

Clapham Common Conservation Area Appraisal & Management Strategy

CHARACTER APPRAISAL

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1 Introduction

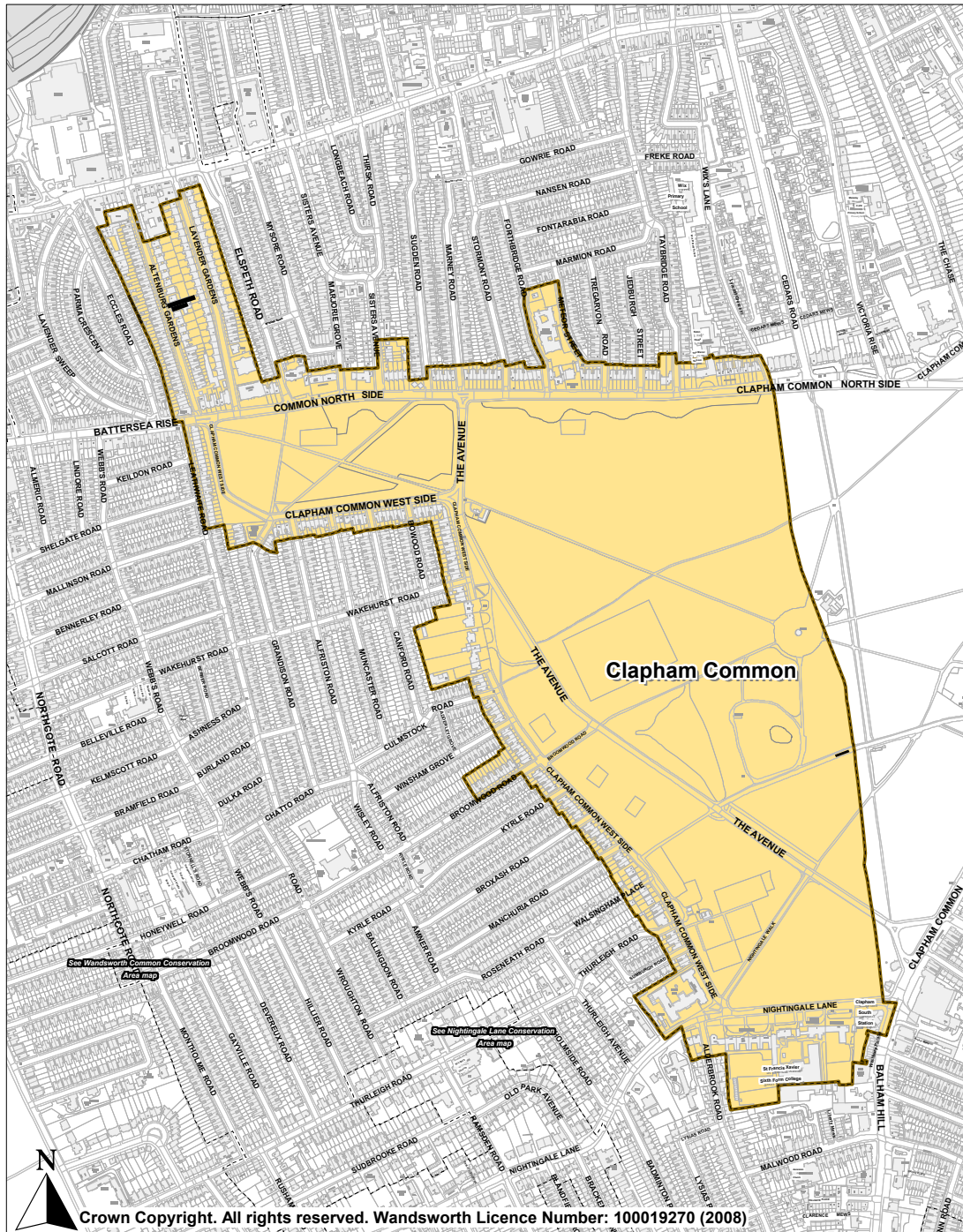
1.1 This document identifies and appraises the special architectural and historic characteristics of the Clapham Common Conservation Area and it also gives practical guidance on the implications of conservation area status. It is in two parts: a character appraisal and a management strategy.

1.2 The character appraisal provides factual information regarding the conservation area. The management strategy gives specific planning guidance and enhancement proposals. Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest." Clapham Common Conservation Area was designated on 4 March 1969 and extended on 24 February 1976 and 14 September 1988.

1.3 This appraisal has been produced in accordance with government guidelines set out in Planning Policy Guidance Note 15 (PPG15), and English Heritage's guidance for conservation areas of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care.

