

CONTROL OF PERMITTED DEVELOPMENT
IN CONSERVATION AREA NO 11 (ST MARKS)

A Design Guide related to a Direction
under Article 4 of the
Town & Country Planning General Development Order 1977
for the Fentiman Estate

Richborne Terrace
Fentiman Road
Meadow Road
Trigon Road
Claylands Road
Palfrey Place
Ashmole Street

London Borough of Lambeth
Directorate of Town Planning & Economic Development

ID1002B

INTRODUCTION

In early 1984, following public consultations, the Council of the London Borough of Lambeth decided to seek new controls on building work in order to protect the character of existing properties in part of St Mark's Conservation Area.

Article 3 and Schedule 1 of the General Development Order 1977, specify certain classes of building works as "permitted development" which can normally be carried out without permission of the local authority or the Secretary of State. Article 4 of the same order and DoE Circular 23/77 provides that a local planning authority or the Secretary of State can issue Directions to restrict rights of permitted development where there are potential or known threats to the character of the area or where a Direction can assist a positive policy for improving the environment.

It has been the Council's policy when considering town planning applications to ensure that important features of the Conservation Area be retained and enhanced, however, it was becoming increasingly apparent that the cumulative effect of "permitted development" building activities were beginning to erode the architectural character of the Area.

In March 1984 the Town Planning Committee approved a Direction under Article 4 of the General Development Order 1977, to restrict the classes of development described in this design guide. Any planning applications which are necessary because of the Article 4 Direction are free to applicants.

For further information about this design guide please write or telephone :

The Directorate of Town Planning & Economic Development
Urban Design Group
Courtenay House
9-15 New Park Road
London SW2

01-674 9844 Extension 377

1.0 STREET Richborne Terrace

2.0 PROPERTY NOS 8-32, 64-78, 5-75

3.0 CLASSES OF DEVELOPMENT CONTROLLED

3.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to encourage the restoration of original features and discourage visual changes to the front elevations.

Recommendations : Retention and restoration of the original stock brick walls, stucco decoration, timber sash windows, front doors and steps.

3.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original column and entablature door surrounds.

Recommendations : Retention and restoration of the original door surrounds.

3.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : Street parking in this area presents many problems, and there is an increasing demand for forecourt parking. The houses on the south side of Richborne Terrace generally have space for garages in their rear gardens with access from Oval Place.

Recommendations : Where the front garden is large enough to allow parking at right angles to the road without overhanging the pavement, and with sufficient space to avoid obstruction of daylight to rooms on the lower floors, the Council would consider granting planning consent for parking of private cars provided that the visual impact of the parking is such that the scheme blends satisfactorily with the area.

The general aim of any design scheme for parking in front gardens should be to maintain a sense of enclosure through the retention or construction of walls, fences and gates, and of the provision of planting and suitable paving materials.

3.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In most cases the original pattern of walls, railings and gates has almost completely disappeared and has been replaced with a variety of enclosures in other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

3.5 Class II.3 Painting the exterior of houses.

Notes : The architectural unity of the front of the terraces in the street may be diminished by the use of different paint colours, and following public consultation a range of recommended colours has been selected.

Recommendations :

Stucco walls and mouldings	- White 00 E 55
Window and door frames	- White 00 E 55 - gloss
Front doors	- Any colour - gloss
Railings	- Black 00 E 53 - gloss

Existing unpainted brickwork should not be painted. Where brickwork has already been painted, it is recommended that when necessary this should be repainted in one of the following colours :

Sandstone - 08 B 17
or Hopsack - 10 B 17

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.

4.0 STREET Fentiman Road

5.0 PROPERTY NOS 1-71 (South Side)

6.0 CLASSES OF DEVELOPMENT CONTROLLED

6.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to encourage the restoration of original features and discourage visual changes to the front elevations.

Recommendations : Retention and restoration of the original stock brick walls, stucco decoration, timber sash windows, front doors and steps.

6.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original column and entablature door surrounds.

Recommendations : Retention and restoration of the original door surrounds.

6.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : Street parking in this area presents many problems, and there is an increasing demand for forecourt parking. Some front gardens in this street have already been replaced by hardstandings, and there is danger that the harmony and continuity of the street frontage will be seriously damaged if this process is not controlled.

Recommendations : Where the front garden is large enough to allow parking at right angles to the road without overhanging the pavement, and with sufficient space to avoid obstruction of daylight to rooms on the lower floors, the Council would consider granting planning consent for parking of private cars provided that the visual impact of the parking is such that the scheme blends satisfactorily with the area.

The general aim of any design scheme for parking in front gardens should be to maintain a sense of enclosure through the retention or construction of walls, fences and gates, and of the provision of planting and suitable paving materials.

