlargement, improvement or other alteration of a dwellinghouse so long as:
 - (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or ten 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 dwellinghouse;
 - (c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse 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 50 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 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;
2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:
- (a) The floor area does not exceed 2 square metres;
 - (b) No part of the structure is more than 3 metres above the level of the ground;
 - (c) No part of the structure is less than 2 metres from any boundary of the curtilage which fronts on the highway.

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 the 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.
- 3. The painting of the exterior of any building or work otherwise

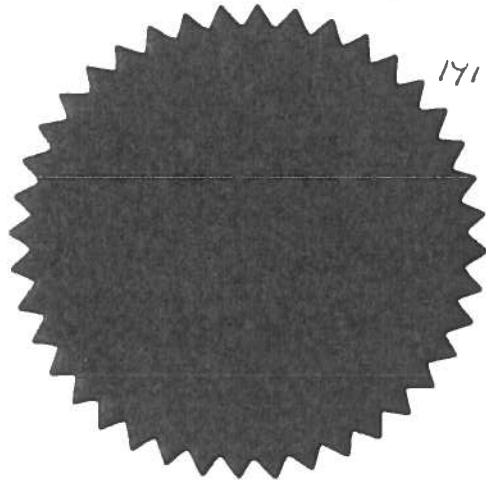
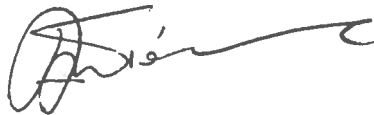
than for the purpose of advertisement, announcement or direction,
and the painting of doors and window frames.

Being development comprised within Classes I and II referred to in
Schedule I of the said Order as amended by article 2(b)(i) of the Town
and Country Planning General Development (Amendment) Order 1981 and
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.

GIVEN UNDER THE COMMON SEAL OF
THE LONDON BOROUGH OF HARINGEY

THIS 13th DAY OF February 1983

THE COMMON SEAL OF THE COUNCIL
WAS HEREUNTO AFFIXED BY ORDER



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



Signed by authority
of the Secretary of
State

Minister of State
in charge of the Department of
the Environment

16 May 1983

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
PEABODY COTTAGES CONSERVATION AREA No.21**

On 26 February 2007 the Planning Applications Sub-Committee of the London Borough of Haringey Council made an Article 4(2) Direction in order to protect the character and appearance of the buildings within the Peabody Cottages Conservation Area, most of which retain original features such as metal and timber windows with glazing bars, timber entrance doors and fanlights with glazing bars, decorative architectural features (including red brick detailing around windows, doors, string courses and eaves, pierced terracotta ridge tiles and chimney pots, bracketed door hoods and porches, cast iron rainwater gutters, hoppers and pipes) and boundary treatments (including timber gates and picket fences).

The properties affected by the Direction are: Nos. 1A, 1B and Nos. 1 to 12 (consecutive); Nos. 14 to 19 (consecutive); Nos. 43 to 50 (consecutive); Nos. 52 to 151 (consecutive) Peabody Cottages; and Nos. 80 to 130(even) Lordship Lane N17.

This new control is intended to safeguard the character and appearance of the street elevations and boundary treatment of each property and the Peabody Cottages Conservation Area in general against unsympathetic alterations.

As from 26 February 2007 the following will require planning permission:

- The enlargement, improvement, removal or other alteration to the street elevations of a dwellinghouse;
- The alteration to the roof slope fronting a street of a dwellinghouse;
- The erection or alteration of a porch outside any external door in relation to the street elevations of a dwellinghouse;
- The formation of a hard standing within a garden area fronting a street of a dwellinghouse;
- The installation, alteration or replacement of a satellite antenna on any part fronting a street of a dwellinghouse;
- The erection, alteration or removal of a chimney of a dwellinghouse;
- The demolition, erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure in respect of the street boundaries of a dwellinghouse;
- The painting of the exterior of any part of a dwellinghouse (except windows, window frames, doors and door frames);
- The demolition or alteration of any part of the street elevations or street boundaries of a dwellinghouse.

A copy of the Direction is available for inspection at the Planning Office, Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ

D. If you wish to make any representations concerning the Direction these should be sent to the above address or e-mailed to ldf@haringey.gov.uk **no later than Tuesday 10 April 2007.**

Should you wish to carry out any of the alterations described above to your property, you will need to apply for planning permission. The appropriate forms can be obtained from the above address, or the Council's website at www.haringey.gov.uk.

