

APPENDIX B – Article 4 Direction Risk Assessment

Granville Park Conservation Area

Article 4 Direction restriction	Current situation	Implications of Article 4 Direction	Risks from compensation claim High/medium/low/NA
Erection, alteration or removal of a chimney on dwelling or building in curtilage.	A number of the early 20 th century properties have tall feature brick chimneys, some with intact chimney pots.	Chimneys are traditional features and generally should be retained.	Low – effect on value probably minimal
Enlargement, improvement or other alteration of a dwelling	Extensions Replacement windows and doors	Further loss of original wooden windows is likely to be resisted. Where they have been lost, we should seek improvements in any replacements, using originals elsewhere within the area as a template.	Low - some loss has already occurred reducing the risk from further changes. The retention of traditional windows can enhance value.
Alteration to a roof	A number of the properties in Granville Park have original slate or clay tile roofs.	Original roof coverings should be retained.	Low.
Erection/construction of a porch outside any external door	Most of the properties already have some form of porch – whether this is canopy or recessed entrance.	Addition of a porch would not be ruled out, providing the design was appropriate in terms of size, style and materials.	Low – given the current situation, demand for further porches is likely to be minimal.

Article 4 Direction restriction	Current situation	Implications of Article 4 Direction	Risks from compensation claim High/medium/low/NA
Provision within curtilage of the dwellinghouse of any building or enclosure, swimming or other pool incidental to the enjoyment of the dwelling or required for the maintenance, improvement or alteration of such a building or enclosure	Properties within Granville Park typically sit within large plots, including substantial land to the rear, therefore there is plenty of scope for such buildings to be situated in these locations. In many situations this is already the case.	Provision of subservient buildings not ruled out – dependent on location and scale.	Low – large plots offer plenty of scope for such buildings to be located elsewhere within the plot and therefore not subject to Article 4 restrictions.
Creation of hard surfaces within the curtilage of a house incidental to its enjoyment	Properties within the Granville Park Conservation Area generally all have driveways, many of which can accommodate at least two cars. There has been some pressure in recent years for extending hardstanding in order to accommodate larger turning areas or separate 'in and out' driveways.	There is a need to resist further loss of front garden areas which provide a green and/or garden setting which is an important characteristic of the Conservation Area.	Low – most properties already have substantial drives to accommodate off-road parking.
Installation, alteration or replacement of satellite antenna on house or in curtilage	Restrictions already exist through Planning on front elevations in Conservation Areas	Does not place significant further restrictions on property owners.	N/A

Article 4 Direction restriction	Current situation	Implications of Article 4 Direction	Risks from compensation claim High/medium/low/NA
Erection or demolition of gates, fences, walls or other means of enclosure within the curtilage	Properties in Granville Park have a mix of front boundary treatments, although low brick boundary walls and/or hedges are common. There has been recent pressure to increase the security of boundaries and for the installation of electronic entrance gates.	We will encourage the retention of front boundary hedges and replacement of inappropriate boundary treatments with hedging or simple railings with hedging behind.	Low – retention of hedges and installation of a sympathetic boundary treatment is unlikely to incur additional costs and may even prove more cost-effective. Adequate security can be provided through measures such as railings fixed behind hedges, installation of CCTV etc.
Painting of a dwelling or building or enclosure within the curtilage	Properties are of many different eras and therefore exterior finishes. Those that have painted render are finished in white/off white – an appropriate colour.	Encourage retention of existing traditional colour palette. Will resist painting or rendering of older Victorian properties whose original finish is brick.	Minimal
Installation of solar PV or solar thermal equipment on domestic premises	There are no instances of solar equipment being mounted on the front roof slopes in Granville Park.	We are likely to resist the installation of solar panels on the front roof slope of buildings that make a positive contribution to the character of the Conservation Area.	Low – only those properties with south-facing frontages will be impacted. Other roof areas may exist.