6.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In most cases the original pattern of walls, railings and gates has almost completely disappeared and has been replaced with a variety of enclosures in other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

6.5 Class II.3 Painting the exterior of houses.

Notes : The architectural unity of the front of the terraces in the street may be diminished by the use of different paint colours, and following public consultation a range of recommended colours has been selected.

Recommendations : Stucco walls and mouldings - White 00 E 55
Window and door frames - White 00 E 55 - gloss
Front doors - Any colour - gloss
Railings - Black 00 E 53 - gloss

Existing unpainted brickwork should not be painted. Where brickwork has already been painted, it is recommended that when necessary this should be repainted in one of the following colours :

Sandstone - 08 B 17
or Hopsack - 10 B 17

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.

7.0 STREET Fentiman Road
8.0 PROPERTY NOS 2-62, 64-88 (North Side)

9.0 CLASSES OF DEVELOPMENT CONTROLLED

9.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to encourage the restoration of original features and discourage visual changes to the front elevations.

Recommendations : Retention and restoration of the original stock brick walls, stucco decoration, timber sash windows, front doors and steps.

9.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original columns and entablature door surrounds.

Recommendations : Retention and restoration of the original door surrounds.

9.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : The front gardens on the north side of Fentiman Road are not large enough to allow parking at right angles to the pavement without overhanging the pavement and do not have sufficient space to avoid obstruction of daylight to rooms on the lower floors. Consequently it is unlikely that the Council would grant planning consent for parking in front gardens.

9.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In most cases the original pattern of walls, railings and gates has almost completely disappeared and has been replaced with a variety of enclosures in other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

9.5 Class II.3 Painting the exterior of houses.

Notes : The architectural unity of the front of the terraces in the street may be diminished by the use of different paint colours, and following public consultation a range of recommended colours has been selected.

Recommendations : Stucco walls and mouldings - White 00 E 55
Window and door frames - White 00 E 55 - gloss
Front doors - Any colour - gloss
Railings - Black 00 E 53 - gloss

Existing unpainted brickwork should not be painted. Where brickwork has already been painted, it is recommended that when necessary this should be repainted in one of the following colours :

Sandstone - 08 B 17
or Hopsack - 10 B 17

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.

10.0 STREET Fentiman Road

11.0 PROPERTY NOS 90-98

12.0 CLASSES OF DEVELOPMENT CONTROLLED

12.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to encourage the restoration of original features and discourage visual changes to the front elevations.

Recommendations : Retention of the original timber sash windows and front doors. Restoration of cornices and stucco decoration.

12.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original column and entablature door surrounds.

Recommendations : Retention and restoration of the original door surrounds.

12.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : The front gardens on the north side of Fentiman Road are not large enough to allow parking at right angles to the pavement without overhanging the pavement and do not have sufficient space to avoid obstruction of daylight to rooms on the lower floors. Consequently it is unlikely that the Council would grant planning consent for parking in front gardens.

12.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In most cases the original pattern of walls, railings and gates has almost completely disappeared and has been replaced with a variety of enclosures in other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

12.5 Class II.3 Painting the exterior of houses.

Notes : The front elevations of these houses have been refaced in common bricks and painting this element is included in the recommendations. The paint colours for other parts of the buildings have been chosen following public consultations.

<u>Recommendations</u> :	Front brickwork	-- Sandstone 08 B 17
	Stucco walls & Mouldings	- White 00 E 55
	Window and door frames	- White 00 E 55 - gloss
	Front doors	- Any colour - gloss
	Railings	- Black 00 E 53 - gloss

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.

13.0 STREET Fentiman Road
14.0 PROPERTY NOS 105-189 (South Side)

15.0 CLASSES OF DEVELOPMENT CONTROLLED

15.1 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : Street parking in this area presents many problems, and there is an increasing demand for forecourt parking. Some front gardens in this street have already been replaced by hardstandings, and there is danger that the harmony and continuity of the street frontage will be seriously damaged if this process is not controlled.

Recommendations : Where the front garden is large enough to allow parking at right angles to the road without overhanging the pavement, and with sufficient space to avoid obstruction of daylight to rooms on the lower floors, the Council would consider granting planning consent for parking of private cars provided that the visual impact of the parking is such that the scheme blends satisfactorily with the area.

The general aim of any design scheme for parking in front gardens should be to maintain a sense of enclosure through the retention or construction of walls, fences and gates, and of the provision of planting and suitable paving materials.

-15.2 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In most cases the original pattern of walls, railings and gates has almost completely disappeared and has been replaced with a variety of enclosures in other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

16.0 STREET Meadow Road
17.0 PROPERTY NOS 6-42 (West Side)

18.0 CLASSES OF DEVELOPMENT CONTROLLED

18.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to encourage the restoration of original features and discourage visual changes to the front elevations.

