

We have accordingly approved in principle the proposed road alignments shown coloured red on the displayed plans, which will be referred to the GLC for that Council's observations.

\*14.2. DESIGNATION OF FURTHER CONSERVATION AREA IN THE BOROUGH: CA17

Circular 46/73 entitled "Conservation and Preservation Local Government Act 1972" announced a new approach to conservation. The Circular quotes a speech by Lord Sandford in the House of Lords on 31st January, 1973:

"We need full and firm conservation policies. Past and present conservation work has concentrated upon areas of exceptionally important landscape and historic townscape. Steps are taken to conserve buildings of high architectural merit or historic importance. But the new approach must be broader than this. It can be realised within the present plan-making procedures. It should take account of the growth of public opinion in favour of conserving the familiar and cherished local scene. It should also have care for the conservation of existing communities and the social fabric, wherever public opinion points clearly towards it. Conservation of the character of cities ought more strongly to influence planners at all stages of their work; conservation of the character of cities should be the starting point for thought about the extent of redevelopment needs; and conservation of the character of cities should be the framework for planning both the scale and the pace of urban change".

The fourteen Conservation Areas already designated represent those eighteenth and early nineteenth century areas in the Borough which are of obvious architectural or historic interest. The community plan 1973-8 (reference 1.3.1.0.) anticipated considerable activity in further designations. In pursuit of the criteria suggested by Lord Sandford, such as the growth of public opinion in favour of conservation, further areas have been examined as subject for conservation.

A Conservation Area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This is in contrast to the preservation of buildings of architectural or historic interest which is provided for by separate powers. The study of one area has been completed; and an analysis of its character and appearance follows.

Before it can be designated as a Conservation Area, the Greater London Council must be consulted. When this has been done a further report will be submitted reporting the views of the GLC and recommending policies to be followed in the Conservation Area.

## PLANNING AND DEVELOPMENT

### Northbourne Road Conservation Area CA.17

The area includes Northbourn Road, West Road, Park Hill and part of Clapham Park Road and is shown on Plan No. UD/CON/166A. Part of Clapham Park Road was the subject of a previous report following emergency action to stop demolition.

The area is characteristically typical of the mixed development and redevelopment in fragmented units which is a common feature of much of Lambeth's history. The area contains in Clapham Park Road some typical examples of development of the 1820's along the Borough's main roads, followed by the similar development of the 1840's in Park Hill, and infill of the back land in Northbourne Road and West Road of the 1860's. In Park Hill there are also later Edwardian villas and modern conversions, modernisations and infill.

We recommend -

(1) That, subject to the observations of the Greater London Council, the Council designate under Section 277 of the Town and Country Planning Act 1971 the area shown on plan No. UD/CON/166A as a conservation area, and inform the Secretary of State for the Environment accordingly.

(2) That following designation, directions be made under section 8(2) of the Town and Country Planning (Amendment) Act 1972 to control the demolition of the buildings in the proposed conservation area indicated on plan No. UD/CON/167A; and submitted to the Secretary of State for the Environment for approval.

### 14.3. GENERAL BUSINESS

The Committee also transacted general routine business and dealt with one matter of detail concerning the Oval Redevelopment.