

**Designation of the proposed Leigham Court Road Conservation Area (CA No.60)
(Streatham Wells Ward)**

Report by: Lambeth Planning, CE's Department

Formal internal consultation: Legal Services, Lambeth Planning and Streatham Wells Ward members.

External consultation has taken place with the Streatham Society, Streatham Town Centre Manager, English Heritage and all occupiers within the proposed Conservation Area boundary-Deemed clearance: Lambeth Planning

Authorised for submission by Les Brown, Assistant Director of Planning

Contact for inquiries: Antonia Powell, 020 7926 1217 **PURPOSE**

To designate the Leigham Court Road Conservation Area (CA 60) and its boundaries.

RECOMMENDATIONS

- (1) That the Committee approves the designation of the Leigham Court Road (North) Conservation Area, under section 69 of the Planning (Listed Building & Conservation Areas) Act 1990.
- (2) That the Committee approves the detailed boundary of the area as shown on the attached plan DES/PP/542
- (3) That the Committee approves the renaming of the existing Leigham Court Road Conservation Area - the new name being Leigham Court Road (South) Conservation Area.

1. Relevant Corporate Themes

- **A clean borough. A green borough.**
- **Good homes, strong communities,** low crime.

2 Context

2.1 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.

2.2 Existing and potential conservation areas are currently being reviewed by the Council in accordance with guidance contained within Planning Policy Guidance (PPG15) issued by the Department of National Heritage and the Department of the Environment in September 1994, Conservation Area Practice (English Heritage, 1995) and Conservation Area Appraisals (English Heritage, 1997). 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 adopted in 1999. 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 it is desirable to preserve or enhance.

2.3 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). 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 the borough. Since 1997, 12 new conservation Areas have been designated (Lambeth Walk, Mitre Road, Poets Corner, Clapham High Street, Westow Hill, Rush Common & Brixton Hill, Peabody Estate Herne Hill, Oaklands Estate Clapham and Streatham High Road & Streatham Hill, Sibella Road, Albert Embankment and Vauxhall Gardens). The boundaries of 12 existing conservation areas are also being reviewed for appropriate extensions/partial de-designations.

3, Character appraisal for the Leigham Court Road (North) Conservation Area

3-1 A detailed assessment of the proposed Leigham Court Road (North) Conservation Area has been completed in accordance with the guidance referred to in paragraph 2.2. This assessment is important both for the purposes of providing a sound basis for designation, for the Unitary Development Plan and development control purposes, as a defensible tool at appeal, and also as an aid to the formulation of proposals for the preservation or enhancement of the character or appearance of the area. The assessment of the area's character is derived from the different elements that contribute to its special character. These criteria include:

- (i) the origins and development of the topographical framework;
- (ii) the architectural and historic quality, character and coherence of historic buildings and their style and materials, and the contribution they make to the special interest of the area;
- (iii) the contribution made by green spaces, trees, hedges and other natural elements to the character of the proposed conservation area;
- (iv) the relationship of the built environment to the landscape including significant landmarks, vistas and panoramas;
- (v) the extent of loss, intrusion or damage i.e. the negative factors which have exerted a detrimental impact upon the character and/or appearance of the historic area;
- (vi) the existence of neutral areas;

4. Justification

4.1 Origins and development of the topographical and historical framework

Leigham Court Road

Leigham Court Road was laid out in 1839 by Beriah Drew, a wealthy solicitor originally from Bermondsey, who had moved to Streatham. Drew saw the development possibilities of the area and in 1838 he purchased Mount Nod Farm from the estate of Lord Thurlow, the late Lord of the Manor of Leigham.

Mount Nod Farm was Streatham's largest farming estate occupying an area of some 260 acres and with origins dating back to 1340 when it was owned by the monks of Bermondsey Abbey. It is thought that the farmhouse probably stood close to the junction of Leigham Avenue and Conifer Gardens.

According to the 1841 census Beriah Drew and his family lived at Towns End a large house on the Streatham High Road at the junction of Becmead Avenue while the 1841 census also records Mount Nod Farm as having 18 entries marked as Not Known. This suggests the building may have been occupied by itinerant labourers at this time. The development of Leigham Court Road was underway in 1843 when Beriah Drew built Leigham Lodge and Mount Nod Farmhouse stood until the 1850's when its was replaced by a large mansion known as Leigham House. Leigham House was in turn demolished in the 1920's.

