

DARTFORD BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1973 TO 1977

The Dartford Borough Council (Hampden Place 73-87 West Hill,
Dartford) Article 4 Direction 1980

WHEREAS Dartford Borough Council being the district planning authority for the Borough of Dartford are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out on land at 73-87 West Hill, Dartford, Kent known as Hampden Place as the same is shown edged red on the plan annexed hereto unless planning permission therefor is granted on application made under the Town and Country Planning General Development Order 1977.

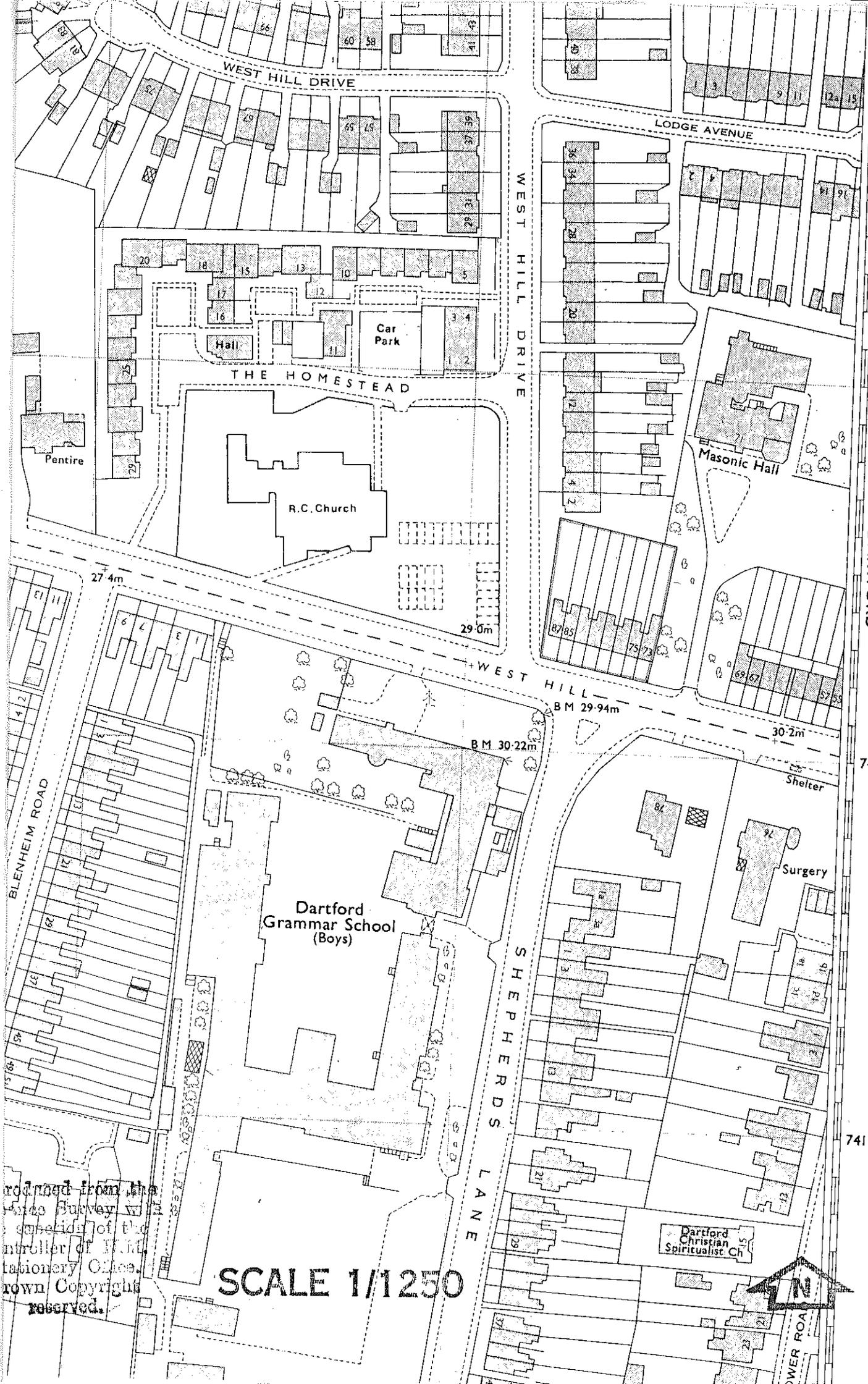
AND WHEREAS the Council are of the opinion that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that provisions of paragraph (3)(b) of Article 4 of the Town and Country Planning General Development Order 1977 should apply to this Direction.

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

THIS DIRECTION is made in pursuance of the provisions of paragraph (3)(b) of the said Article 4 and shall remain in force for six months from the date of this Direction and shall then expire unless it has been approved by the Secretary of State for the Environment before that date.

This Direction shall be cited as the Dartford Borough Council (Hampden Place, 73-87 West Hill, Dartford) Article 4 Direction 1980.

Dated this 4th day of September 1980.



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SCALE 1/1250



SCHEDULE

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 one-tenth 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 dwellinghouse;
 - (c) no part of the building as so enlarged altered or improved projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;

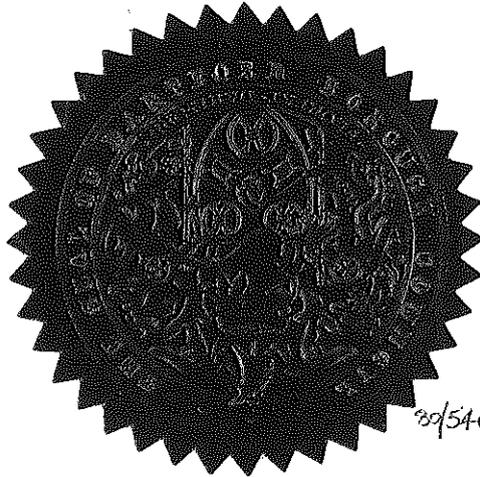
Provided that the erection of a garage, stable loosebox or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission including the calculation of cubic contents being development comprised within Class I.1 referred to in Schedule 1 to the said Order and not being development comprised within any other Class.

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 a highway being development comprised within Class I.2 referred to in the Schedule to the said Order and not being development comprised within any other class.

3. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction being development

comprised within Class II.3 referred to in the Schedule to the said Order
and not being development comprised within any other class.

The Common Seal of
Dartford Borough Council
was hereunto affixed
in the presence of the
Assistant Secretary (Legal)



89/540

Ann Halliday

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

N. THOMPSON
An Assistant Secretary
in the Department of
the Environment

Signed by authority
of the Secretary of
State

14TH OCTOBER 1980