

Brentham Garden Estate Conservation Area



What you need to know about living in an Article 4 Conservation Area where strict planning regulations are in force.

What makes Brentham so special?

It certainly looks different from neighbouring streets with their jumble of extensions and alterations, plastic windows and paved-over front gardens. By contrast, Brentham offers an appealing green landscape in which the distinctive and well cared-for houses sit comfortably. This timeless character adds to residents' quality of life in a busy 21st century world and is probably one of the things that attracted you to Brentham in the first place. It also helps explain why homes here carry a premium over others of comparable size in the area.

But this hasn't happened by accident. It was designed to look this way from the beginning - Brentham has an important place in the architectural, social and planning history of the 20th century. Since 1970, part of the Brentham Society's purpose has been to help conserve this important heritage and character. Unusually strict planning controls are in operation here to ensure that these increasingly rare assets aren't compromised by unsympathetic or inappropriate 'improvements'.

Restrictions on what residents can do with their property are therefore necessary to maintain Brentham as a special place to live for everyone, and for future generations.

See over...



Unusually strict planning controls

Because of its unique heritage, Brentham has been designated a **Conservation Area with Article 4 Direction**. This means that planning controls are much stricter here than for most Conservation Areas. **You will need planning permission from Ealing Council for any changes you want to make to the outside of your property, front, back and side.**

We're here to help

If you are thinking of making any changes or improvements, please **consult the Brentham Society Advice Group before engaging builders or architects**. We can guide you through the London Borough of Ealing's conservation policies for Brentham and how to make a planning application with the best chance of success. We don't make the rules, but we can pass on to you the years of experience that we have had dealing with these complex matters. The Advice Group e-mail is planning@brentham.com.

You can also get pre-application advice from Planning Services, London Borough of Ealing. Make sure that Planning Officers understand you are in a Conservation Area with Article 4 Direction. Tel: 020 8825 6600 www.ealing.gov.uk

Changes are allowed only if they conserve or enhance the original character of the garden suburb, its houses, gardens, streets and landscape setting. Developments approved in the past are no guide to what will be allowed now. We can advise you of London Borough of Ealing's conservation policies for Brentham and how to make a planning application with the best chance of success.

Planning permission is required for:

- Replacement of windows or doors
- Re-roofing
- Rendering
- Changes to paintwork with the exception of front doors
- Painting any previously unpainted surface
- Extensions (including loft conversions) and conservatories
- Installation of satellite dishes
- Installation of hard surfacing at the front of the property, including front paths
- Erection of sheds or workshops
- Demolition of any part of the building or boundary, including chimneys and steps
- Any change to fences, hedges, walls and gates
- Removal, lopping or pruning of trees
- Any external pipework — including soil pipes, rainwater goods and gas pipes

If you make any of these changes without a planning application, Ealing Council may impose an Enforcement Order which requires you to reinstate what was there in the first place.

We hope you'll do your bit to keep Brentham special. If in doubt ask first.