Little development occurred after the building of the two houses until the opening of Streatham Hill Station in 1856 and Streatham Station in 1868 made the area accessible to those who worked in the city. Development of the area began in earnest and during this time the family firm of George Trollope and Sons constructed seventeen or more houses along Leigham Court Road.

London expanded rapidly during the 19th century as new railway lines were opened. In the later 19th century large houses with valuable grounds came under mounting pressure to be developed and during this time many were demolished and the sites sold off for building. The expansion continued into the twentieth century when the leafy avenues and open spaces, made this particular part of Streatham highly desirable.

The Northern end of Leigham Court Road, towards Streatham Common, was known as St Julian's Road until 1902.

Leigham Avenue.

Leigham Avenue is one of Streatham's earliest roads. The avenue began as a farm track leading to Mount Nod Farm. On the north side of Leigham Avenue, included in the proposed Conservation Area are a number of small houses which were originally the service cottages of the large villas and mansions on Leigham Court Road.

4.2 Townscape features, setting and landscaping

The proposed Conservation Area is situated on a gently undulating site with Leigham Court Road rising steadily uphill towards the northern end of Streatham Common, Norwood and Crystal Palace beyond.

Large houses set in generous gardens typify the properties in this particular proposed Conservation Area. The houses within the proposed Leigham Court Road (North) Conservation Area are all well set back from the road and most with forecourts enclosed with tall gate piers and walls. The original building plots to be seen on the OS map dated 1894-96 can still be identified although virtually all have been reduced in size to allow further development.

The area has a distinctly leafy and suburban feel. This is engendered by the width of Leigham Court Road, mature street trees and shrubs, and soft landscaping which appears in some of the front gardens of the houses. The impression is heightened by the large plot sizes and from the glimpses of mature rear gardens through the gaps between detached buildings and semi-detached pairs,

An interesting feature of the proposed Conservation Area which is not visible from the Road is the square of greenery centred on the bowling green to the rear of Nos. 47 and 49- The proposed Conservation Area also benefits from the densely wooded banks of the railway cutting that boarder the northern side.

When viewed from the garden front these impressive houses give the impression of comfortable privacy and of Arcadian suburban greenery and tranquillity.

4.3 Architectural and historic quality of the buildings, their style and materials

Leigham Court Road - North Side - Nos. 39-55 and Nos. 73, 73a, 75 and 75a. No.

39 and 43

No. 39 was formerly known as Bankside and is one half of a semi-detached pair of properties. No 43 originally known as Hillside is the other half of this symmetrical pair, Dating from the early 1860's these houses are characterised by a full height return gable with decorative bargeboards and each with a pair of pitched roof triangular dormer windows. The front elevations are of yellow stock under steeply pitch slate roofs and have deeply recessed front doors on the upper ground floor.

The first recorded resident of No. 39 was George Downes a silk manufacturer while at No.43 lived John Dennis, an editor and writer, with his family.

Today the front gardens have had tarmac laid as hard standing and there are a variety of mature trees including Lime. Robinia Fresia and an unusual Contorted Willow.

No. 45

This building is a late twentieth century four storey apartment block built of yellow brick and which echoes the scale and building line of the mid Victorian Villas. South Lodge stands on the site of a villa known as Easdale - the home of Walter Pratt from 1884 to 1892. To the rear of the building is a Synagogue built as part of the same

development as the present No.45. In the back and front garden stand two majestic Horse Chestnut trees.

No. 47

The earliest resident of No 47 is recorded as Henry Fawcett who lived here in 1866 when the house was known as Ellenbank. No. 47 Leigham Court Road has a strong symmetrical facade centred on an imposing front entrance door. This four storeyed house has a semi basement, first, second and attic floor with three dormer or lucarne windows set into the eaves. Built in yellow stocks the facade is enlivened with white painted bands and decorative brackets under the deep eaves. There is a pitched slate roof which is terminated on either side by handsome chimneystacks- Records also show that in 1868 the house was known as the Laurels and was occupied by John Wilkinson the owner of Dining Rooms in Gracechurch Street. To the left hand side of the house stands the original two-storey coach house with two pitched dormer windows. The front garden has a mature Holm Oak and hard standing has been laid as car parking.

