

Planning controls operating within the Gidea Park Conservation Area.

Special planning regulations apply to properties located within the Gidea Park Conservation Area. These regulations enable the Council to control development with the aim of maintaining the special character and appearance of the Conservation Area. Conveyancing solicitors have a duty to inform their clients of these controls. However, for the benefit of residents who may be new to the area, existing residents and residents thinking of altering or improving their property a general guide is set out below.

In summary there are different levels of planning control applying to the Conservation Area. One level of control involves rules restricting development throughout the Conservation Area which is set out nationally within the Town & Country Planning (General Permitted Development) Order 1995. In addition to this national level of control there are local controls on development set out in Article 4 Directions and the Havering Unitary Development Plan. The effect of both the local and national controls is to require planning permission from the Council for a variety of extensions, alterations and improvements. As mentioned above the overall aim of these controls is to maintain the special character and appearance of the area. The following is a general guide to the planning controls.

- A)** The following categories of development require planning permission at all properties **throughout the Conservation Area**:
- i) roof enlargements or additions, including dormer windows, and any other roof alterations which noticeably change the shape of the roof;
 - ii) roof alterations, such as different roofing materials, which change the appearance of the property;
 - iii) the cladding of any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles;
 - iv) the erection of a satellite antenna;
 - v) the erection within the curtilage of a dwelling house of any ancillary buildings such as sheds, garages, greenhouses etc. with a cubic content greater than 10 cubic metres.
- B)** The following category of development requires planning permission **throughout the Conservation Area with the exception of nos. 300-356 (evens) Eastern Avenue East and no. 69 Heath Drive**:

i) the construction of a hardsurface suitable for the parking of vehicles to the front and / or side of a house including the means of access to the highway (vehicle crossover).

C) In addition to the controls set out above planning permission is required for further categories of development **at the following addresses:**

Balgores Crescent:	nos. 2 – 4 (evens) nos. 13 – 23 (odds)
Balgores Lane:	nos. 17 – 57 (odds) nos. 28 – 48 (evens)
Broadway:	nos. 4 – 6 (evens)
Crossways:	nos. 21 – 85 (odds) nos. 18 – 28 (evens) nos. 44 – 70 (evens)
Elm Walk:	nos. 3 – 7 (odds) nos. 10 – 12 (evens)
Gidea Close	nos. 1 – 3 (odds) nos. 15 – 19 (odds) nos. 16 – 20 (evens)
Heath Drive:	nos. 3 – 7 (odds) nos. 14 – 17 (all) nos. 19 – 20 (all) nos. 22 – 26 (evens) no. 27 nos. 39 – 57 (all)
Heaton Grange Road:	'Brookside' 'Rosemore' 'Chelsworth' 'Rosemary' Milford'
Meadway:	nos. 1 – 35 (odds) nos. 2 – 36 (evens)
Parkway:	no. 14 no. 33 nos. 19 – 29 (odds) nos. 32 – 64 (evens)
Parkway	nos. 74 – 78 (evens)
Reed Pond Walk:	nos. 3 – 45 (odds) nos. 2 – 38 (evens)

Risebridge Road:	nos. 1 – 35 (odds) nos. 2 – 38 (evens)
Squirrels Heath Avenue:	nos. 1 – 37 (odds) nos. 2 – 40 (evens)

The categories of development requiring planning permission are:

- i) all enlargement, improvement or other alteration to a dwelling house including window, door or roof replacement, rendering and repair work;
- ii) the construction of a porch;
- iii) the erection, construction, maintenance, improvement or other alteration of a gate, fence, wall or other means of enclosure;
- iv) the painting of the exterior of any building, including windows and doors, or other structures including gates, walls and fences (except repainting in the same colour as existing);
- v) the formation, laying out and construction of a means of access to a highway (e.g. a vehicle crossover).

Trees in the conservation area are also protected under national planning legislation and you must give the Council 6 weeks notice in writing if you wish to carry out works to them. Free advice regarding trees is available from the Council by phoning Bob Roper on 432725.