1.4 The intention of this appraisal is to provide a clear analysis of the character and appearance of Clapham Common Conservation Area, which can assist in development control decisions, and which can help to support the Council's decisions in the event of appeals. In addition, the management strategy addresses issues which have been identified in the character appraisal for the enhancement and preservation of the conservation area. The appraisal has been through public consultation and was approved by the Planning and Transportation Overview and Scrutiny Committee on 10 January 2007 and the Executive on 22 January 2007.

1.5 It is important to note however that no appraisal can be completely comprehensive and the omission of a particular building, feature or open space should not be taken to imply that it is of no interest.



Map 1 The boundary of Clapham Common Conservation Area

2 Summary of Special Interest

2.1 Clapham Common Conservation Area is defined by the wide, open space of Clapham Common and the often grand houses that front onto it. There are a number of listed buildings and the area and some fine churches within the conservation area. Interesting buildings such as the Clapham South tube station and the bandstand on the common itself ensure a varied architectural scene.

2.2 There are a variety of housing types including detached houses, pairs of houses and blocks of flats, but the predominant type is the terraced house. Many of the original features of these houses survive.

3 Location and Context

3.1 Clapham Common straddles North Battersea to the West and Clapham to the East. Half of the common is within the London Borough of Lambeth.

4 Historic Development and Archaeology

4.1 The history of Clapham Common is varied and there have been significant uses and changes imposed on the area over the centuries. We are fortunate in having records stretching back over a thousand years which tell the story of these functions and changes. The following is intended as an overview of the many developments.

4.2 The ancient settlement and cultivation of Clapham Common during the Prehistoric period is thought to have been possible, but the precise nature and extent has yet to be determined. There is a theory that for at least part of this period the common was partly marshland, making it unsuitable for these purposes.

4.3 Certainly by the late Saxon period this marshy character was extensive enough for the area to have become known as Grendel's Mere, after a pool-dwelling creature from the myth of Beowulf. At this time the common was used for collecting food and fuel.

4.4 The area is likely to have become Common Land before the Norman Conquest, the status of which, in addition to fuel and food gathering, also granted the Commoners the rights to dry laundry, graze their animals and use both a spring occurring on the common and also a windmill for milling grain.

4.5 Parts of the common were also cultivated during the later medieval period, during times of population boom and land shortages. Due to the division of the common between the manors of Clapham and Battersea, tensions often flared between the two communities, particularly due to the need for fuel in the 15th century when the population began to increase following the decimation caused by the Black Death.

4.6 At the time of the Civil War, the political allegiances of the Lord of Battersea (supporting the King) and the Lord of Clapham (supporting Parliament) worsened these existing tensions, and the feud culminated in 1716 with the digging of a ditch by the Battersea Commoners who thus attempted to remove the rights of the Clapham Commoners to an equal share of the land.

4.7 The ditch was infilled after the Clapham contingent successfully sought legal action, and the site was subsequently used as the parish boundary marker. Its line can still be seen to this day, situated south of the bandstand.

4.8 In 1722 Charles Baldwin, a local magistrate, initiated the regular maintenance of the common after years of it being overgrown and marshy. This changed the rural character of the area by introducing new planting, draining and landscaping. The levelling of parts of the common and the introduction of different species of trees forever changed the wild appearance of the area, though the traditional uses of the land continued in tandem with this artificial manipulation of the landscape. The grazing of animals for example was still a practice until the early years of the twentieth century.

4.9 By the mid 1700s, gravel quarrying had begun and this was used to build a new turnpike road to Tooting. Mount Pond is the result of the excavations, and this industrial beginning was turned into a private pursuit when one of the residents of the large houses being built on the borders of the common raised an island in the pond and built a bridge across to it. On the island was a pagoda summerhouse, completed in 1749.

4.10 Although by this point much of the land had been altered, vestiges of the former wilderness of the common were still to be found in the early years of the nineteenth century, and Thomas Macaulay, historian (1800-1859), was known to have explored the gorse bushes and copses of the area as a child. However, many parts of the common had definitely come to resemble urban parkland, with a network of pathways with bollards to mark the junctions, formally planted avenues of trees and fencing marking its boundaries.

4.11 By 1800 substantial detached houses surrounded the common on all sides with large gardens extending behind them. The area was inhabited by wealthy business men who could afford to take the omnibus to the city which was available from the 1830s. The growing gentrification of the area produced the opinion that more was required to improve the common, and a committee in 1836 successfully raised enough money to infill the gravel quarries and provide a cricket pitch, though the sport had been played on the common for at least a century before. Football and golf soon followed, and the sailing of model boats started as a popular pursuit in the 1870s.

4.12 With the rise in public transport and leisure time in the second half of the nineteenth century, the common became even more of a leisure attraction. Many of the large houses were redeveloped with three storey red brick terraces between 1895-1908 which brought more residents to the area and once again changed its character.

4.13 The influence of the Metropolitan Board of Works, which took over the common in 1877 was of huge significance in the changing landscape of the area, incorporating horse riding areas and formalising the appearance of much of the land. For the first time the land was formally designated for public use on an indefinite basis.

