

December 1982

MINET ESTATE, CONSERVATION AREA 25 EXTENSION (Vassall Ward)

This/ report is submitted, 'by the Director of Town Planning and Economic Development,

RECOMMENDATIONS

Town Planning Committee

1) That the Committee approve the extension of the existing Conservation Area No. 25 (Minet Estate), as shown on Plan No. TJD/CON/209B, under Section 277(0) of the Town and Country Planning Act 1971 as amended by Section 1 of the Town and Country Amenities Act 1974.

2) That the Director Of Administration and Legal Services "be authorised to advertise the above extension and to notify the Secretary of State in accordance with Section 277 (6) and (7) of the Town and Country Planning Act 1971 as amended by the 'Town and Country Planning Amenities Act 1974.

For decision

1. Policy considerations

- 1.1 In March 1981 the Committee approved the Strategy for Future Designation of Conservation Areas in the Borough. The extension proposed in this report is referred to as an Area of Conservation Potential in this approved strategy.
- 1.2 The designation and extension of Conservation Areas is referred to in Lambeth Policies and Programmes, (1980), Vol. 1, Section 1.4.1.1, 1B, p.52.
- 1.3 Policy ULI of the Development Plan states that "*The Council will consider designation of 19th Century residential estates, many of which illustrate the historic movement of the middle and lower-middle income groups from London outwards.*"

2. Legal considerations

- 2.1 Section 277(1) of the Town & Country Planning Act 1971, as amended. by the Town & Country Amenities Act 1974 states that *"every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas as designation areas"*.
- 2.2 Subsections (6), (7) and (9) of the same Act refer to the provisions for notifying the Secretary of State, advertising and registering the designation of such areas; respectively.

3. Consultations

- 3.1 Following proposals for the designation of the Angell Town Conservation Area (designated in June 1960), the Brixton Society stated that Loughborough Road should be included in the designation. It was explained to the Brixton Society that Loughborough Road should be considered as an extension to the Minet -Estate C.A. (which is the subject of this report).
- 3.2 The conservation areas Advisory Committee have said that they welcome the proposals of this report.
- 3.3 Under the provisions of the Local Government, Planning and Land Act 1960, subsection (5) of the Town & Country Amenities Act ceases to have effect and accordingly, London Boroughs are not now required to consult the Greater London Council prior to designation or extension of C.A.s.

4. Financial, Staffing and Racial considerations

- 4.1 There are no financial, staffing or racial considerations arising from this report.

5. Tenure

- 5.1 Due to the small size of the area, information from the Census Enumeration Districts data does not describe accurately the tenure of the proposed extension, However, the following information can be submitted as representative. Virtually all the properties in the proposed extension area are Council owned and provide rented residential accommodation. Approximately two thirds of the properties are rented as single family houses, and one third have been converted and are rented as flats.

6. Detailed Considerations

- 6.1 The proposed area lies between the existing C.A.s No. 25 (Minet Estate) and No. 50 (Angell Town). It includes the following parts:
- 6.2 Nos. 1a, 1-21, 29-61 and 16-102 Loughborough Road. These properties term email terraces of two storey and pairs of semi detached four storey slid 19th Century houses; some with small shops, on ground floor. These are Council owned properties which were rehabilitated, in 1980. Nos. 65 to 69 (odd) are

included in the Akerman Road redevelopment area (unprogrammed). Nos. 16 - 30 (even) Loughborough Road are listed as of special architectural and historic interest by the DoE.

No. 56, formerly listed, an important mid 19th Century villa, was gutted by fire and was subsequently deleted, from the statutory list.

This part includes the Loughborough Hotel, an impressive Victorian Public House in very good Condition.

- 6.3 Nos. 1-35 (odd) and 4-20 (even) Evendale Road, a residential street of small mid 19th Century terraced houses rehabilitated by the Council in 1975.
- 6.4 Nos. 1 - 19 (odd) Wiltshire (Fiveways) Road, an important residential group, rehabilitated by the Council in 1977.
- 6.5 The character of the proposed extension is that of a small scale Victorian residential area with a number of original mid 19th Century small shops. Although it is not part of the original, Minet Estate Development, it is contemporary and complements the character of that Estate which was designated a Conservation Area in July 1980, shortly before the completion of the rehabilitation of the proposed extension area.

SUmABT

This report recommends the extension of the existing Conservation Area No 25 (Kinnet Estate), to include the area Bhowri on plan No UB/CON/07 L.