

Planning & Development Committee
Monday, 20th September, 1976

P & D 65 /76-77

Public Services Committee
Tuesday, 28th September, 1976

P S 33 /76-77

42-1109

EXTENSION TO CONSERVATION AREA NO.4 (ALBERT SQUARE) (Stockwell Ward)

Community Plan Ref: 1.4.1.1. Page 41 - Conservation areas.

The following report is submitted by the Director of Development:-

1. On 3rd November, 1975 the Planning and Development Committee agreed that Conservation Area No.4 should be extended and instructed the officers to consult with the Greater London Council and other appropriate bodies. Such consultation is a statutory pre-requisite of designation of a Conservation Area.

2. The Vauxhall Society, supported by the Albert Square and St. Stephen's Association, in reply to the above consultation "note that the proposed extension differs slightly from the Society's original suggestion in the omission of numbers 167-185 (odd) South Lambeth Road....Not only do they form an integral and contemporary part of the development (quite distinct in character from other properties on this side of the Lambeth Road) but when viewed from across this road they constitute a most pleasing introduction by way of a 'gateway' into the proposed area. We feel that the possible loss of this gateway should be safeguarded in designating the extension by adoption of the natural boundary of the original development".

3. The reasons for the omission of these few properties from the proposal for extension were explained in the officers' original report, namely that the quality and special interest of the area declined gradually to the west from the apogee of Albert Square in the east, and that wherever the boundary was drawn, there would always be properties immediately outside the boundary which were only marginally less interesting than those inside. The criterion for the definition of a Conservation Area is that it must be in some way architecturally or historically special, and it is felt that the buildings in South Lambeth Road, which have suffered alterations, do not differ sufficiently from the general run of other buildings in the neighbourhood to be regarded as special.

4. The Vauxhall Society's reply to this point is that the alterations occurred some years ago "and in itself constitutes a development of some historic interest. In addition, these five shops, together with the 'Canton' Public House form a most useful group providing a good range of 'convenience' foods, the retention of which should be encouraged".

5. Whatever the utility of these shops, it is no proof of their architectural or historic interest, which is the criterion for designation of a Conservation Area. The boundary proposed by the officers, and the further extension required by the Vauxhall Society is shown on drawing UD/CON/107A.

6. The Greater London Council's reply to the statutory consultations is that the extension shown on drawing UD/CON/107B is welcome, and that the Greater London Council considers that the boundaries proposed constitute a satisfactory designation of the area. The statutory consultations having been completed, the designation should now be advertised.

Planning and Development Committee

RECOMMENDATIONS: (1) That the previous decision of Committee be confirmed; that the area shown on drawing UD/CON/107B be designated as an extension to Conservation Area No.4 (Albert Square); that this decision be advertised as required by law; and that the Secretary of State be informed accordingly.

(2) That the general policy relating to Conservation Areas, approved by the Committee in August, 1968 and July 1971 be applied to this area.

For decision

Public Services Committee

RECOMMENDATION: That the general policy relating to Conservation Areas approved by the Committee in August 1968 and July 1971 be applied to this area.

For decision