4.14 London County Council assumed control of the site from 1889 and the bandstand was erected in 1890 and is now the largest Victorian example still extant. The Temperance Fountain arrived on the common from its former site at London Bridge in 1895.

4.15 During the two World Wars, large amounts of the common land were given over to the production of food, and the imposition of allotments in 1939 heralded the end of the golf course on the common. The fertility of the land was also increased as a result of fruit and vegetable production, leading to the loss of the native acid grassland which had thrived for hundreds of years.

4.16 Practice trenches were dug during the First World War to enable soldiers to gain some knowledge of trench warfare before being posted to France or Belgium. The pre-fabricated army camp which was built on the common in the Second World War survived for some years following the end of hostilities, and the radar station and anti-aircraft battery were also features of this wartime landscape. Only traces of their former positions remain, but the underground deep level shelter at Clapham South station still exists and is now Grade II listed.

4.17 In the period since the Second World War, the common has returned to its leisure and entertainment uses, providing the location for a wealth of sports events and concerts, and consistently adapting itself to the functions imposed on it as it has done for hundreds of years.

4.18 As part of a disposal of the former Greater London Council's open spaces to the Boroughs, ownership and management of Clapham Common was vested in the Borough of Lambeth under the London Authorities (Parks and Open Spaces) Order 1971.

4.19 Clapham Common Northside is within an Archaeological Priority Area, and may contain evidence relating to Saxon and Roman remains and to the medieval village or post-medieval expansion of Clapham. Other parts of the conservation area are likely to contain only chance finds and evidence of the eighteenth century mansions that ringed the common. The series of listed parish marker posts that run across the common are of archaeological and historical interest.

5 Townscape

5.1 All the roads around and leading off the common are residential in character. The main roads running through the common are the A3 which frames the northern side of the Common; and The Avenue which branches off and crosses it. These have the unfortunate effect of cutting off some of the best houses from the common which they were built to front.

5.2 Clapham Common West Side is not a through route, although it does cut through the front gardens of a group of 18th century listed houses (nos. 81-84). This road retains something of the older, almost rural character of a commonside lane, complete with timber posts and knee rails.

6 Boundary Treatments

6.1 Boundaries throughout the area are brick walls, especially to the earlier buildings, although some timber fencing also survives and this may originally have been as typical as brick. The late nineteenth century terraces on West Side have low brick walls with cast iron panelled railings.

6.2 Traces of a "ha ha" remain in front of Gilmore House, North Side.

7 Buildings and Materials

Introduction

7.1 Sadly, most of the large eighteenth century mansion houses that surrounded the common have been demolished. Those that survive are two - three storey houses in a restrained classical style, predominantly built of stock or gault brick with stone and stucco detailing. The variety of classical detailing includes mouldings, front doors, window heads, porches, iron verandas, string courses and occasional canted bays and pediments. Although of great quality, they are generally more modest than the aristocratic mansions of Roehampton. Pevsner writes of the Shrubbery, Lavender Gardens (1796, enlarged 1843. Grade II listed): "*a remarkable surprise in this suburban area... a neo-classical mansion in the Grand Manner*".

7.2 Additions and alterations to these buildings have on the whole been sympathetic with the most interesting being those made by Philip Webb to the Rochester Deaconess's house (113 North Side, built 1763 by Isaac Ackerman. Grade II listed) for William Morris's sister in 1891.

7.3 The earlier houses are found mainly along North Side, but also in a small group on West Side and again in the South West corner of the common and in Nightingale Lane. Later development has been inserted between these houses and on their former grounds.

Clapham Common North Side

7.4 The more interesting late nineteenth century inserts are to be found on the North Side. The most prominent buildings, J. T. Knowles's Cedars Mansions, are just outside the borough, but there are other prominent inserts, notably the Renaissance style four-storey brick and stone, slate-roofed Grove Mansions (1896).

7.5 Most of the rest of North Side is typified by large, elegantly detailed red or stock brick late-Victorian or Edwardian terraces, balustraded balconies being a particular feature. St. Barnabas's Church (1879, Grade II listed), a ragstone church by W. Bassett-Smith, and the brick and render new building of St. Andrew's Presbyterian Church are the only non-domestic buildings on this side.

Altenburg and Lavender Gardens

7.6 The conservation area extends North behind the common to include the whole of Altenburg Gardens and Lavender Gardens, the latter with terraces built by Alfred Heaver in 1886-7 and similar to those on the Heaver Estate, in the south of the borough.

