

## History of Kingsholme Close

Kingsholme Close is a cul-de-sac on the south side of Main Road in East Hagbourne. There are four houses to either side, arranged symmetrically, with a ninth house beyond on the west side. The houses were built in the late 1960s in an Arts & Crafts manner designed by Eric Throssell, a distinguished Buckinghamshire architect. Throssell worked in the Government's Department of Ancient Monuments and Historic Buildings after WWII. He then formed his own practice and, in 2000, he was awarded the MBE for his contribution to conservation and the built environment.

The houses are plain rendered with steep tiled roofs and they have historical references in their planked doors, leaded windows and distinctive chimney stacks. They are remarkable for having survived for 50 years without any significant changes to their uniform appearance. The layout is also important: the first houses are stepped, attracting attention into the Close. Apart from short walls forming an entrance to the Close, the front gardens are open as if fronting onto a village green.

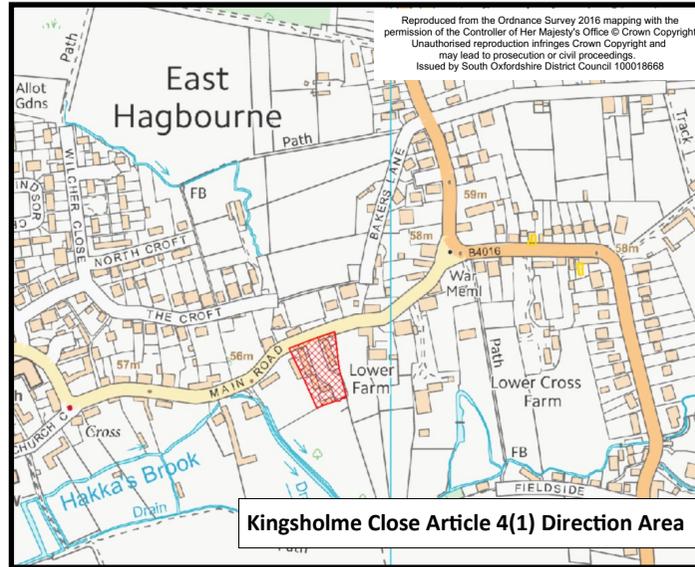
Kingsholme Close is situated within the East Hagbourne Conservation Area, designated by the Council on 16 December 1970.



## 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.



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

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**Your guide to  
understanding the  
Article 4 Direction**



**Kingsholme Close  
East Hagbourne**

## Why is Kingsholme Close suitable for an Article 4 Direction?

Kingsholme Close has a very distinct local character. The surviving buildings are a vivid three dimensional record of a unique moment in the development of the village. Built as a set piece, the houses share a unified style that contribute significantly to the overall character and appearance of the East Hagbourne Conservation Area. Even small alterations to windows, doors and porches can have a very harmful effect on the overall appearance of the group as a whole, while other apparently minor works such as painting the guttering or timber window frames a different colour or putting up fences or other means of enclosure around the attractive front gardens can seriously disrupt the visual harmony.



The Council considered that the best way to ensure that the remaining character is preserved was through the serving of an Article 4(1) Direction. A Direction was therefore approved by the Council and served on 15 February 2017 pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015.

The reason for serving a Direction is not to preserve Kingsholme Close 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 Kingsholme Close where the properties form an attractive group of historic and architectural significance. 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 as defined by the Order:**

### Part 1 of Schedule 2:

**Class A** The enlargement improvement or alteration of a dwellinghouse comprising:

- (a) replacement of windows
- (b) replacement of external doors
- (c) replacement of render; or
- (d) replacement of rainwater goods

**Class C** Any 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** Development consisting of:

- (a) hard surfacing within the curtilage incidental to the enjoyment of the dwellinghouse; or
- (b) replacement in whole or in part of such a surface

**Class G** Installation, alteration or replacement of a chimney

### Part 2 of Schedule 2:

**Class A** The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure where it would front a highway

**Class C** The painting (i.e. any application of colour) of any exterior part of

- (a) the dwellinghouse; or
- (b) other building or enclosure in the curtilage that fronts a highway

### Part 11 of Schedule 2:

**Class C** The demolition of the whole or part of any gate, fence, wall or other means of enclosure where it would front a highway

**The land to which this direction applies is shown on the reverse of this leaflet.**



## 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 within the door frames.  
**Windows:** Applications for replacing of traditional timber windows and doors with uPVC will not be acceptable. We will encourage people wishing to replace existing windows to refurbish the existing casements or seek a like-for-like replacement.

### I need to repaint the render 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 brick or render which front the highway and which have not previously been painted.

### I want to change my roof and replace the existing tiles 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.

### 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](http://www.southoxon.gov.uk/services-and-advice/planning-and-building)