No. 49

Formerly known as St Margaret this dramatic mansion was built in the early 1860's. From 1896 to 1924 the house was the home of William Raymond Axtens, partner in the well-known department store of Quin and Axtens in central Brixton. Today this ivy-clad house is used by the Streatham Constitutional Club. Founded in 1905, the club moved to this distinctive building in 1929 and is a well-known local landmark,

The central house has a symmetrical front elevation with two side wings and stands over four floors with a semi basement and attic floor. The front door is flanked by canted bays which rise from the lower ground to the upper ground floor. The main elevation is enlivened by a central bay capped with a single pointed turret. The arched first floor windows are fronted by a solid stucco balustrade and the attic floor has two half dormer which cut through the generous Ivy clad eaves.

No. 50-53

Streatham Close formerly known as the Clevedon Private Hotel. This building is a fine example of 1930's "Stockbroker Tudor" and typifies the glamorous well appointed residential development so characteristic of Streatham High Road. Built between 1933 and 1940 the four storey front elevation has a dramatic half-timbered triple gable over a handsome Tudor front entrance. The black and white central bay contrasts with the heather brick of the rest of the elevation. To the front within the landscaped foreground stand purpose built garages while to the rear is the original pool and garden, enticing facilities for prospective leaseholders of the 1930's. To the back of the Tudor entrance building run apartment blocks with dramatic moderne style cream rendered full length balconies at each floor. The development has handsome manhole covers throughout bearing the name T. Crapper & Co. Chelsea, London. To the front within the landscaped foreground stand purpose built garages while to the rear is the original pool and garden, enticing facilities for prospective leaseholders of the 1930's. Within the grounds the trees include a massive Horse Chestnut, a handsome Lime, Holm Oak and a mature Cherry.

No. 55

Formerly known as Court Green. This imposing house dates from the early 1860's. Records show that, amongst other dignitaries, in 1903 this was the home of George

Randall Higgins a partner in the large Peckham department store of Jones and Higgins.

The construction is of pale grey brick with a pair of full height canted bays on either side of a central front door. The bays incorporate large double hung sash windows and are in contrasting white painted stucco. The front door is set within a deeply recessed entrance and the shallow pitched slate roof has rolled lead ridges and white stucco chimneystacks.

To the left of the main house stands the original coach house with two large entrance stone capped piers which mark the entrance to the cobbled service yard.

At the front of the house is a generous front drive with hard standing and planting. The original front boundary piers and pier caps stand at the entrance to the property along with a group of mature trees including a mature Ilex, Horse Chestnut and a London Plane along the North West boundary.

Today this house is occupied by Beechwood School. No.

73 and 73a

Formerly known as Fanfury. This solid, low two-storey house dates from circa 1870 and is identified by a striking stepped return gable with finials over the right hand bay. The house is built in stock brick with stucco highlights under a low pitch roof. The front door is of particular note with a splendid cantilevered arch canopy incorporating a wealth of fine decorative details over the entrance door. The windows have a baronial feel with heavy stone tripartite mullions and transoms with gentle Tudor arches while above the front right hand bay is a castellated parapet. The original one over one timber sash windows are in situ.

The original coach house stands to the right of the main house and both are set well back from the road behind a generous front garden and drive. Today the front area is laid to grass and hard standing for cars. The front boundary is a low red brick wall with late twentieth century pier caps.

No. 75 and 75a

Formerly known as Eastbury and Coach House built in 1870. This is a serious double fronted mansion built over four floors, in stock brick with stucco decorative details and set under a gently pitched hipped slate roof. The design of the front elevation is symmetrical with a centrally placed front door set well back between a pair of deep canted bays. The bays extend from the half basement up to first floor. An entrance porch is created by bridging the bays with a handsome Italianate arch embellished with stucco and which creates a balcony at first floor level. Under the deep eaves are smaller windows indispersed by large decorative brackets set within a stucco band. The original windows are single painted vertically sliding timber sashes with bold stucco key devices.