7.7 The houses in Lavender Gardens are generally two storeys with a third storey in a gable fronted roofspace. The houses are double fronted with central entrance, of red brick with two storey canted bays. Windows have segmental arches with stone

voissiors. The whole composition evokes a Queen Anne style. Above the entrances are decorative carved brick panels, of which subtle variation exists. Elsewhere some entrances are crowned by triangular pediments. Timber entrance doors are enriched with decorative stained glass. Most properties have retained their original timber sash windows. Originally all the properties had low brick walls and iron railings to the street frontage. An example of the original gate still survives at no. 64?.

7.8 Of exceptional interest are the substantial bow fronted late Victorian classical villas on the east side of Altenburg Gardens built by Edmund Wood, a rare type found only here and in nearby Sisters Avenue. These are three storey plus a basement in yellow stock brick with stone surrounds to entrance and windows. The three storey bay projects forward with a single storey curved bay, and terminates at roof level in a gable. A stone cornice between ground and first floor and arched pediments to first floor paired sash windows add classical enrichment.

7.9 Elsewhere in Altenburg Gardens houses of a similar date form a terrace of two storeys with the individual houses arranged in pairs with two storey square bays terminating in a gable incorporating a window to roof storey. They are built of red brick with triple sash windows to ground and first floor, with an arched pediment central to ground floor windows. The bottle balustrading above paired entrance porches adds richness of decoration. Other buildings of note in the street are the Church of St. Vincent de Paul (1907 by Kelly and Dickie in the Romanesque style) and the late Arts and Crafts style Reference Library (1924 by T.W.A. Hayward. Grade II listed). St Andrews Presbyterian Church, on the corner of Battersea Rise was recently demolished and replaced with a new facility and additional housing.

Clapham Common West Side

7.10 The surviving late eighteenth century houses on the West Side are nos. 21 and 81-84 all Grade II listed. No. 21 is a symmetrical three storey house, five bays wide in yellow stock brick. A classical Doric porch marks the ground floor entrance. Nos 81-82 form a pair, each three bays wide with stucco porches framed by Ionic orders. No 82 is of three storeys with basement, of grey brick with stone bands between floors. The front entrance is marked by a rendered closed Doric porch above stone steps. No. 84 is of two storeys with basement and dormers. It has a timber doorcase with flattened Doric columns.

7.11 No. 85 (locally listed) is an early Victorian three storey villa with basement. It has a stepped entrance to a closed Doric columned porch. It is three bays wide stucco to ground floor and basement with yellow stock brick to upper floors. Rusticated quoins and decorative eaves cornice add richness to the front elevation.

7.12 Along the West Side are many late nineteenth to early twentieth century terraced houses. Nos. 86-88 represent a group of three storey red brick houses in a short terrace, with two storey projecting stuccoed canted bays terminating in a gable to the roof.

Nos. 35-80 represent a series of short terraces of three storeys in red brick with projecting two storey canted bays. They include paired entrance porches with railings above. Front boundaries were originally of low red brick walls with coping and railings above, and brick piers and stone caps located on property boundaries. Gates and railings to the original design have been reinstated to the frontage of no. 40. Several properties have added basements to the frontage in varying designs.

7.13 The best examples of this type of speculative terrace are located in Broomwood Road. Nos 196 to 222 were built as Broadlands Terrace by J. Stanbury in 1896 (Grade II listed) represent a terrace of houses showing the influence of the Victorian Gothic style. They are gault brick with red brick bands and are ornamented by richly moulded red brick arches to doors and windows with stone springers and key stones. The pointed arch windows show Gothic detailing to great effect.

7.14 In the case of Leathwaite Road, it is the rear elevations that face the common. However, their detailing nonetheless contributes to the conservation area due to their clear visibility from the common.

Nightingale Lane

7.15 Twentieth century developments have been limited to the area around the junction of Nightingale Lane and the common, with recent mansion blocks in a reproduction Edwardian style and the multi storey brick clad Police section house. The brick and Portland stone flats were added over and around the underground station shortly after it was built in 1926 (by Charles Holden. Grade II listed).

7.16 Running below the underground station are the Deep Tube Shelters (Grade II listed) which were built in 1940-42 by D C Burn for the Home Office. Two main shafts descend from surface buildings leading to two tunnels 1,400 ft in length. The shelters were designed so that they could be used as by-pass tunnels creating a fast non-stop tube service. The shelters are currently used for storing archival material.

Recent Development

- The former Walsingham School has been redeveloped for housing, mainly of three storeys in brick.
- The rear of no. 81 Clapham Common West Side, was occupied by a large storage shed in commercial use. This has now been replaced by a residential unit and a garden reinstated to the listed building to enhance its setting
- Altenburg Gardens / St Andrews Church
- LBL – Tescos (o/s LB W CA)

8 Clapham Common

8.1 Clapham Common is a large public open space of around 200 acres (77 hectares). Of this 108 acres (43 hectares) lies within the borough of Wandsworth while 92 acres (34 hectares) lies within Lambeth borough. The common has been wholly managed and maintained by Lambeth Council since 1972. It is a site of local nature conservation importance.