Recommendations : Retention and restoration of the original stock brick walls, stucco decoration, timber sash windows and front doors.

18.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original door surrounds.

Recommendations : Retention and restoration of the original door surrounds.

18.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : The front gardens on the west side of Meadow Road are not large enough to allow parking at right angles to the pavement without overhanging the pavement and do not have sufficient space to avoid obstruction of daylight to rooms. Consequently it is unlikely that the Council would grant planning consent for parking in front gardens.

18.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In most cases the original pattern of walls, railings and gates has almost completely disappeared and has been replaced with a variety of enclosures in other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

18.5 Class II.3 Painting the exterior of houses.

Notes : The architectural unity of the front of the terraces in the street may be diminished by the use of different paint colours, and following public consultation a range of recommended colours has been selected.

Recommendations : Stucco walls and mouldings - White 00 E 55
Window and door frames - White 00 E 55 - gloss
Front doors - Any colour - gloss
Railings - Black 00 E 53 -- gloss

Existing unpainted brickwork should not be painted. Where brickwork has already been painted, it is recommended that when necessary this should be repainted in one of the colours already used in the terrace or Sandstone 08 B 17, Hopsack 10 B 17, Willow 12 B 17 or White 00 E 55.

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.

19.0 STREET Trigon Road

20.0 PROPERTY NOS 2-44

21.0 CLASSES OF DEVELOPMENT CONTROLLED

21.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to encourage the restoration of original features and discourage visual changes to the front elevations.

Recommendations : Retention and restoration of the original stock brick walls, stucco decoration, timber sash windows, front doors and steps.

21.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original door surrounds.

Recommendations : Retention and restoration of the original door surrounds.

21.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : The front gardens on the north side of Trigon Road are not large enough to allow parking at right angles to the pavement without overhanging the pavement and do not have sufficient space to avoid obstruction of daylight to rooms. Consequently it is unlikely that the Council would grant planning consent for parking in front gardens.

21.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In some cases the original pattern of gates and railings has disappeared and has been replaced with other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

21.5 Class II.3 Painting the exterior of houses.

Notes : The architectural unity of the front of the terraces in the street may be diminished by the use of different paint colours, and following public consultation a range of recommended colours has been selected.

Recommendations : Stucco walls and mouldings - White 00 E 55
Window and door frames - White 00 E 55 - gloss
Front doors -- Any colour - gloss
Railings - Black 00 E 53 - gloss

Existing unpainted brickwork should not be painted. Where brickwork has already been painted, it is recommended that when necessary this should be repainted in one of the colours already used in the terrace or Sandstone 08 B 17, Hopsack 10 B 17, Willow 12 B 17 or White 00 E 55.

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.

22.0 STREET Claylands Road

23.0 PROPERTY NOS 11-37, 12-76, 78-92

24.0 CLASSES OF DEVELOPMENT CONTROLLED

24.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to encourage the restoration of original features and discourage visual changes to the front elevations.

Recommendations : Retention and restoration of the original stock brick walls, stucco decoration, timber sash windows, front doors and steps.

24.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original door surrounds.

Recommendations : Retention and restoration of the original door surrounds.

24.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : The front gardens in Claylands Road are not large enough to allow parking at right angles to the pavement without overhanging the pavement and do not have sufficient space to avoid obstruction of daylight to rooms. Consequently it is unlikely that the Council would grant planning consent for parking in front gardens.

24.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In some cases the original pattern of gates and railings has disappeared and has been replaced with other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

24.5 Class II.3 Painting the exterior of houses.

Notes : The architectural unity of the front of the terraces in the street may be diminished by the use of different paint colours, and following public consultation a range of recommended colours has been chosen.

Recommendations : Stucco walls and mouldings -- White 00 E 55
Window and door frames -- White 00 E 55 -- gloss
Front doors - Any colour - gloss
Railings - Black 00 E 53 -- gloss

Existing unpainted brickwork should not be painted. Where brickwork has already been painted, it is recommended that when necessary this should be repainted in one of the colours already used in the terrace or Sandstone 08 B 17, Hopsack 10 B 17, Willow 12 B 17 or White 00 E 55.

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.

25.0 STREET Palfrey Place

26.0 PROPERTY NOS 2-6

27.0 CLASSES OF DEVELOPMENT CONTROLLED

27.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to discourage visual changes to the front elevations.

Recommendations : Retention and restoration of the original stock brick walls and decoration, timber sash windows, front doors and steps.

27.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original door surrounds.

Recommendations : Retention of the original door surrounds.