The original coach house to the left-hand side of the mansion retains its original form although late twentieth century windows have been installed.

The front entrance and drive have been covered with hardstanding to provide parking spaces and the front boundary is enclosed by a modest stock brick wall. The front garden contains a number of mature trees including Horse Chestnut trees.

Nos. 75 and 75a are now converted to flats.

Leigham Court Road - South Side - Nos. 10-22

Nos. 10 and 12

These properties are a pair of Mid-Victorian semi-detached houses. Built by George Trollope and Sons, No. 10 was originally called Barham House and was occupied in 1861 by Joseph Harvey Trollope, Master Builder who lived there with his wife, son and daughter, nurse, cook, housemaid and carman. The name Barham House was transferred in 1868 to Trollope's new house at No 16 Leigham Court Road.

The symmetrical pair of front elevations have arched upper ground floor windows and front doors set within a side bay. The lower and ground floor elevations have rusticated stucco while the upper floors are of gault brick. The roof is gently pitched with a large central chimneystack crowning the party wall-The huge rear gardens were sold off in the inter-war years for development. These properties were in turn demolished in 2001 and a new estate laid out - this lies just outside the proposed CA boundary.

No. 12

This house was known as Alverstoke from 1861 to 1881 and as Roseneath from 1884 onwards. The first resident was recorded as Arthur Pritchard, a hat manufacturer, who lived with his wife, three sons, a cook, housemaid, nurse and under nurse.

The front gardens of this pair have some fine mature trees including a large Oak tree which, with other trees along this part of the road are an important part of the street landscape. Both houses retain their original timber sash windows.

No.12a

This house is part of the new estate developed in 2002 to the rear of Nos. 10 and 12 Leigham Court Road and is included for continuity.

No. 14

No. 14 is called Albans Close and is a block of flats of negative architectural value. Built during the 1950's, it is included in the proposed Conservation Area as it forms part of the overall group of properties on the south side.

No. 16

This property was originally called Barham House but the name was subsequently changed to Woodlawns and since 1942 has been occupied by an active and popular Darby and Joan Club.

This is an impressive detached villa which has retained its original form and in particular a very fine interior. Built in 1868 this house was constructed by the well-known firm of builders George Trollope and Sons for George Trollope's son Joseph Harvey Trollope. This house is a showpiece of the seventeen or so houses constructed by Trollope's along Leigham Court Road.

The house stands in a mature garden setting well back from the road behind a carriage entrance and with a separate stable and carriage block to the side.

The house is low and wide with two storeys under a gently pitched, hipped slate roof. The front elevation is in gault brick with white painted stucco relief. The imposing front door

is flanked by double height canted bay windows and is entered by a grand colonnade of Ionic columns set beneath a pierced stucco balustrade and decorated with balls. Above the front door at first floor level are four arched one over one sashes. The building retains the original timber vertically sliding sash windows and the original French windows which open onto the garden to the back.

The Garden has a number of fine mature trees including Yew, Holly and a contorted Weeping Ash which makes a focal point to the garden setting. To the front beside the carriage entrance stands the stable block, a fine building in its own right of one storey plus an attic floor. This building has round headed dormer windows and a keyed oculus within the gable end.

No. 18

This large house was originally called Selbourne, the first known recorded resident was John Southgate, a manufacturer and wholesaler who lived here 1876 to 1888. The front elevation is in a formal Classical Victorian style with a grand centrally placed entrance porch flanked by Corinthian columns. There are three principal floors with a semi-basement and an attic storey. The painted stucco elevation is set under a gently pitched roof which has been marred by the incorporation of some late 20th century dormer windows. The front entrance is flanked by a pair of urns which appear to be early fittings of the house while the one over one timber sash windows of the main elevation are retained.

On the north side the house has a substantial stock brick side extension with a slate roof and vertically sliding sash windows to match the original. This property is currently known as the Leigham Court Hotel.

No. 20

This four-storey apartment block dates from the later part of the twentieth century. Built in red and heather brick with steel windows this is a dull and architecturally undistinguished building however it follows the staggered pattern set well back from the road and fronted by a generous garden area. Included in the proposed Conservation Area for continuity and group value.

