

**LONDON BOROUGH OF LAMBETH
CONSERVATION & URBAN DESIGN OFFICER REPORT**

Date: 24th May 2001

Urgent Extension to Larkhall Conservation Area

Review of Existing Conservation Areas and their boundaries and the designation of new and extended Conservation Areas: Proposed extension to the Larkhall Conservation Area (CA No. 29) (Stockwell Ward): Purpose to designate an extension to the Larkhall Conservation Area (CA No. 29).

1. Context

- 1.1** The function of the planning system is to regulate development and use of land in the public interest. The best of the Borough's built and landscaped environment can be valued and protected as part of this regulation through the designation of new conservation areas or the extension of existing ones. The enduring quality of these areas adds to the quality of life of the residents by protecting and enhancing the local scene and sustaining the sense of local distinctiveness and civic pride.
- 1.2** Existing Conservation Areas and their boundaries are currently being reviewed by the Council, in accordance with Planning Policy Guidance (PPG15) (sec. 4.3) issued by the Department of National Heritage and the Department of the Environment in September 1994, and Conservation Area Practice issued by English Heritage in October 1995. The importance of preserving and enhancing the character and appearance of areas of historic or architectural interest and setting high standards of design for new development in and around these areas is also a key policy contained within the Unitary Development Plan. Policy CD1 states that the Council will consider whether Conservation Areas should be extended or new ones designated in areas of special architectural or historic interest, the character of which is desirable to preserve or enhance.
- 1.3** A strategy for the review of existing conservation areas and the designation of new conservation areas was approved by the Environmental Services Committee on the 21st July 1997 (Ref.: ES 55/97-98). That report set out a methodology of the review based upon six main elements that include the inclusion of buildings of historic interest, which were not recognised at the time of the original designation. This report identified three approaches for implementing this review: development pressures, pressure from local residents and a geographical basis starting with conservation areas in the north of Lambeth and currently focusing on the southern half of the borough.
- 1.4** The Larkhall Conservation Area was designated in June 1981 and was extended in July 1983. It originally included the early-mid 19th c surviving houses in a square along Larkhall Lane, Lansdowne Way and Priory Grove, the Larkhall Lane houses being opposite the Angell Arms. A 1983 extension added houses in Larkhall Lane further south, and property in Lansdowne Way to the west.

- 1.5** The Angell Arms Binfield Road is an attractive stuccoed early-mid 19th century public house with a parapet roof and surviving upper floor margin light windows. The earliest map showing the building dates from 1868, but it may be earlier perhaps from the 1850's. In style it is characteristic of the first (earliest) period of 19th century pub construction. Its construction would have been contemporary with the first construction of houses in the Larkhall Lane and would originally have been intended to be a local landmark in the urban landscape.
- 1.6** The houses to the rear of the pub were demolished a number of years ago – to make way for Studley Estate developed by the local authority in the 1950's. At that time the Angell Arms was preserved from development. The Angell Arms now faces onto Larkhall Lane at its north end close to the junction with Lansdowne Lane. It has an attractive front entrance facing onto the street corner. It clearly belongs visually to Larkhall Lane and makes a significant contribution to the streetscape of Larkhall Lane.
- 1.7** In 1981 the Conservation Area boundary was drawn along the middle of Larkhall Lane incorporating solely properties on the west side of this road, omitting to include this public house which is a key landmark at the eastern corner of this historic quarter.
- 1.8** The Council considered a development proposal for the site involving substantial extension to the building. It was resolved to refuse this because of the detrimental impact of the scheme on both the pub building and the character of the adjacent Larkhall Conservation Area. The applicant took the matter to Appeal and lost. In the decision letter, the Inspector acknowledged that the Angell Arms contributed to the character of the Conservation Area. The applicant has now proposed the demolition of the pub as works outside planning control. This would have the undesirable effect of permanent removal from the urban landscape of a traditional landmark building and use. Inclusion of the Pub into the Conservation Area would enable control over demolition and facilitate the protection of the building, ensuring that development on the site related to the local area's character and appearance.
- 1.9** It is therefore proposed to include within the Larkhall Conservation Area, the Angell Arms Binfield Road.
- 2.0** **Consultation:** Legal advice has been taken on this proposal and there is no adverse comment. English Heritage have been consulted and they are expected to write in support of the proposal in due course. Some consultation on the future of the Angell Arms has taken place through the recent planning application and ensuing appeal process. Because of the risk to the demolition of the Angell Arms, it is considered inappropriate at this time to further consult the public on the specific issue of Conservation Area designation. However public consultation will be carried out shortly as part of a proposal to add two further small extensions to this Conservation Area (in the vicinity of Wandsworth Road). This consultation to be carried out at this time will include reference to the desirability of inclusion of the Angell Arms in the CA. At this time, depending on the results of consultation the Conservation Area, its boundaries could be amended to take out any part of the