8.2 The common has a mixture of formal and informal planting, tree lined roads, sports facilities and playing areas as well as broad open spaces. Remnants of late nineteenth century urban park improvements survive, particularly the ponds and the bandstand.

8.3 The common is typified by large mature trees; there has been considerable replanting in recent years following Dutch Elm disease and gale damage and the general ageing of the older planting on the common. Some elements of the landscape still require improvement including abandoned air raid shelters.

8.4 The common was formerly divided by the manors of Clapham and Battersea in medieval times and the shadow of the dividing ditch can still be seen south of the bandstand.

The Bandstand

8.5 The bandstand (Grade II listed) stands at the centre of Clapham Common on the border between Lambeth and Wandsworth. The bandstand is the oldest and largest surviving one in Greater London and one of the largest ever built in England. It was believed that the bandstand was one of two cast-iron 'band houses' originally erected in 1861 at the Royal Horticultural Society Gardens at South Kensington and designed by Captain Francis Fowke, the engineer who was responsible for the original design of the Royal Albert Hall.

8.6 It was thought that after the closure of the RHS Gardens in 1888, one of the bandstands was re-erected in Clapham. This is now known not be true and the bandstand at Clapham Common was specifically designed and built for that site in 1890 by the LCC architect, Thomas Blashill (albeit very closely following the design of Fowke's earlier examples).

8.7 The bandstand fell in disrepair in the 1990's but was restored in 2006 following a grant of £899,000 from the Heritage Lottery Fund. The railings to the podium have been reinstated to the design of the original, and the colour scheme is also based on the original decoration.

9 Other Green Space

9.1 The dominant feature of the conservation area is clearly the common itself. However, there are other green elements that make an important contribution to the character of the conservation area.

9.2 The nineteenth century housing facing the common has small to medium sized front gardens, with a variety of generally medium-sized trees and shrubs. Some of the older houses retain their large front gardens (the scale of which is reflected by the fact that St.Barnabas's church was built in the front garden of the Shrubbery in Lavender Gardens).

9.3 Rear gardens throughout the commonside areas are limited in size and impact, the main exception being the group of eighteenth century listed buildings along West Side; the older gardens tend to have more mature planting.

10 Negative Elements

- Air Raid shelters
- Fairground site
- Sports facility north of Fairground site?
- Signs and guard railings (street furniture)
- Hardstandings to front gardens
- Hip to gable roof extensions
- Painted elevations
- Basement extensions

Appendix 1 Listed Buildings

The following buildings are on the Government's statutory list and are listed as buildings of special architectural or historic interest to the nation. Listed Building Consent is required from the Council to make any alterations or demolition that would affect their special interest both internally as well as externally. They are graded according to their level of importance (Grade I, Grade II* or Grade II) however, the controls apply equally to all listed buildings.

- Battersea Reference Library, Altenburg Gardens, SW11. Grade II
- Clapham South Underground Station, Balham Hill, SW12. Grade II
- Clapham South deep tube shelter and surface building, Balham Hill, SW12. Grade II
- 196-222 (even) Broomwood Road, SW11. Grade II
- 13 Boundary Markers, Clapham Common, SW4. Grade II
- 9 Battersea Parish Boundary Markers, Clapham Common, SW4. Grade II
- Railings between Windmill Drive and Mount Pond, Clapham Common, SW4. Grade II
- Bandstand, Clapham Common, SW4. Grade II
- 58 Clapham Common Northside (Byrom House), SW4. Grade II
- 60 Clapham Common Northside (Maitland House), SW4. Grade II
- 80 Clapham Common Northside (Springwell House), SW4. Grade II
- Coachhouse to 80 Clapham Common Northside, SW4. Grade II
- 113 Clapham Common Northside (Rochester Deaconess's Chapel), SW4. Grade II
- 113 Clapham Common Northside (Gilmore House), SW4. Grade II
- 21 Clapham Common Westside, SW11. Grade II
- 81 Clapham Common Westside, SW11. Grade II
- 82 Clapham Common Westside (Frankfurt House), SW11. Grade II
- 83 Clapham Common Westside, SW11. Grade II
- 84 Clapham Common Westside (Western Lodge), SW11. Grade II
- 7 Nightingale Lane (Hollywood), SW12. Grade II
- 9 & 11 Nightingale Lane, SW12. Grade II
- The Shrubbery, Lavender Gardens, SW11. Grade II

Appendix 2 Locally Listed Buildings

The following buildings are on the Council's list of buildings of local architectural or historic interest (the 'Local List'). These buildings are of local or townscape importance to the borough as a whole. There are no additional planning controls over locally listed buildings other than those that already apply.

