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Putney Lower Common Conservation Area Appraisal and Management Strategy

A Introduction	3
Map of the conservation area	3
The purpose of this document	4
Public consultation	4
Designation and adoption dates	4

PART ONE: CONSERVATION AREA APPRAISAL

1 SUMMARY OF SPECIAL INTEREST	6
2 LOCATION AND CONTEXT	7
3 HISTORY & ARCHAEOLOGY	8
4 SPATIAL CHARACTER	11
Introduction	11
Townscape map	11
Townscape	13
Streetscape	13
Trees and green space	14
Views	15
5 ARCHITECTURAL CHARACTER	16
Introduction	16
Character areas	16
Building use	16
Lower Common South	18
Putney Common, All Saint's Church, Lower Richmond Road	19
Commondale	20
6 CONCLUSION, ASSESSMENT OF CONDITION & RECOMMENDATIONS	23
APPENDICES	25
Listed Buildings	25

Locally Listed Buildings 25

PART TWO: MANAGEMENT STRATEGY

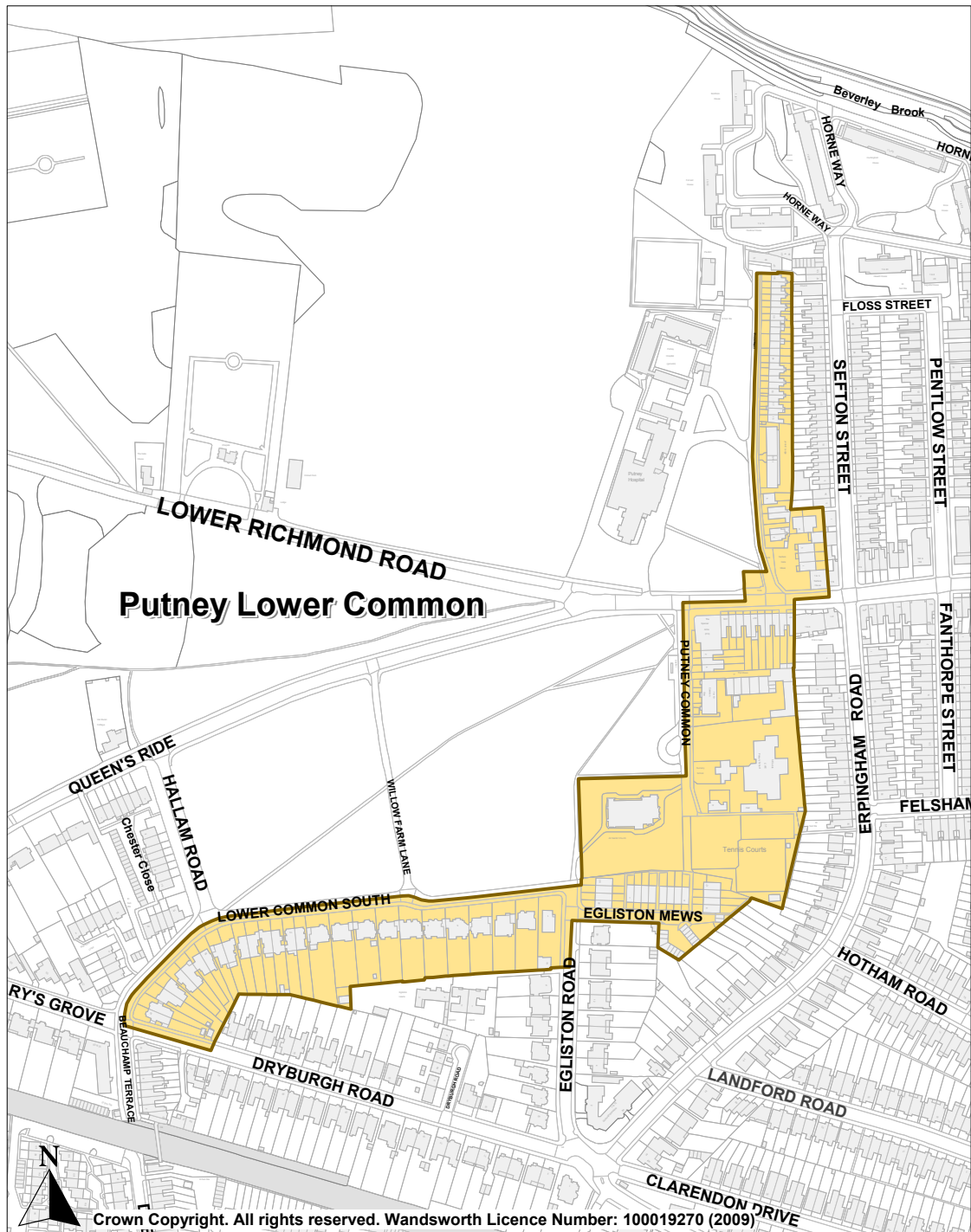
1 Introduction 28
2 Conservation area guidance 35
3 What works require consent? 39
4 How to make a planning application 42

