

LEIGHAM COURT ROAD SOUTH) CONSERVATION AREA  
(STREATHAM WELLS & KNIGHTS HILL WARDS)

Lambeth Policies and Programmes Ref. (1980 Edition) Vol. 1. Section 1,4.1-1.

The following report is submitted by the Director of Town Planning. The original draft was prepared by J Sutcliffe (Principal Planning Officer, Urban Design Group, Directorate of Town Planning) on 15th January 1981.

SUMMARY

This report considers the proposal to declare a new Conservation Area at the southern end of Leigham Court Road.

RECOMMENDATION

Town Planning Committee

1. That committee approves the designation of the area shown on plan UD/CON/215 as the Leigham Court Road. (South) Conservation Area (NO. 28) under section 277 (l) of the Town and Country Planning Acts 1971.
2. That the Director of Administration & Legal Services be authorised to advertise the above designation and to notify the Secretary of State in accordance with the provisions of sections 277(6) and (7) of the Town and Country Planning Act 1971"

For decision

1. Policy Considerations

The designation of conservation areas is referred to in Lambeth Policies and Programmes (1980) Volume 1 section 1.4.1.1.

In March 1977 "the Council completed the conversion and rehabilitation of two large Victorian houses at 286 and 288 Leigham Court Road. Both properties fall within the area proposed as a Conservation Area.

2. Financial and Staffing Considerations

There are no financial or staffing implications associated with this proposal.

3. Legal Considerations

Section 277 (l) 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 Conservation Areas,”*

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

Under the provisions of the Local Government, Planning and Land Act 1980 sub-section (5) of the 1971 Act ceases to have effect and accordingly London Boroughs are not now required to consult the Greater London Council formally prior to designation.

#### 4. The proposed Conservation Area

The boundary of the proposed Conservation Area is shown hatched on the display drawing. It includes a number of large detached Victorian houses which, in style and layout, illustrate an important phase in the suburban development of Lambeth.

Until the beginning of the reign of Queen Victoria, Streatham was a rural village, quite separate from London. The building of the Crystal Palace and Vest End Railway and the opening of a small station (now known as Streatham Hill) to the north of Streatham Village in 1856, marked the beginning of a period of rapid development which soon engulfed the area.

At this time Leigham Court Road, sometimes known as St. Julian's Road, was laid out and over the following half century the lands on either side of the road were developed. The earliest and grandest development occurred at each end of the road. At the southern end, the area was laid out with large family houses in spacious formal gardens, following the pattern of earlier development along Crown Lane.

Some of the buildings which have survived are of considerable architectural merit. Numbers 521 and 525 are pleasant rambling houses which show signs of one influence of the *"arts and crafts movement"*. Number 286 is a particularly elaborate three-storey house with a massive red brick porch with stone dressing and castellations above the porch the hall and staircase window rises through two floors with leaded lights and stone mullions, This building was rehabilitated by the Council in 1979.

Though the area has been subjected to redevelopment pressures throughout the Twentieth Century, a number of Victorian houses have survived and the area has retained much of its original arcadian character.

To prevent further erosion of this character by demolition of buildings and loss of trees, the area is proposed for designation as a Conservation Area.

#### 5. Tenure

The proposed Conservation Area includes very small parts of three of the 1971 Census enumeration districts. The statistics for these districts are as follows:-

<u>Enumeration District</u>	<u>3083:01</u>	<u>3085:45</u>	<u>3056:04</u>
Total Population	354		437
Households - owner occupied	47		89
Rented (furnished)	12		24
rented (unfurnished)	90		41
Council	0		16

The Census statistics cannot be considered, to be a reliable indication of the nature of the population of the proposed Conservation Area because the data is nearly ten years old and the size of the sample of each district is proportionately small.

7. Designation

The Director of Town Planning is of the opinion that the area shown on plan number TO/CON/215 be designated as a Conservation Area named Leigham Court Road (South) (NO. 28).