



Your guide to understanding the Article 4 Direction

St Mark's Road Conservation Area Henley on Thames



History of the area

The St Mark's Road Conservation Area relates to a distinct period of residential expansion following the arrival of the railway to Henley-on-Thames in 1857. The area lies to the south of the main town centre and market place on the incline towards Harpsden Heights. It was developed cohesively in the late 19th and early 20th centuries. Many of the houses date to 1906 and their period of construction accords with other rather eclectic buildings in Henley, such as Norman Avenue and nos. 23-33 Queen Street.

The roads are laid out on a grid pattern and plots are typically long and narrow with generous gardens. The houses are mainly semi-detached and are set back from the road behind hedges or brick walls however there are groups of detached houses occupying double width plots. Whilst the buildings are varied architecturally, they are united by their common building line, by their overall height and bulk (two storeys are the most common) and by their relationship with their largely concealed rear gardens. The historic form of development - frontage house with large garden behind, is a significant local characteristic.

Whilst red brick is the most common material, some of the houses are built out of flint or out of a warm beige coloured Cotswold stone. Roofs are predominantly slate however there are some clay tiled examples and flat lead roofs concealed behind parapets.

In places, carved stone decoration provides individuality along the street scene. Examples in St Mark's Road include heavy window surrounds and carved panels, featuring eccentric designs of birds, mythological figures and foliage in relief. Small gables breaking through the eaves and canted bays add to the general variety. Of note is the survival of many of the original sash windows and original front doors some featuring elaborate designs with stained glass panelling.

The Council designated St Marks Road as a Conservation Area on 16 October 1979.

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 local character or distinctiveness 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 St Mark's Road Conservation Area has a distinct local character. Although the finer details from building to building vary, the collective pattern of the relationship of the houses to the street frontage, the use of low enclosures to 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:

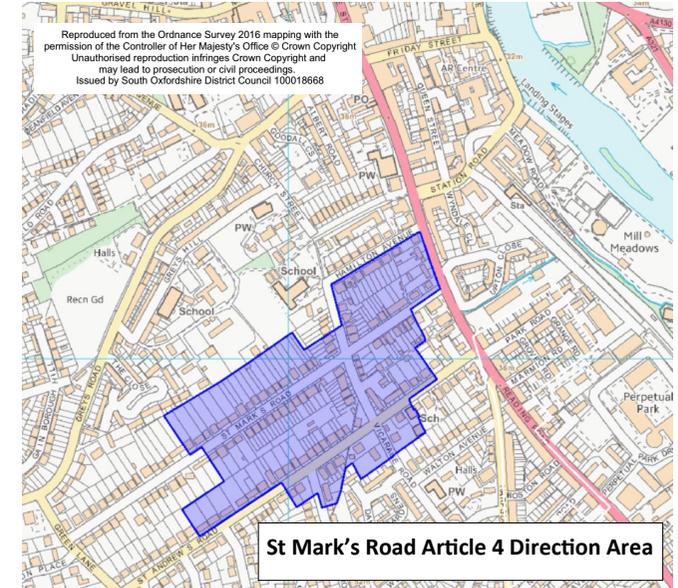


Part 1 of Schedule 2:

- 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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