FURTHER INFORMATION & CONTACTS

Further information 46
Contacts 49

A Introduction

Map of the conservation area



The purpose of this document

A.1 Conservation areas are "areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance" as set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Conservation Area Appraisals are documents that define and analyse this special architectural and historic interest according to guidance published by English Heritage and justify their designation as conservation areas.

A.2 Under the same Act the Council has a duty to publish proposals for the preservation and enhancement of conservation areas. The management strategy in Part Two of this document sets out how the Council manages the conservation area in accordance with guidance from English Heritage. Together, the conservation area appraisal and management strategy are material considerations in the planning process and provide a sound basis for planning policies, decisions and appeals.

Public consultation

A.3 People in the conservation area were consulted for their views on this document in November and December 2008 and a public meeting was held at Putney Leisure Centre on 4 December 2008.

Designation and adoption dates

A.4 Putney Lower Common Conservation Area was designated on 21 July 1978. On 2 March 2009 the original boundary was redrawn so that nos. 16-20 Egliston Road became part of Landford Road Conservation Area to which they relate more closely.

A.5 This Conservation area Appraisal and Management Strategy was approved by the Council's Planning and Transportation Overview and Scrutiny Committee on 18 February 2009 and the Council's Executive on 2 March 2009.

PART ONE: CONSERVATION AREA APPRAISAL

1 SUMMARY OF SPECIAL INTEREST

Putney Lower Common Conservation Area was designated 21st July 1978. Its special character is derived from the largely unspoilt grouping of high quality buildings fronting a semi-natural landscape. The area has an architectural homogeneity resulting from its development during the mid to late Victorian period, and possesses a variety of architectural features special to this period of building and unique in the Borough. The particular relationship of buildings, especially the church, and the common define the area's special character, and contribute to its rural village atmosphere.



Figure 1 View across Putney Lower Common with the Spencer Arms on the left and the Church of All Saints on the right

2 LOCATION AND CONTEXT

2.1 The area frames the edge of Putney Lower Common, a large area of open space that lies in the northwestern corner of the Borough, approximately ½ mile west of Putney town centre. Barnes is a similar distance to the west, whilst the River Thames runs close by to the north.