- Nos 81, 105-109 consec. and 110 Clapham Common North Side, SW4
- 85 Clapham Common Westside
- Sir Oliver Plunkett Chapel, 11 Nightingale Lane, SW12

The following buildings are proposed to be added to the Council's Local List:

- Former cinema (now Majestic Wines) Balham Hill, SW12
- K2 telephone kiosk, Clapham Common Northside, SW4

1 MANAGEMENT STRATEGY

Introduction

1.1 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas.

1.2 The issues raised during the public consultation are listed below. This document aims to address these issues by aiding the understanding of the important features of the conservation area through the information given in the character appraisal. Under the Planning (Listed Buildings & Conservation Areas) Act 1990 the Council must consider the preservation or enhancement of a conservation area's special architectural or historic interest when determining planning applications.

1.3 Items of particular concern in this conservation area are:

- The need to address the negative factors in the conservation area set out in section 10 of the character appraisal.
- The need to conserve historic features that make the conservation area special
- The need to enhance the elements that detract from the character of the conservation area

1.4 Boundary extensions. During the public consultation it was suggested that the conservation area could be extended. This will be considered by officers as resources allow.

Management of Clapham Common

1.5 Clapham Common is owned and managed wholly by the London Borough of Lambeth. Its legal status is defined by the Metropolitan Commons Act 1877. The Common is recorded as Metropolitan Open Land and has conservation area status both in Lambeth and Wandsworth. Wandsworth Council administers about half of the common for the purposes of planning and licensing applications and highway orders and maintenance.

Clapham Common Masterplan

1.6 A masterplan sets out a vision for the next 50 years seeking to conserve and enhance the intrinsic qualities of Clapham Common, its wide green open spaces, mature trees, ponds, woodlands and the important historic elements, in particular the bandstand and radial path layout of the late nineteenth century, while recapturing something of the original less formal common character.

1.7 Elements and facilities in poor or declining condition such as the site furniture, signage, paths, some of the buildings and the sports facilities will be repaired or renewed to create a unified and well kept appearance for the common and support the high level of use of this popular space for relaxation, play, sport and events.

1.8 The main focus of the masterplan is to balance ecology with the demand for leisure and recreation. An ecological area south of the bandstand is proposed that will recreate the flavour of the nineteenth century landscape as depicted in the sketches by Joseph Powell.

1.9 The mowing regimes will be changed to allow longer meadow grass around the edges to facilitate an improved habitat for wildlife. Improvements to paths for pedestrians and cyclists, as well as buildings and facilities are also proposed. Some thinning of the woods are envisaged together with additional tree planting elsewhere.

What You Can Do

1.10 Maintenance of your property and its historic features makes good sense not only for the the overall conservation area but also retains the value of your property. Here are a few things you can do to retain your home's historic value:

Repair or reinstate original style windows and doors

1.11 Whenever possible repair original features such as windows and doors rather than replace them. It is possible to replace rotten components, draught proof or install secondary glazing at the fraction of the price of replacing original windows. Replacing windows or doors often requires planning permission, but repair work does not.

Maintain external brickwork

1.12 Where individual dwellings have been visually emphasised in recent years by painting brickwork, pebbledashing or stone cladding, the result is seriously damaging to the appearance of the street as a whole. Removing these elements and reinstating the original improves the conservation area enormously.

Improve front boundaries

1.13 Front gardens and their boundaries are as much part of the public realm as the street and the common. Generally, boundaries should not be so high as to obscure the building behind and should aim to have a coherent appearance alongside other boundary treatments. Advice on your original boundary treatment can be given by the Conservation & Design Group.

Resist front garden parking

1.14 Front gardens are extremely important to the character of the conservation area and they should not be sacrificed to extensive hard surfacing.

Grants and Advice

1.15 The Council offers grant assistance to help with the cost of enhancement work in conservation areas, particularly the restoration of lost features. We can also offer advice and give details of specialist contractors. Contact the Conservation & Design Group (details at end) or see the website for more information.

2 What works require consent?

2.1 Additional planning controls exist within conservation areas and this section explains what works will require consent. Most 'material alterations' to buildings that are not houses require planning permission. Some works to houses will require permission from the Council. For further information on these or any other planning matter please contact us using the contact details given at the end of this document.

Works to maisonettes, flat blocks and houses converted to flats:

2.2 These buildings do not benefit from permitted development rights and therefore most external alterations will require planning permission, including:

- Changing windows and front doors
- Reroofing and altering chimneys
- Cladding or rendering external walls
- Laying out a hard surface in the front garden
- Altering boundary treatments

Works to houses that require planning permission in the conservation area:

2.3 This list is intended as a guide and is not exhaustive. Householder consents changed on 1 October 2008, so do not rely on outdated information. Works not mentioned here may nonetheless require planning permission and you are therefore advised to check with the planning service at an early stage to avoid delays to your project or even enforcement action.

2.4 You may also apply to the Council for a Certificate of Lawful Development which will confirm that planning permission is not required.

