

Town Planning Committee
Friday, 1st July 1983

TP 27 /83-84

Amenity Services Committee
Wednesday, 15th June 1983

AS 24 /83-84

EXTENSION TO CONSERVATION AREA NO. 29 (Larkhall and Stockwell Wards)

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, 29 (Larkhall) as shown on plan No. UD.55.1, under Section 277(l) of the Town and Country Planning Act 1971 as amended by the Town and Country Amenities Act 1974.
- 2) That the Director of Administration and Legal Service's be authorised to advertise the above extension 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 and Country Amenities Act 1974.

For decision

Amenity Services Committee

For information

1. Policy considerations

1.1 In March 1981 the Committee approved a "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 that strategy,

1.2 The designation of new and extension of existing Conservation Areas is a working Council policy which was stated in the Lambeth Development Plan 1981 and is being incorporated in the revised LDP now under preparation.

2. Previous decisions

2.1 During the proposals stage of the extension of Larkhall Park, the Committee was considering proposals to include the area in question in that open space, in two phases: Phase 2D(i) which comprised the northern half of the area and phase 2D(ii) with the southern part.

2.2 In February 1980 the Town Planning Committee (TPC14) and the Amenity Services Committee (ASC7) decided to exclude phase 2D(i) from the extension of the Larkhall Park Open Space.

2.3 In March 1982, following consultation with local residents, the Town Planning Committee (252/81-82) and the Amenity Services Committee (AS180) decided to exclude also the remaining part of the area (phase 2D(ii) from the same open space extension.

2.4 The existing CA 29 was originally designated In June 1981.

3. Financial considerations

3.1 Lambeth is receiving grant aid from the Department of the Environment, on an annual basis, under Section 10 of the Town & Country Planning Act 1972, for Conservation schemes. Both I*BL and privately owned properties may be eligible for restoration grants under this scheme. The DoE have informally expressed the view that applications for restoration grants for properties in the proposed area would be considered favourably if the area were designated a Conservation Area. (See report TP 25/85-54 on this agenda).

3.2 There are no other financial considerations associated with the recommendations of this report,

4. Staffing and race-relations considerations

4.1 There are no staffing or race relations implications stemming direct from the recommendations of this report.

5. Legal considerations

5.1 Section 277(l) of the T & CP 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."

5.2 Subsections (6), (7) and (9) of the same Section refer to the provisions for notifying the Secretary of State, advertising and registering the designation of such areas respectively.

6. The proposed CA extension

6.1 Architecturally and historically the proposed area forms a natural continuation of the existing CA No. 29 (Larkhall). The reasons for its exclusion from the original designation are set out In Section 2 of this report.

6.2 The majority of the buildings in the proposed extension are early-mid 19th Century small scale terraced houses. Although many have been altered, much of their architectural character remains or is easily restorable.

6.3 Apart from the architectural merits of the properties, desirability to retain the area stems from the area's unified character as an early-mid 19th Century residential entity, its intimate scale and its visual suitability to provide a pleasant and attractive boundary to the park on the eastern side.

7. Consultations

7.1 At the Larkhall Park Public Meeting on 8.10.1980, the Larkhall Park Action Group made representations for the exclusion of the proposed area from the park.

8. Tenure

8.1 The statistics for the Enumeration District in which the proposed area lies (1961 census) are:

Households:

Owner occupied	23%
Council owned	19%
Housing Associations	11%
Private rented furnished	12%
Private rented unfurnished	55%