No. 22

This Grade II Listed house was formerly known as Leigham Lodge and was the home of Beriah Drew, Lord Mayor of Leigham, solicitor and developer of Leigham Court Road. This was the first house built in Leigham Court Road and dates from 1843. Records show that in 1861 the occupant of the house was Charles Watson, a civil engineer, other relatives of Beriah Drew then lived in the house followed by Henry Wilson, cigar importer, in 1881.

Stylistically Leigham Lodge is in the classical villa form of the late Georgian early Victorian period. The house is over two stories with three bays set back from the road with a large sweeping carriageway to the front. The central front door has a grand stucco porch incorporating a fine glazed fanlight and is entered by a short flight of stone steps. The whole of the front elevation is of painted stucco with six over six

timber vertically sliding sash windows all set under a gently hipped pitched slate roof. The impressive chimneystacks are of particular note.

Nos. 54-64 and Nos. 48-50 are not considered of significant architectural merit to be included in the proposed Conservation Area

No. 76 The Grange

The Grange is a fine example of an Arts and Crafts house in the style of the well known architect Sir William Norman Shaw and also E.J.Tarver, well known locally as the architect of the Telford Park Estate. The house has white painted bargeboards and is built in the traditional vernacular materials of red brick with ample red clay tile hanging, including fish scale hung tile work. The timber vertically sliding sashes have been retained while above the front door is a coloured glass fan light. The distinctive front porch as a decorative timber gable and turned timber uprights and the roof incorporates small triangular rooflights.

The house is set well back from the road with an impressive front drive and garden. The original gatehouse stands at the entrance to the right hand side and is in keeping with the main house. On the wall of the gate house facing the road a large plaque of pargetting records the date 1900 and is fancifully decorated with masks, mythical birds and scrolls.

Leigham Avenue Nos. 17,19, The telephone exchange, 21, 23, 25.

No.17.

This property is a modest two-storey brick cottage which was probably for the domestic staff of Barham House. A cottage and stable block is shown on the drainage records, along with a winery, pit frames, stove and greenhouse, potting shed, fowl house, greenhouses and peach house.

The cottage is of brick with a slate roof incorporating gabled dormers and the brickwork of the front elevation includes a large relieving arch which probably indicates the original cart and carriage entrance. To the rear along the line of the original garden wall are a variety of mature trees including a Mulberry tree which is just outside the proposed Conservation Area boundary.

No.19

This property is contemporary with No 18 Leigham Court Road and is probably also original domestic quarters for the large house set, as it is, at the end of the Victorian building plot and with access onto what would have been an lane. Also modest in scale this could have been three cottages fronting a service yard, built in yellow stock with rubbed window arches and with a prominent chimneystack. Today this property is used as a garage,

The Telephone Exchange

The Telephone Exchange occupies a long plot of land which from the OS was the Victorian garden of No. 20 Leigham Court Road. This is a handsome brick building from the George IV period with a commemorative plaque over the front door which records "1949 GR VI". The design of the building is in the 1930's Telephone Exchange house style. The design of the front of the building is reminiscent of Sir Edwin Lutyens

with an interesting use of scale on the front elevation and tapered central chimney crowning the roof. The ground floor entrance and windows are emphasised with the use of exaggerated stone "Gibbs surround" (after the 18th century architect, James Gibbs) and the area to the front of the building is delineated by blocks of dressed stone.

Nos.21,23,25

These three houses probably date from the 1930's and are in a neo Georgian country vicarage style, built as a symmetrical group around a central bay. They are of two storeys with pitched slate roofs, painted stucco elevations and with six over six sash windows some with painted shutters. This attractive group have stylised neo Georgian front entrances and have leafy front gardens enhanced by the four Lime trees standing along the pavement at the front.

4.4 The extent of loss, intrusion and damage to special character

At present, the majority of buildings within the proposed Conservation Area retain a significant amount of their original features. The area has suffered little from the unsympathetic replacement of original windows and doors with PVCu or aluminium alternatives.