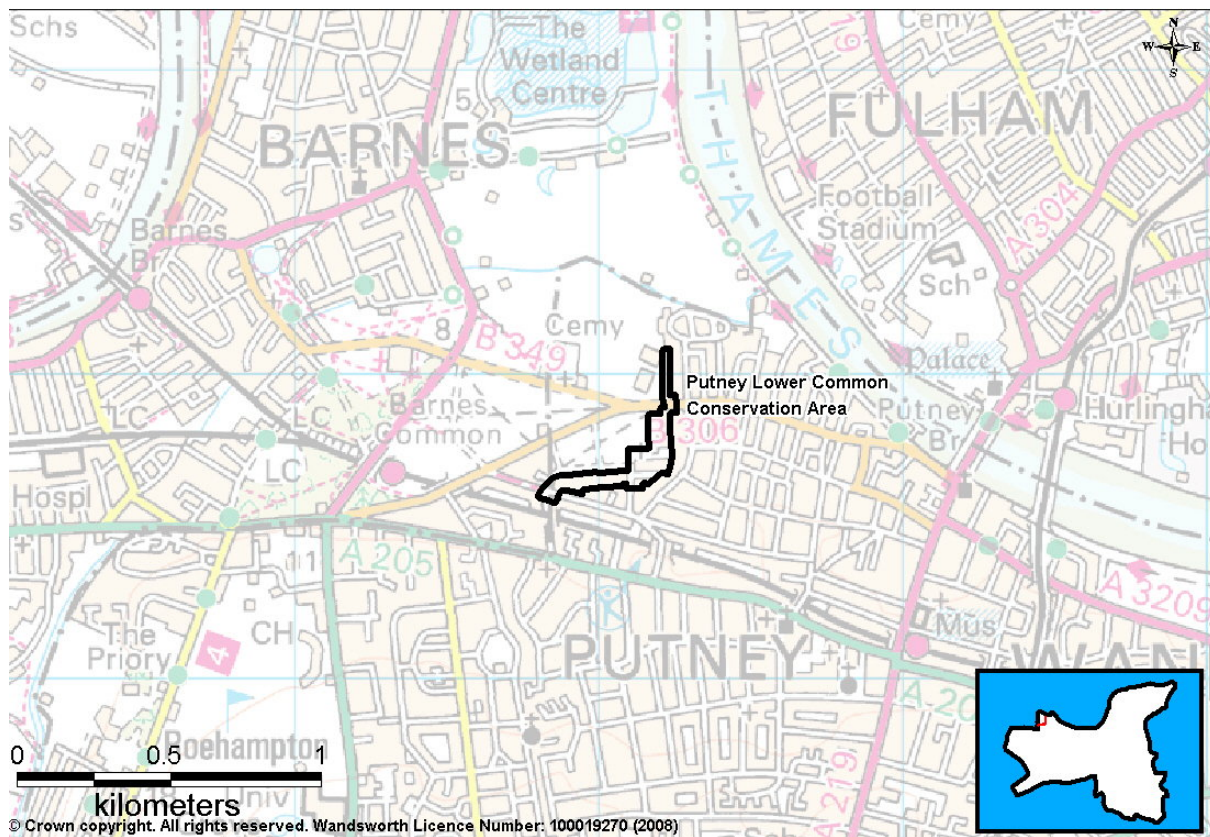


Figure 2 The location of Putney Lower Common Conservation Area in the borough of Wandsworth

3 HISTORY & ARCHAEOLOGY

3.1 The special character of the conservation area has been shaped through years of history and it is therefore important that we understand its development to understand its current appearance and future needs.

3.2 A Roman settlement is known to have existed in Putney (in the vicinity of the present Star & Garter) and Lower Richmond Road may be on the route of a Roman Road. Continuous settlement occurred at Putney, but the Common and immediate surrounds remained open pasture and farmland until enclosure in 1469 by John Twigge, who raised sheep for wool production. This enclosure was known as the 'Pightells', literally enclosed land. Despite a number of attempts to enclose more Common land, local resistance limited further loss to the building of Elm Lodge (rebuilt in 1912 as Putney Hospital) and the cemetery, laid out in 1855.

3.3 Until the mid nineteenth century, little building took place around the Common, but during times of recurrent plague, temporary wooden structures, known as 'pesthouses', were erected to quarantine the sick and removed when the danger had passed. A couple of barns are shown on the east side of the Common in Lane's map of 1636, in the present location of the Cricketers and Spencer Arms pubs, presumably to house agricultural produce. A brick pesthouse built in 1665 lasted until 1860, when it was demolished to make way for the building of cottages in Comondale.

3.4 The cottages built on Comondale were amongst the earliest permanent development in the area, along with other small workers' cottages on the east side of Putney Common (currently nos. 2-4) and Lower Richmond Road (replaced in 1882 by nos. 217-235), All Saints School (1852, rebuilt in 1893-6) and later All Saints Church (1870). The passing of the Wimbledon and Putney Commons Act in 1871, and the establishment of the Conservators, prevented further incursions into the fringes of the Common, although rebuilding occurred on the eastern side, e.g. The Spencer Arms replaced an early 'beer shop' in 1898.

3.5 Population expansion in the later nineteenth century led to development in areas adjoining the Common, including building in the gaps or rebuilding on the eastern fringes, and the development of the 'pightells' enclosure to the south. The substantial Victorian villas that occupy the southern edge of the Common are related in type and form to the wider high class suburban expansion of Putney in the 1880s and 1890s, exhibited particularly in the adjoining streets (Egliston, Erpingham and Dryburgh Roads).

3.6 Archaeology: A number of scattered archaeological remains of the Neolithic to Iron Age periods have been found in the vicinity of the Common, particularly near Sefton Road. It is an Archaeological Priority Area.

