

Your guide to understanding the Article 4 Direction Reading Road Conservation Area Henley on Thames



History of the area

The Reading Road Conservation Area grew as a result of a distinct period of expansion of Henley on Thames following the arrival of the railway in 1857. This area lies to the south of the main town centre and west of the railway line. It was developed cohesively at the end of the 19th century on land that had formerly been used for market gardening. The development of this area provided a range of artisan dwellings, possibly specifically for railway workers but also for other workers in the town. The area was developed in a comprehensive way, providing an attractive and cohesive townscape, characterised by terraces of two storey red brick houses which remain largely unaltered.

These buildings are notable for their group features. These include slate roofs with prominent chimney stacks with original clay pots. There are sash windows, ground floor canted bays or squared bay windows with shallow roofs drawn across to form porches. White brick is used to create string courses and arches to windows and doors. Stone is also used in some streets to create the bays and to arch over the front doors. At some dwellings the very attractive tiled front paths have survived and create a particularly attractive relief from the tarmac pavements. Overall, these streets provide a relatively unaltered and extremely well detailed example of late 19th century workers' housing, worthy of preservation and enhancement.

The Council designated Reading Road as a Conservation Area on 16 June 2005.

What is an Article 4 Direction?

An Article 4 Direction removes specific classes of permitted development for works that have the potential to erode certain details and characteristics that are important to the special interest of that specific area.

Where there is local character or distinctiveness that would be lost as a result of works that are deemed to be permitted by the Town and Country Planning (General Permitted Development) Order, the Council can serve an Article 4 Direction which requires planning permission to be obtained. In making decisions, the Council can then take account of local character as well as the interests of the applicant.



General Questions

Can I replace my windows/doors?

You will need to apply for planning permission.

Doors: New exterior doors should follow the traditional design and proportions of surviving historic examples, using timber and occupying their original locations (usually recessed).

Windows: We will encourage people wishing to replace existing uPVC or metal units to do so with timber examples more in keeping with the character of the area. Applications for replacing of traditional timber windows and doors with uPVC will not be acceptable

I need to repaint the woodwork to the front of my house. Do I need to apply for planning permission?

No. You would only need to apply for planning permission if you were painting sections of the stone, brick or render which front the highway and which have not previously been painted.

I want to change my roof and replace the existing slates with an alternative. Do I need permission?

Yes. A change to the existing pitch of the roof or a replacement material would alter the roof and requires planning permission.

I want to remove an existing wall or build a new wall along the frontage. Do I need permission?

Yes. All alterations to the means of enclosure of a dwelling needs planning permission.

Where can I find out more?

The best place to start is the South Oxfordshire District Council website. Here you will find information about Conservation Areas, Article 4 Directions, householder advice and how to make a planning application.



www.southoxon.gov.uk/services-and-advice/planning-and-building

Article 4 Directions help to protect the special character of a conservation area by removing some of your Permitted Development rights.

The Reading Road Conservation Area has a distinct local character. Although the finer details from terrace to terrace vary, the collective pattern of the relationship of the houses to the street frontage, the use of low enclosures around short front gardens and the pattern of bay windows and porches, gables and chimneys to roofs and timber windows help to unite the area architecturally.

The Council considered that the best way to ensure that the remaining character is preserved and, where possible, reinstated was through the serving of an Article 4 Direction. A Direction was therefore approved by the Council and confirmed on 4 December 2008 pursuant to the Town and Country Planning General Permitted Development Order 1995.

The Council recognises that a number of alterations took place before the Direction was served, such as the addition of rooflights on front elevation roof slopes, replacement of many original windows and, the removal of front garden boundary walls or enclosures. The Council therefore wishes to encourage owners not only to retain surviving architectural features, but also to reinstate lost ones, when the opportunity arises.

The reason for serving a Direction is not to preserve the area as a museum piece. Rather, it is to ensure that full consideration is given to the likely effect of any proposed alterations, not only on the character of individual buildings, but also on the appearance of the whole area. This is to the benefit of every resident of the conservation area where the properties have a group value. The Council hopes that it can work with residents to protect the character for this and future generations.

This Direction is permanent. You will need planning permission for the following works:

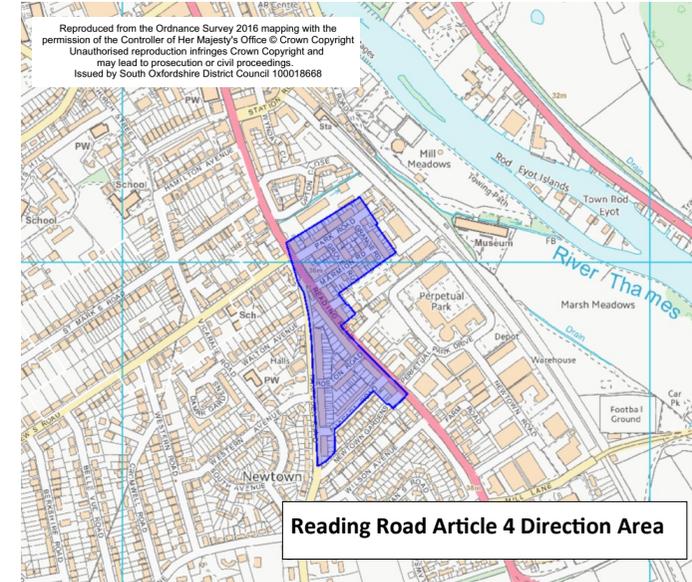


Part 1 of Schedule 2:

- Class A** The enlargement, improvement or alteration of a dwellinghouse
- Class C** Any other alteration to the roof of a dwellinghouse
- Class D** The erection or construction of a porch outside any external door of a dwellinghouse
- Class F** The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the use of the dwelling

Part 2 of Schedule 2:

- Class A** The erection, construction, improvement or alteration of a gate fence wall or other means of enclosure
- Class C** The painting (i.e. any application of colour) of any building or work



For further information or advise please contact the Planning Service or Conservation & Design team at:

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