previously designated area. In summary, arrangements are in hand for a consultative process over the inclusion of this site in the Conservation Area.

3.0 **Effects of Designation:** Under the Town and Country General Development Order 1995 (the GDO) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), conservation area designation has a number of practical implications for the area. These are outlined below:

- (i) Designation would take effect on the date of the Council's resolution to agree to the recommendations in this report.
- (ii) Conservation Area Consent is required to demolish buildings within a conservation area (section 74 of the Act).
- (iii) Consent for all advertisement hoardings, temporary or permanent, is required.
- (iv) The Council must be informed of all works to trees within a conservation area 6 weeks in advance to give time to issue a Tree Preservation Order, if required.
- (v) The design quality of all new development in a conservation area is important. Planning Policy Guidance: Planning & the Historic Environment (PPG 15) and Section 72 of the Act state that all development is required to preserve or enhance the character or appearance of the conservation area. PPG 15 goes on to state that new buildings should respect their context, as part of a larger whole which has a well established character and appearance of its own.

4.0 Procedure after Designation: Following the approval of the report a number of actions would be undertaken:

- i) The owners of the property within the area effected by the extension of the conservation area would be informed in writing of the designation, which would also be advertised in the local press and the London Gazette.
- ii) English Heritage and the Borough Land Charges section would be notified of the decision.
- iii) The production of character statement and design guidance for the conservation area with its revised boundaries would be reported to Committee for approval as resources permit.

5. Legal Powers and Advice

5.1 The Planning (Listed Buildings & Conservation Areas) Act 1990 gives the Council power to review existing conservation areas and their boundaries - Section 69 (2) states that: "It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas: and if they so determine, they shall designate those parts accordingly".

5.2 Section 69 (4) states that: "The designation of any area as a conservation area shall be a local land charge."

5.3 Section 70 (5) of the Act states that the Local Planning Authority (LPA) should publish notice of any designation, variation or cancellation with

particulars of its effect, in the London Gazette, and in at least one newspaper circulating in the area of the LPA.

- 5.4 Section 71 (1-3) of the Act identify future duties on the Council associated with a designation stating: "(1) It shall be the duty of a LPA from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are conservation areas. (2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate. (3) The LPA shall have regard to any views concerning the proposals expressed by persons attending the meeting."
6. **Environmental Implications:** The designation of this extension of the Larkhall Conservation Area provides the Council with additional development control powers to protect and enhance this small area. It also places a duty on the Council to include this area within a plan outlining the aims of preserving and enhancing the conservation area as a whole.
7. **Financial Implications:** Approval of the recommendations will result in the expenditure of about £50 for advertising the designation in the South London Press and the London Gazette - the Planning Division Business Unit holds the requisite budget.
8. **Staffing and Accommodation Implications:** There are no direct staffing implications as a direct result of this report. The duty to prepare public design guidance and enhancement schemes is already a part of the conservation team's future work programme.
9. **Equal Opportunities:** The preservation of the public house will potentially benefit a range of users from a diversity of social groups as well as the amenity of local residents.
10. **Background Documents:** Planning (Listed Buildings & Conservation Areas) Act 1991. DoE & DNH (now DCMS)- PPG 15: Planning & the Historic Environment (September 1994). English Heritage: Conservation Area Practice (October 1995): Conservation Area Appraisals ((1997).
11. **Audit Trail**

Deadline: 30th May 2001

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Consultation with other Officers/Directorates:

Head of Planning (PH) 23rd May

Development Control (LB/SB) 24th May

Legal service (Sharpe-Pritchard) 24th May