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 ARTICLE 4(1)
THE LONDON BOROUGH OF HARINGEY (ROOKFIELD ESTATE) DIRECTION 1978

WHEREAS the Council of the London Borough of Haringey, being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 (hereinafter called "the Order") are satisfied that it is expedient that development within certain Classes contained in Schedule 1 to the Order as specified in the Schedule to this Direction should not be carried out within the area of land shown edged by a dotted line on the plan annexed hereto, being within the area known locally as the Rookfield Estate, unless permission is granted on an application in that behalf,

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to development on the said land of the descriptions set out in the Schedule hereto.

THE SCHEDULE referred to

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 1/10th whichever is the greater, subject to a maximum of 115 cubic metres;
 - (b) the height of the building as so enlarged, altered or improved 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 altered or improved projects beyond the forward most part of any wall of the original dwellinghouse which fronts on a highway.

Provided that the erection of a garage, stable loose box 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 the calculation of cubic content being development comprised within Class

I.1 referred to in Schedule 1 to the Order and not being development comprised within any other Class.

2. The erection or construction of a porch outside any external door of a dwelling house so long as;
 - (a) the floor area does not exceed 2 square metres;
 - (b) no part of the structure is more than 3 metres above the level of the ground;
 - (c) no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway;
being development comprised within Class I.2 referred to in Schedule 1 to the Order and not being development comprised within any other Class.
3. The construction within the curtilage of a dwelling house of a hard standing for vehicles for a purpose incidental to the enjoyment of the dwelling house as such being development comprised within Class I.4 referred to in Schedule 1 to the Order and not being development comprised within any other Class.
4. 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 the 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 Schedule 1 to the Order and not being development comprised within any other Class, *in so far as the development abuts on a highway or is in advance of the main front of the building.*
5. The painting of the exterior brickwork or rendered surfaces of any building being developed included within the provisions of Class II.3 referred to in Schedule 1 to the Order and not being development comprised within any other Class.

THE COMMON SEAL of the Council
was hereunto affixed by Order
of the said Council this 12th
day of October 1978.



[Handwritten signature]

Chief Solicitor

[Handwritten signature: C. Pines]

Assistant Chief Legal Adviser

DET 31512

CKSG

The Secretary of State for the Environment
hereby approves the foregoing direction
subject to the modifications shown in red
ink thereon.

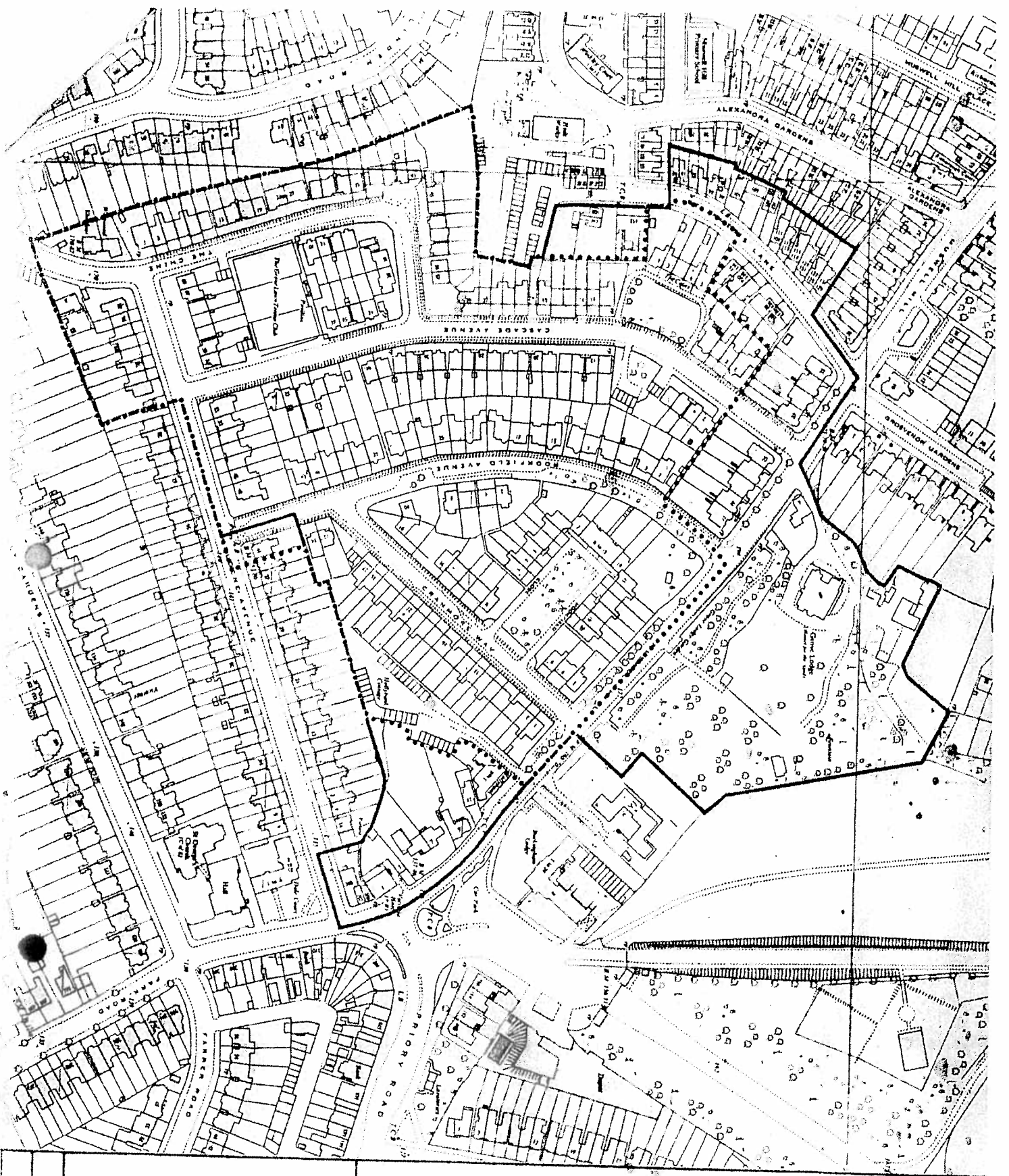
[Handwritten signature: J J Rendell]