2.5 The following works require planning permission:

- Any roof extension
- Any side extension
- Any extension to the front of a house
- All rear extensions over one storey and beyond the rear wall of the original house
- Cladding a house in stone, artificial stone, pebbledash, render, timber, plastic or tiles
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe to an elevation fronting a highway or to a side elevation
- Installation, alteration or replacement of an antennae or satellite dish on a part of the house that is visible from a highway
- Garden buildings, enclosures or pools built in the front garden or within 2 metres of a boundary or over 2.5 metres high or takes up over 50% of the curtilage

- Hard surfaces in front gardens, unless they are less than 5 cubic metres or are porous or water runs off into a porous area
- Boundary treatments (fence, wall, railings, etc) over 1 metre adjacent to a highway or 2 metre elsewhere.
- Solar panels, if fitted on the principal or side elevation walls and they are visible from the highway
- Air source heat pumps
- Wind turbines

Works to commercial buildings

2.6 Buildings that are not houses do not benefit from householder permitted development rights. This means that most external alterations will require planning permission. As an example, some common alterations requiring planning permission are given below:

- Any alteration or extension to a building including roof extensions and windows, where a material alteration is involved.
- All changes to shopfronts require planning permission. This includes any external security shutters.
- Advertisements to shopfronts may require planning permission depending on size. All illuminated advertisements will require consent.

Conservation area consent is required to:

- Demolish a building or substantial part of a building in a conservation area as well as to demolish boundary treatment (eg fence, wall, railings, etc) that is over 1m adjacent to a highway or over 2m elsewhere.

Works to trees

- All trees in conservation areas are protected and the Council must be notified of any works, including pruning and felling.
- The notification procedure applies to trees which are subject to tree preservation orders.

Further information can be found at

www.planningportal.gov.uk

or contact Wandsworth's development control teams on 020 8871 7657

or the Conservation & Design Group on 020 8871 6646

3 How to make a planning application

3.1 This is a brief guide on applying for planning permission. Planning officers are available to answer simple queries between 9.00 - 5.00 at the One-Stop counter on the 5th floor of the new Town Hall Annexe on Wandsworth High Street. If you have a more complicated query or you wish to discuss development at your property you may need to make an appointment to see a planning officer and a conservation and design officer. Such a meeting will only be granted when you have submitted initial sketches for discussion and the matter cannot be adequately discussed over the telephone.

Application Forms

3.2 All application forms are available on the Council's website or on request from the planning service (see contact details at the back).

<http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm>

Making Your Application

3.3 For all but the simplest alterations, you are advised to appoint a qualified architect with experience and understanding of conservation issues.

3.4 To apply for planning permission you must the correct application form (often the householder application form alone) and submit scale drawings showing the existing and the proposed. Each application form gives guidance on what basic plans are required. For applications to replace doors or windows, it is possible to include a photograph to show the existing, but the drawing for the proposed must be to scale of 1:50. It must show how the window will open and close this is best shown in a cross section.

3.5 All applications should be accompanied by a Design & Access Statement which should set out the process by which your development or alterations have been designed and how they conserve the special interest of your property. Guidance is available on the website.

Planning Policy

3.6 All applications are determined in accordance with Council policy as set out in our Unitary Development Plan and emerging Local Development Framework. These are available on our website. The character appraisal and guidance given in this document will also be taken into consideration when determining applications. The overarching policy set by the Government is that development or alterations should preserve or enhance the special architectural or historic interest of the conservation area.

Pre-Application Advice

3.7 We welcome and encourage discussions before you submit your application. A planner will be available at the One-Stop reception on the 5th floor of the Town Hall to answer simple enquiries and help with application forms during office hours. For more detailed advice please send initial sketches of your proposals along with photographs of your property and the first stages of your design and access statement to the planning service for comment. A meeting may be offered if the scheme is too complex to be dealt with by telephone.

How long does it take?

3.8 It takes eight weeks to process most planning applications. If the correct information is not provided the application cannot be validated and your agent or you, the applicant, will be notified of this within 10 days. The 8 week period only starts when the application has been validated.

3.9 When the application is received it is allocated to a planning officer who will be your case officer and main contact. You, the applicant, or your agent can contact your case officer at anytime. If you have an agent, correspondence will be automatically conducted with the agent unless otherwise requested. The case officer will be responsible for consultation on the application which includes consulting neighbours and liaising with the Conservation, Design and Development team.

Building Control

3.10 Approval under the Building Regulations is a separate requirement and you should check with Building Control if this is required before carrying out your works, independently of planning. See Contacts at the end.

Further Information

Council Publications

The Council publishes a number of useful guidance documents which can be found on the following web page:

<http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Information/publications.htm>

Publication	What it contains
Do it in Style	A guide to the care, repair and adaptation of your home
Hardstandings for Cars	How to design car parking space sensitively
Making More of Your Loft	Design guidance on altering your roof
What is a Conservation Area?	Information on conservation areas in general.
Tree Strategy for the Borough	The action plan for trees in the Borough

Government publications

Many of the following documents are available from the Planning Portal (web address in "Useful Websites").

