

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT

ORDERS 1977 TO 1981

ARTICLE 4 DIRECTION

RELATING TO  
PROPERTIES IN  
GREENHITHE CONSERVATION AREA

DARTFORD BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 TO 1981

The Dartford Borough Council (Greenhithe Conservation Area)

Article 4 Direction 1984

**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 First Schedule hereto should not be carried out on the land and buildings described in the Second Schedule hereto as the same are shown coloured yellow on the plan annexed hereto unless planning permission therefor is granted on application made under the Town and Country Planning General Development Orders 1977 to 1981

**NOW THEREFORE** the said Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order 1977 **HEREBY DIRECT** that permission granted by Article 3 of the said Order shall not apply to development of the descriptions set out in the First Schedule hereto on the said land and buildings described in the Second 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 (Greenhithe Conservation Area) Article 4 Direction 1984

**DATED** this *Twenty-eighth* day of *March* 1984

THE FIRST SCHEDULE

Class I : development comprised within paragraphs 1 and 2 of Class I in Schedule 1 to the said Order and not being development comprised within any other Class :

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

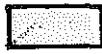
- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than:
  - (i) in the case of a terrace house 50 cubic metres or one-tenth whichever is the greater;
  - (ii) in any other case 70 cubic metres or fifteen per cent whichever is the greater subject (in either case) 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;
- (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 (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:

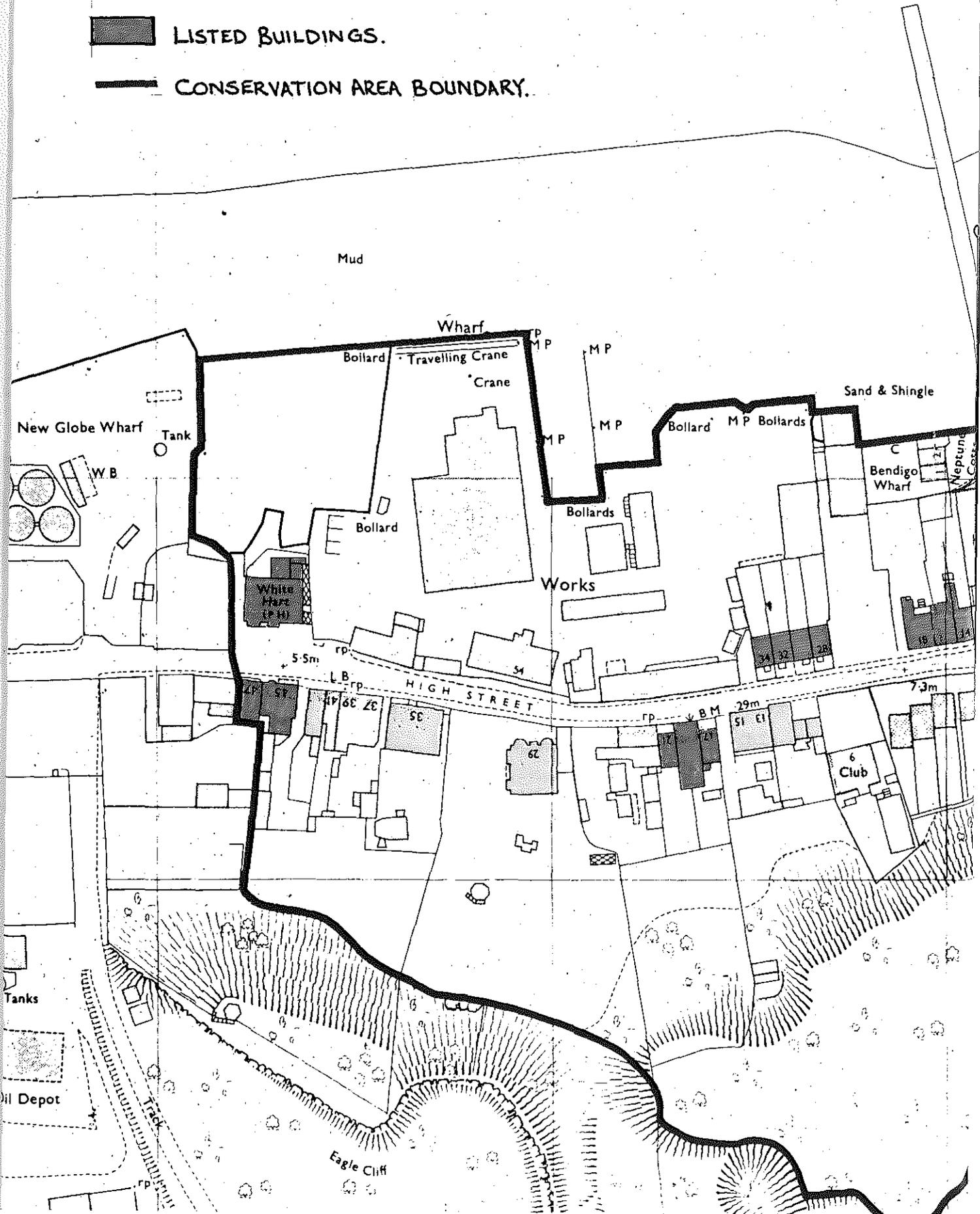
Provided that:-

- (a) the erection of a garage or coachhouse 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 content) if any part of that building lies within a distance of five metres from any part of the dwellinghouse;
- (b) the erection of a stable or loose-box anywhere 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 content);

# GREENHITHE CONSERVATION AREA

D. E. RAYNER, BOROUGH PLANNING OFFICER.

-  BUILDINGS SUBJECT TO ARTICLE 4 DIRECTION
-  LISTED BUILDINGS.
-  CONSERVATION AREA BOUNDARY.