- (a) A few buildings have lost important features- The loss of the occasional original front door has occurred and the replacement of timber windows with PVCu or aluminium units.
- (b) Due to the substantial size of the houses many have been subdivided into flats and consequently there has been a proliferation of wheelie bins and bin stores in the front gardens of these large properties.
- (c) The intrusion of hardstandings into front garden areas has obviously been considerable due to the generous size of the front entrances and carriageways and the subdivision of the properties. Where houses are set back from the road a number of the houses have suffered from the removal of front boundary walls and railings and ideally these should be reinstated.
- (d) The majority of houses retain either their original slate roofs, or have had these sympathetically replaced with matching materials. However, concrete roof tiles have been substituted in some cases, adding a bulky and uneven profile to the houses and detracting from their original historic appearance.
- (e) A number of sites have been developed within the proposed Conservation Area which have either a neutral or detrimental effect upon its special character - notably Nos. 14, 20 and 45. The size and scale of these buildings is however generally in harmony with the character of this proposed Conservation Area.
- (f) Street furniture has been added to the area, associated with the increased volume of traffic. The proliferation of posts and signs has started to create a sense of clutter along the length of Leigham Court Road and the future coordination of street furniture is important in order to preserve or enhance the character of the proposed Conservation Area.

4.5 Conclusion

The northern part of Leigham Court Road and the middle section of Leigham Avenue are deemed worthy of conservation area status by virtue of their architectural character

and significance as a fine and well preserved example of mid-late Victorian speculative development, with some interesting additions of the inter-war years (namely the Telephone Exchange, the adjacent cottages and Streatham Close. Whilst the area exhibits a variety of property styles and forms, this diversity creates a pleasing and overall harmonious and unified group. The character of the proposed Conservation Area derives largely from the comfortable villa type mansions developed for prosperous city merchants and the wealthy middle -classes of the day. The houses within the proposed Conservation Area are of a substantial size and display structural forms which reflect the social status of the owners and tenants for whom they were originally constructed. The properties are substantial, ranging from two storeys with a large attic space, to 4 storeys including a basement, suggesting that the properties were originally designed for households which included servants or extended family members.

A wide range of shapes, styles and decorative motifs were available to the mid Victorian speculative builder and were combined to create a series of differing house types producing a pleasant visual diversity. The majority of the buildings in the proposed Conservation Area are constructed of yellow stock brick with the more expensive grey gault bricks reserved for the front elevations. Stucco is also a widespread and important decorative feature, used in on lintels, around doors and windows, as corbels at the eaves of many houses and decoratively as balustrades, keystones and columns. The use of a limited range of materials and a relatively consistent building line, roof height and plot width adds a strong cohesive identity to the area.

Standard mid-Victorian speculative building forms such as the canted bay, corbelled eaves and dormer windows for example, are to be seen within the proposed Conservation Area. The popularity of the canted bay as a means of bringing additional light and space into front rooms was boosted after 1851 by the availability of cheaper glass in large panes.

The large variety of substantial and mature trees, the extent of the soft landscaping, the scale of the properties and their garden setting and the particularly green and suburban nature of the proposed area, considering its urban geographical location, are features worthy of preservation.

Three blocks of flats dating from the later part of the twentieth century which are architecturally neutral or even negative, have been included in the proposed designation for continuity (Nos. 14, 20 and 45 Leigham Court Road).

5. Consultation

Letters of consultation asking for the views of owners/occupiers of properties within the area were sent on 13th August 2002. This letter outlined the type of controls that would apply within the proposed Conservation Area.

The consultation period ended on 3rd September 2002. To date the consultation resulted in 3 letters of support and 2 letters of objection.

1. David Johnston, a local resident wrote in to express his support of the proposed Conservation Area "in the interest of preserving some wonderful buildings and their associated environment and wildlife".
2. John W. Brown, local resident and member of the Streatham Society Local History Group wrote in support.

3. A resident of No. 64 Streatham Close wrote in to say "I wholeheartedly support this proposal. Having lived in Streatham Close for the past eight years, I feel that it is right that we should endeavour to protect what is an unusual and in many ways historical part of Streatham." Buildings and amenities such as this must not be left to the whims of property speculators but should be preserved, and invested in, for the benefit of all".
4. A brief letter was received from the resident of No 75a Leigham Court Road against the proposed Conservation Area.
5. The Streatham Constitutional Club wrote to say that the Board of Directors wished to take this opportunity to put on record their views. There are currently proposed development plans which require the demolition of their existing building, No. 49 Leigham Court Road. The future plans for the site include a Doctor's surgery, a new Club building and some private accommodation. They state that should the development of this site not be able to proceed then the Club would cease to operate. They do not support the proposal.