27.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : The front gardens in Palfrey Place are not large enough to allow parking at right angles to the pavement without overhanging the pavement and do not have sufficient space to avoid obstruction of daylight to rooms. Consequently it is unlikely that the Council would grant planning consent for parking in front gardens.

27.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In most cases the original pattern of walls, railings and gates has almost completely disappeared and has been replaced with a variety of enclosures in other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Walls and piers of stock brick possibly with red brick string courses should be used wherever possible.

27.5 CLASS II.3 Painting the exterior of houses.

Notes : The architectural unity of the front of the houses in this street may be diminished by the use of different paint colours, and following public consultation a range of recommended colours has been chosen.

Recommendations :

Window and door frames	- White 00 E 55 - gloss
Front doors	- Any colour - gloss
Railings	- Black 00 E 53 - gloss

Existing unpainted brickwork should not be painted.

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.

28.0 STREET Ashmole Street

29.0 PROPERTY NOS 81-87, 82-86

30.0 CLASSES OF DEVELOPMENT CONTROLLED

30.1 Class I.1 Enlarging or changing the outside of a house including installing different windows or doors, rendering or cladding of the exterior.

Notes : This control has been sought to protect the visual coherence of the street frontage of these properties. The Council wishes to encourage the restoration of original features and discourage visual changes to the front elevations.

Recommendations : Retention and restoration of the original stock brick walls, stucco decoration, timber sash windows, front doors and steps.

30.2 Class I.2 Constructing a porch.

Notes : This control has been sought to prevent the masking of or damage to the original door surrounds.

Recommendations : Retention and restoration of the original door surrounds.

30.3 Class I.4 Constructing hardstandings for vehicles in front gardens.

Notes : The front gardens in Ashmole Street are not large enough to allow parking at right angles to the pavement without overhanging the pavement and do not have sufficient space to avoid obstruction of daylight to rooms. Consequently it is unlikely that the Council would grant planning consent for parking in front gardens.

30.4 Class II.1 Constructing fences, walls, gates or other enclosures in front gardens.

Notes : In some cases the original pattern of gates and railings has disappeared and has been replaced with other materials. The Council wishes to promote a unified and coherent treatment for the enclosure of front gardens in the area.

Recommendations : Cast iron or steel railings with matching gates of traditional appearance or walls and piers built of stock brick should be used wherever possible.

30.5 Class II.3 Painting the exterior of houses.

Notes : The architectural unity of the front of the terraces in the street may be diminished by the use of different paint colours, and following public consultation a range of recommended colours has been chosen.

Recommendations : Stucco walls and mouldings - White 00 E 55
Window and door frames - White 00 E 55 - gloss
Front doors - Any colour - gloss
Railings - Black 00 E 53 - gloss

Existing unpainted brickwork should not be painted. Where brickwork has already been painted, it is recommended that when necessary this should be repainted in one of the colours already used in the terrace or Sandstone 08 B 17, Hopsack 10 B 17, Willow 12 B 17 or White 00 E 55.

Where paint colours are chosen from the recommended range no planning application is necessary before carrying out the work.



LAMBETH

Directorate of Town Planning
and Economic Development
Director Jeremy Brown AA Dip
Dip TP Dip Soc MA Reg Arch
MRTPI Tel 01-674-9844

job title

ST. MARKS
Conservation Area 11

date

DEC 83

scale

1:10000

--- Boundary of CA designated before 1 April 1981

UD.23.2

LONDON BOROUGH OF LAMBETH
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1973
CONSERVATION AREA NO. 11 - HANOVER GARDENS

WHEREAS the Council of the London Borough of Lambeth being the Local Planning Authority for the said London Borough of Lambeth are satisfied that it is expedient that development of the description set out in Schedule 2 hereto should not be carried out on the land described in Schedule 1 hereto and shown edged and coloured pink on the plan UD/CO.1/129 annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1973.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order 1973 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in Schedule 2 hereto.

SCHEDULE 1

Description of Land

Nos. 2-7 (Consecutive) and 20-58 (Consecutive)
Hanover Gardens, S.E.11.

Nos. 320-324 (even) Kennington Park Road, S.W.9.

SCHEDULE 2

Description of Development

Class II - Sundry Minor Operations

The painting of the ^{external walls} ~~exterior~~ of any building or work otherwise than for the purpose of advertisement, announcement or direction.

Being development comprised within Class II (3) referred to in the First Schedule to the said Order and not being development comprised within any other class.

GIVEN UNDER THE COMMON SEAL OF
THE COUNCIL OF THE LONDON
BOROUGH OF LAMBETH this 31st day
of January One Thousand
Nine Hundred and Seventy Five.

W.S. Hillier

CHIEF SOLICITOR