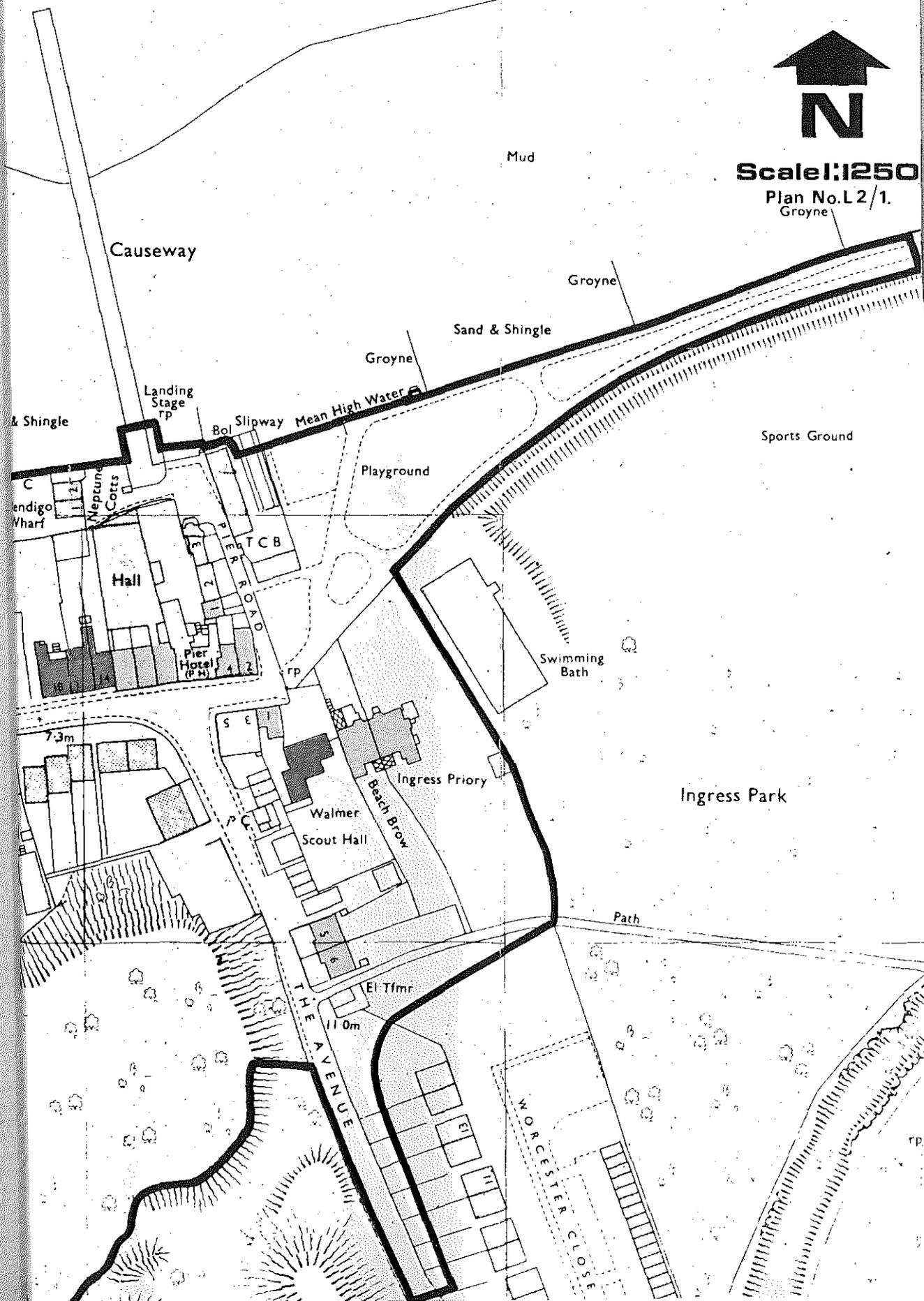


# RESERVATION AREA



Scale: 1:250

Plan No. L2/1.  
Groyne



- (c) 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);
- (d) where any part of the dwellinghouse will, as a result of the development, lie within a distance of five metres from an existing garage or coachhouse, that building shall (for the purpose of the calculation of cubic content) be treated as forming part of the dwellinghouse as enlarged, improved or altered; and
- (e) 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 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

Class II : development comprised within paragraphs 1 and 3 of Class II in Schedule 1 to the said Order and not being development within any other

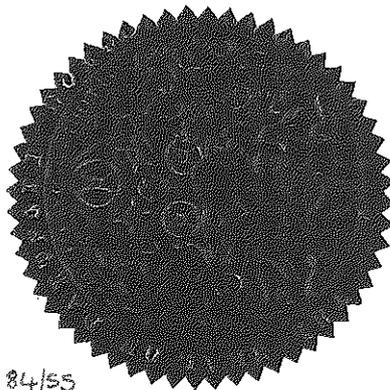
Class :

- 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

THE SECOND SCHEDULE

Properties subject to this Direction

Ingress Priory	Ingress Park	Greenhithe
Beach Brow	Ingress Park	Greenhithe
1 High Street	Greenhithe	
11 High Street	Greenhithe	
13-15 High Street	Greenhithe	
29 High Street	Greenhithe	
35 High Street	Greenhithe	
43 High Street	Greenhithe	
2 High Street	Greenhithe	
4 High Street	Greenhithe	
8 High Street	Greenhithe	
10 High Street	Greenhithe	
12 High Street	Greenhithe	
1 Pier Road	Greenhithe	
5 The Avenue	Greenhithe	
6 The Avenue	Greenhithe	



(THE COMMON SEAL of THE  
(  
(DARTFORD BOROUGH COUNCIL  
(  
(was hereunto affixed in  
(  
(the presence of:-

*A. Davis*

Borough Secretary

Assistant Secretary  
(Administration)

The Secretary of State for the <sup>84/55</sup> Environment hereby approves the foregoing direction.

*[Signature]*

Signed by authority  
of the Secretary of  
State

\*An Assistant Secretary  
in the Department of  
the Environment