Consultation documents and a character appraisal for the proposed Conservation Area were also sent to English Heritage, the Streatham Society and the Streatham Town Centre Manager.

The Streatham Society and the Streatham Town Manager have expressed their support.

6. 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 Committee's resolution to agree to the recommendations in this report.
- (ii) Conservation Area Consent is required to demolish or partially demolish buildings within a conservation area (Section 74 of the Act).
- (iii) Some permitted development rights are restricted within a conservation area, e.g.: neither stone cladding or roof extensions are allowed without planning permission.
- (iv) Consent for all advertisement hoardings, temporary or permanent, is required.
- (v) 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.
- (vi) The design quality of all new development in a conservation area is important. Planning Policy Guidance: Planning & the Historic Environment (PPG15) and Section 72 of the Act state that all development is required to preserve or enhance the character or appearance of the conservation area. PPG15 goes on to state that new buildings should respect their context, as part of a larger whole which has a well established character or appearance of its own.
- (vii) The Council has the power to make an Article 4 direction withdrawing certain other permitted development rights.

7. Procedure after designation

Following Committee approval of the report a number of actions would be undertaken:

- (i) All owners of properties within the area designated as a Conservation Area would be informed in writing of the designation, which would also be advertised in the local press and London Gazette.

- (ii) English Heritage and the Borough Land Charges section would be notified of the decision,
- (iii) The production of a character statement and design guidance for the whole of the Conservation Area would be reported to Committee for approval as resources permit.

8. Legal powers and advice

- 8.1 The Planning (Listed Buildings & Conservation Areas) Act 1990 gives the Council power to declare a new conservation area or extend an existing one. 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".
- 8.2 Section 69 (4) states that: "The designation of any area as a conservation area shall be a local land charge".
- 8.3 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.
- 8.4 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 parts of their area which are conservation area.
 - (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."

9. Environmental Implications

The designation of the proposed Leigham Court Road 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.

10. Financial Implications

Approval of the recommendations will result in the expenditure of approx. £150 for advertising the designation in the South London Press and the London Gazette - the requisite budget is held by the Planning Division Business Unit.

11. Staffing & Accommodation Implications

The designation of this new conservation area is likely to generate some additional workload for Development Control and Conservation officers. The duty to prepare public design guidance and enhancement schemes will be a part of the conservation team's future work programme.

12. Equal Opportunities

There are no implications for equal opportunities as a direct result of this report, however any improvements to the urban environment gained as a result of this designation should benefit all groups in society. Any improvements will of course take into account the needs of people with mobility problems (e.g. traffic calming initiatives).

13. Audit Trail

Committee Deadline			
Author: Antonia Powell			
Date Drafted: 12 th August 2002			
CONSULTATION WITH OTHER OFFICERS/DIRECTORATES			
NAME	DIRECTORATE	DATE SENT/ RECEIVED	DATE CLEARED/ RECEIVED
Conservation Team Leader	Lambeth Planning	14/08/02	
Ed Watson	Lambeth Planning	14/08/02	
Peter Flockhart	Legal Services	16/09/02	
Les Brown	Lambeth Planning	14/08/02	
Date sent to / received by committee secretariat::			
Date sent to Councillors Streatham Wells Councillor Sheila Clarke Councillor Julian Heather Councillor Daphne Hayes-Mojon			11/09/02

14. List of Background Documents

Planning (Listed Buildings & Conservation Areas) Act 1990

Department of the Environment & Department of National Heritage: Planning Policy Guidance (PPG15): Planning & the Historic Environment (September 1994)

English Heritage. Conservation Area Practice (October 1995) English

Heritage. Conservation Appraisals (March 1997)

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Streatham Past & Present, Patrick Loobey and John W. Brown, Pub. Sutton Publishing Ltd..2001.

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Additional material and assistance from Brian Bloice and John W Brown.