J J RENDALL

Signed by authority
of the Secretary of
State

An Assistant Secretary
in the Department of
the Environment.

18 December 1978



Rookfield Estate
 proposed Article 4
 Direction

- Affected by proposed Article 4 Direction
- Conservation area



HARINGEY
 Town Planning
 Borough Planning Office
 10 W Finch Drd, 191 Road, 19TH REC

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 to 1981
THE TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING
NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER 1981 -
ARTICLE 4 DIRECTION - TOWER GARDENS CONSERVATION AREA N17

WHEREAS the Council of the London Borough of Haringey 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 the Schedule hereto should not be carried out on land at Tower Gardens Conservation Area N17, except insofar as such development affects the rear of buildings, being the land shown edged by a broken black line on the plan annexed hereto unless permission therefor 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 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 the schedule hereto except insofar as such development affects the rear of buildings

THIS DIRECTION replaces the direction made on 10 June 1981 in respect of Tower Gardens Conservation Area N17 which is hereby cancelled

SCHEDULE

Class I - Development within the curtilage of a dwellinghouse

1. The enlargement, improvement or other alteration of a dwellinghouse so long as:

(a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or ten 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 dwellinghouse;

(c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse 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;

2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:

(a) The floor area does not exceed 2 sq metres;

(b) No part of the structure is more than 3 metres above the level of the ground;

(c) No part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.

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.

Class II - Sundry Minor Operations

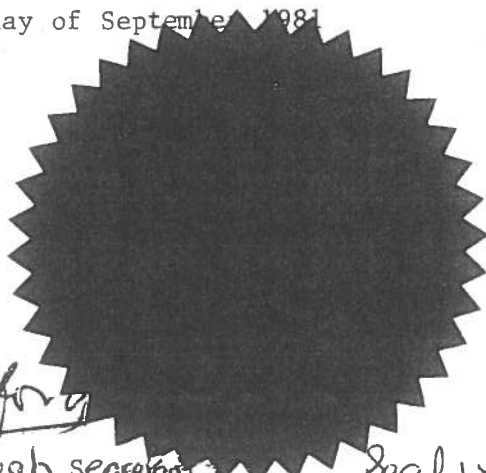
1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other 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.

3. ~~The painting of the exterior brickwork or rendered surfaces of any building;~~ *The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction, and the painting of doors and window frames.*

being development comprised within Classes I and II referred to in Schedule 1 of the said Order as amended by Article 2(b)(i) of the Town and Country Planning General Development (Amendment) Order 1981 and 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.

GIVEN UNDER THE COMMON SEAL OF THE COUNCIL
of the LONDON BOROUGH OF HARINGEY this ^{14th} day of September 1981

THE COMMON SEAL OF THE COUNCIL)
was hereunto affixed by Order)



Handwritten signature

Borough secretary

Seal 15015

The Secretary of State for the Environment hereby confirms the foregoing Order subject to the modifications shown in red ink thereon.

Signed by *[Signature]* an Assistant Secretary in the Department of the Environment

15th DECEMBER 1981