

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995 (the Order)**

**DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4)
APPLIES**

In respect of land at 28-30 High Road Wanstead London E11 also known as the "Evergreen Site" as outlined in black on the attached plan (the Land)

The London Borough of Redbridge (the Council) is the appropriate authority under Article 4(6) of the Order and the Council is satisfied that the following development should not be carried out on the Land unless permission is granted following a planning application made under part III of the Town and Country Planning Act 1990:

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure – Being development comprised within Class A of Part 2 of Schedule 2 to the Order.

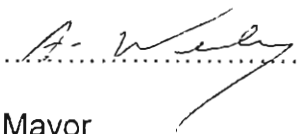
The Council considers that such development would constitute a threat to the amenities of its area, and that the provisions of Article 5(4) of the Order apply.


The Council therefore directs under Article 4(1) of the Order that the permission granted by Class A Part 2 Schedule 2 to the Order, shall not apply to development on the Land.

This Direction is made under Article 4(1) of the Order and, in accordance with Article 5(4) of the Order shall remain in force until 15 August 2002 (being 6 months from the date of this Direction) and shall then expire unless it has been approved by the Secretary of State for Transport, Local Government and the Regions.

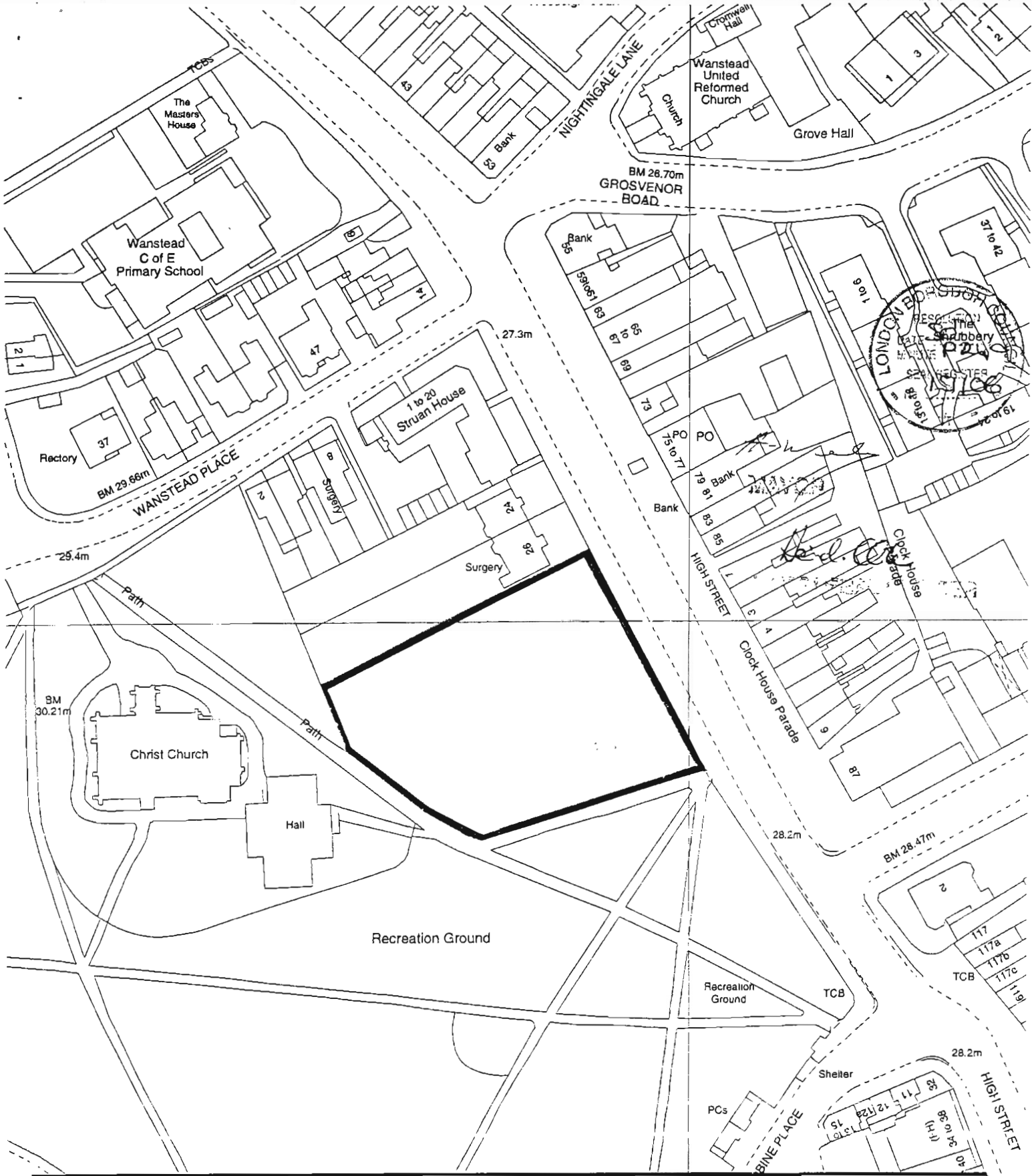
Sealed on behalf of the London Borough of Redbridge
15 February 2002

In the presence of:


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Mayor

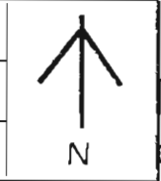

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Chief Legal Officer and Council's Solicitor


SC
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L.B.Redbridge
Article 4 Direction
28-30 High Street, Wanstead
'The Evergreen Site'

Scale: 1:1250
 Date: February 2002
 Drg. No.1



 **London Borough of Redbridge**
 P.W. Clark, M.A., M.R.T.P.I.
 Chief Planning Officer
 Planning Services

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Statement of the Council's Reasons for Making the Order

The land in question is an open undeveloped area of approximately 0.4 ha and is situated in the heart of the Wanstead Village Conservation Area. It is presently surrounded by an open chain link fence which allows views across the site and visually links the adjoining open area of Christchurch Green, a public recreation area, and views towards Christ Church, a grade II* listed building designed by Sir George Gilbert Scott. The land is grassed with trees grouped around the edges of the site and provides a significant contribution to the visual amenity of the locality.

The Council have recently been made aware of proposals to enclose the site with a high, hoarding style fence. Such a development poses a real threat to the amenities of this area as it would dramatically alter the character of the land and its appearance to the detriment of the locality and, in particular, this part of the Wanstead Village Conservation Area.

The Council's Unitary Development Plan Review, allocates the site as local open space, an allocation that has been supported at the recent Unitary Development Plan Public Inquiry. At the Inquiry representations were made against the open space allocation suggesting that a suitably designed scheme could be accommodated on site. The Inspector recommended that the open space allocation should be retained. In the Inspector's view, supported by this Council, incorporating the Evergreen Site completely into the adjoining open space, with its relationship between the delightful open area of the Christchurch Green and the bustling High Street, would represent an opportunity for enhancing the character of the Conservation Area.

The effect of this Direction will be to ensure that the site continues to maintain its open appearance and character, which would otherwise be threatened if, works to erect new fencing or other means of enclosure were carried out. The Direction will allow appropriate consideration of any new fencing or enclosures on the site in order to ensure that they are sympathetically carried out.