

TOWN PLANNING COMMITTEE  
1st September 1981

T.P. /81-82

AMENITY SERVICES COMMITTEE

A.S /81-82

PROPOSED EXTENSION TO CONSERVATION AREA NO. 29 (LARKHALL)  
(STOCKWELL VARD)

Lambeth Policies and Programmes Ref (1960 Edition) Vol 1. Section 1.4.1.1

This report is submitted by the Director of Town Planning.

SUMMARY

This report recommends the extension of the existing Conservation Area No. 29 (Larkhall), as shown on plan No. UD/CON/216B.

RECOMMENDATIONS

Town Planning Committee

1. That the Committee approve the extension of the existing Conservation Area No. 29 (Larkhall) as shown on plan in)/GON/216B, under Section 277 (I) of the Town and Country Planning Acts 1971 as amended by Section 1 of the Town & Country Amenities Act 1974.
2. That the Director of Administration and Legal Services "be authorised to advertise the above designation and to notify the Secretary of State in accordance with the provisions of Section 277 (6) and (7) of the Town and Country Planning Act^1971 as amended by the Town & Country Amenities Act 1974.

For decision Amenity Services Committee For information

1. Policy Considerations

- 1.1 In March 1981 the Committee approved the Strategy for Designation of Conservation Areas in the Borough. The extension proposed in this report is referred to as an area of Conservation potential in the approved strategy,
- 1.2 The designation and extension of Conservation Areas is referred to in Lambeth Policies and Programmes (i960) Vol. 1 Section 1.4.11.

2. Financial, staffing and race relations considerations

There are no financial staffing or race relations considerations associated, with these proposals.

3. Legal Considerations

- 3.1 Section 277 (I) of the T & C. P. Acts 1971-74 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 Conservation Areas".
- 3.2 Subsections (6), (7) and (9) refer to the provisions for notifying the Secretary of State, advertising and registering the designation of such areas respectively.

#### 4. The proposed Conservation Area

The proposed extension includes the following parts: -

- i. The south side of Lansdowne Way, between Priory Grove and Wandsworth Road. This part comprises the All Saints and St. Barnabus Church Hall which is a listed building, the Lansdowne School complex and the Priory Arms Public House. The main historic and environmental contribution however is made by the residential terraces which include a variety of types of 2-4 storey early/mid 19th Century properties, built at successive stages matching a character and forming an interesting informal composition.
- ii. 559-545 Wandsworth Road, an unusual example of mid Victorian Gothic-type building, which marks the corner between the residential development on Lansdowne Way and the mixed development on Wandsworth Road (Listed Grade II).
- iii. The mixed residential/Commercial development on the east side of Wandsworth Road between Lansdowne Way and Southville. Although some of the buildings in this part have been altered much of the original character of the street has been preserved. Most of the original shop fronts have been changed but many important characteristics have survived to guide future modernisation in a way which could restore the general character of the area.
- iv. Small residential and other properties off Wandsworth Road Suitable rehabilitation of these properties for residential and light industrial use could complement the preservation of the character of this area.
- v. 555-557 Wandsworth Road a mid 19th Century pair of Ionic style, on the north east corner of Wandsworth Road and Lansdowne Way (Listed, Grade II).

#### 5. Consultations

- 5.1 The DoE have recently inspected various areas in Lambeth, with a view to selecting buildings suitable for grant aid under Section 10 of the T & C. P. (Amendment) Act 1972.
- 5.2 The DoE officers informally expressed the view that applications for grant aid for properties in the proposed extension would "be considered favourably if the area were designated a Conservation Area.

#### 6. Tenure

From the relevant Enumeration Districts and the 1971 Census information, the details of tenure and population for the proposed area are deduced as follows: -

Total population:	177
Households:	(Owner Occupied 8
	(Rented furnished 11
	(Rented unfurnished 45
	(Council owned 6

#### 7. Designation

The Director of Town Planning is of the opinion that the existing Conservation Area No. 29 (Larkhall) be extended as shown on Plan No. UD/CON/216B.