Planning: A Guide for Householders
Planning Policy Guidance Note 15: Planning and the Historic Environment
Guidance on Conservation Area Appraisals, English Heritage
Guidance on the Management of Conservation Areas, English Heritage

Books

The Buildings of Clapham by the Clapham Society

The History of Clapham

Battersea and Clapham by Patrick Loobey, the Old Photographs Series

A Stitch in Time: Maintaining your Property, available from The SPAB

Building Conservation Directory. Available from Cathedral Communications 01747 871717 or www.buildingconservation.com

Conservation of Historic Buildings by B.M. Fielden (Architectural Press)

Dos & Don'ts -House and Cottage Restoration by H. Lander (Acanthus Books)

The Elements of Style, An Encyclopaedia of English Architectural Detail, edited by Stephen Calloway (Mitchell Beazley)

Informed Conservation by Kate Clark. Available from English Heritage
Old House Care and Repair by Janet Collings (Donhead) www.oldhouse.info
Period House: Complete Care, Repair and Restoration by Albert Jackson and David Day (English Heritage & Collins)
Structural Repair of Traditional Buildings by P. Robson (Donhead)
Suburban Style: The British Home from 1840-1960 by Helena Barrett & John Phillips (MacDonald & Co)
The Buildings of England: London South by Cherry and Pevsner (Penguin)
The English Terraced House, by Stefan Muthesius (Yale 1982)
The Georgian Group Book of the Georgian House by Steven Parissien. Available from The Georgian Group
The Repair of Historic Buildings by Christopher Brereton. Available from English Heritage
The Victorian Society Book of the Victorian House by Kit Wedd. Available from the Victorian Society
Victorian Architecture by R. Dixon and S. Muthesius (Thames & Hudson)

Public Archives

Wandsworth Heritage Service

Battersea Library
265 Lavender Hill
SW11 1JB
Tel: 020 8871 7753

Email: jgregson@wandsworth.gov.uk
See the Council's website for opening times.

London Metropolitan Archive

40 Northampton Road
Clerkenwell
London
EC1R 0HB

Website: http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Leisure_and_culture/Records_and_archives/

Useful Websites

Organisation

Planning Portal
Planning Aid for London
Funds for Historic Buildings

Web address

www.planningportal.gov.uk
www.planningaidforlondon.org.uk
www.ffhb.org.uk

Organisation

Web address

HELM: Guidance on the historic environment from across the country compiled by English Heritage	www.helm.org.uk
English Heritage	www.english-heritage.org.uk
Georgian Group	www.georgiangroup.org.uk
Victorian Society	www.victoriansociety.org.uk
Twentieth Century Society	www.c20society.org.uk
Society for the Protection of Ancient Buildings	www.spab.org.uk
SAVE Britain's Heritage	www.savebritainsheritage.org
Images of England: Details and pictures of listed buildings nationwide	www.imagesofengland.org.uk
Pastscape: information on archaeological and architectural heritage	http://pastscape.english-heritage.org.uk/
Climate Change and Your Home: information about energy efficiency in old houses	www.climatechangeandyourhome.org.uk/live/homepage.aspx
Building Conservation Directory: Articles and specialist craftsmen	www.buildingconservation.com

Contacts

**Wandsworth Council
Borough Planner
Town Hall,
Wandsworth High Street,
London, SW18 2PU**

Tel: 020 8871 6000

Email: boroughplanner@wandsworth.gov.uk

Council Contacts

General planning enquiries	020 8871 6636
Development Control	020 8871 7657
Conservation & Design Group	020 8871 6646 or 6631
Planning Enforcement Group	020 8871 6643
Building Control	020 8871 7620
Wandsworth's Local Studies Centre	020 8871 7753
On Street Services Office (to report street defects, graffiti, refuse & recycling problems)	www.wandsworth.gov.uk/Home/EnvironmentandTransport/StreetDefects/default.htm
	or
	020 8871 6708
Parks and Green Spaces (Lambeth Council)	020 7926 9000

External Contacts

English Heritage (London Region)	020 7973 3000
English Heritage (Customer Services, publication requests, etc)	0870 333 1181
The Georgian Group	087 1750 2936
The Victorian Society	020 8994 1019

External Contacts

The Twentieth Century Society	020 7250 3857
SAVE Britain's Heritage	020 7253 3500
Society for the Protection of Ancient Buildings (SPAB)	020 7377 1644
The Clapham Society	Contact Conservation & Design Group

Planning Aid for London

Unit 2, 11-29 Fashion Street
London, E1 6PX
Tel: 020 7247 4900