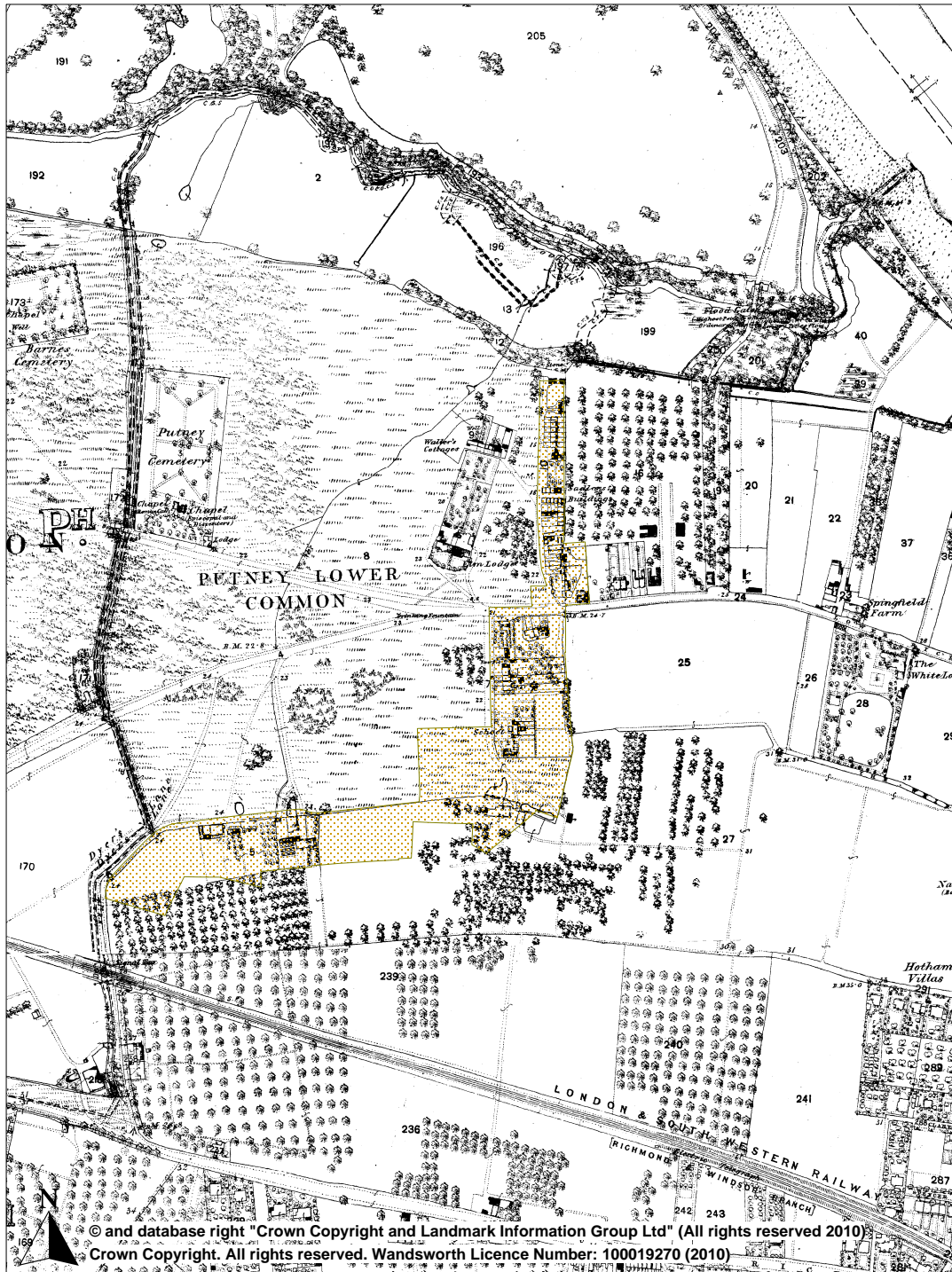


Figure 3 Map of c1868 showing the Commondale cottages to the north

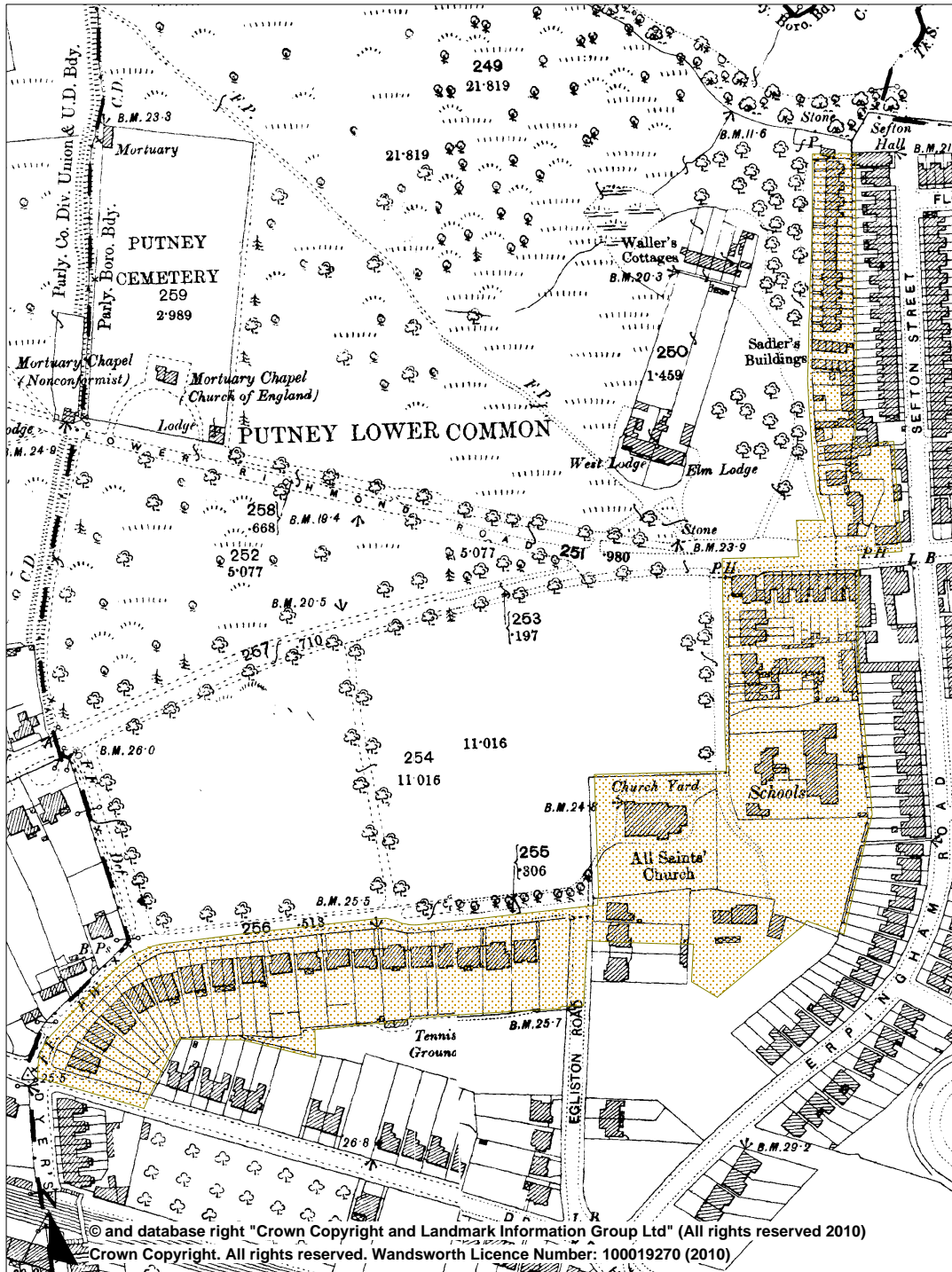


Figure 4 Map of c. 1896 showing the conservation area almost as it is today

4 SPATIAL CHARACTER

Introduction

4.1 The character of the conservation area is made up of the sum total of its buildings, streets, green space and views and can be harmed or improved by insensitive alteration to any of these elements. This section analyses those spatial characteristics that provide the setting to the buildings and therefore are important contributors to the character and appearance of the conservation area that we seek to preserve.

4.2 The conservation area can be divided into three separate areas of distinct character and these are shown on a map in the Architectural Character chapter. Many of the features described in the following paragraphs are shown on the townscape map on the next page.

4.3 The conservation area's buildings frame the eastern edge of Putney Lower Common which, together with Barnes Common, provides a semi rural open space that separates and defines the settlements of Putney and Barnes.

4.4 The former Cricketers pub - now converted - and the flamboyant gables of the Spencer Arms are both landmark buildings on the Lower Richmond Road and these signal the departure from Putney when travelling west and also form the gateway into Putney when travelling east.



Figure 5 The church standing against the sky

4.5 All Saints' Church is the conservation area's most important building, occupying a pivotal location in the south east corner of the Common. Despite being surrounded by trees, the Church's massive tiled roof dominates the skyline.

Townscape map

4.6 The townscape map sets out at a glance the positive features of the conservation area. The Council has a duty to preserve or enhance the character of the conservation area and there is a presumption in favour of retaining buildings making a positive contribution to the character of the conservation area. The spaces and buildings that

make up the character of the conservation area should be protected and enhanced wherever possible. It would be against Council policy to allow the loss of important space or buildings within the conservation area.

4.7 The spatial characteristics of Putney Lower Common Conservation Area are described in this section whereas the architectural characteristics are described in the next section.

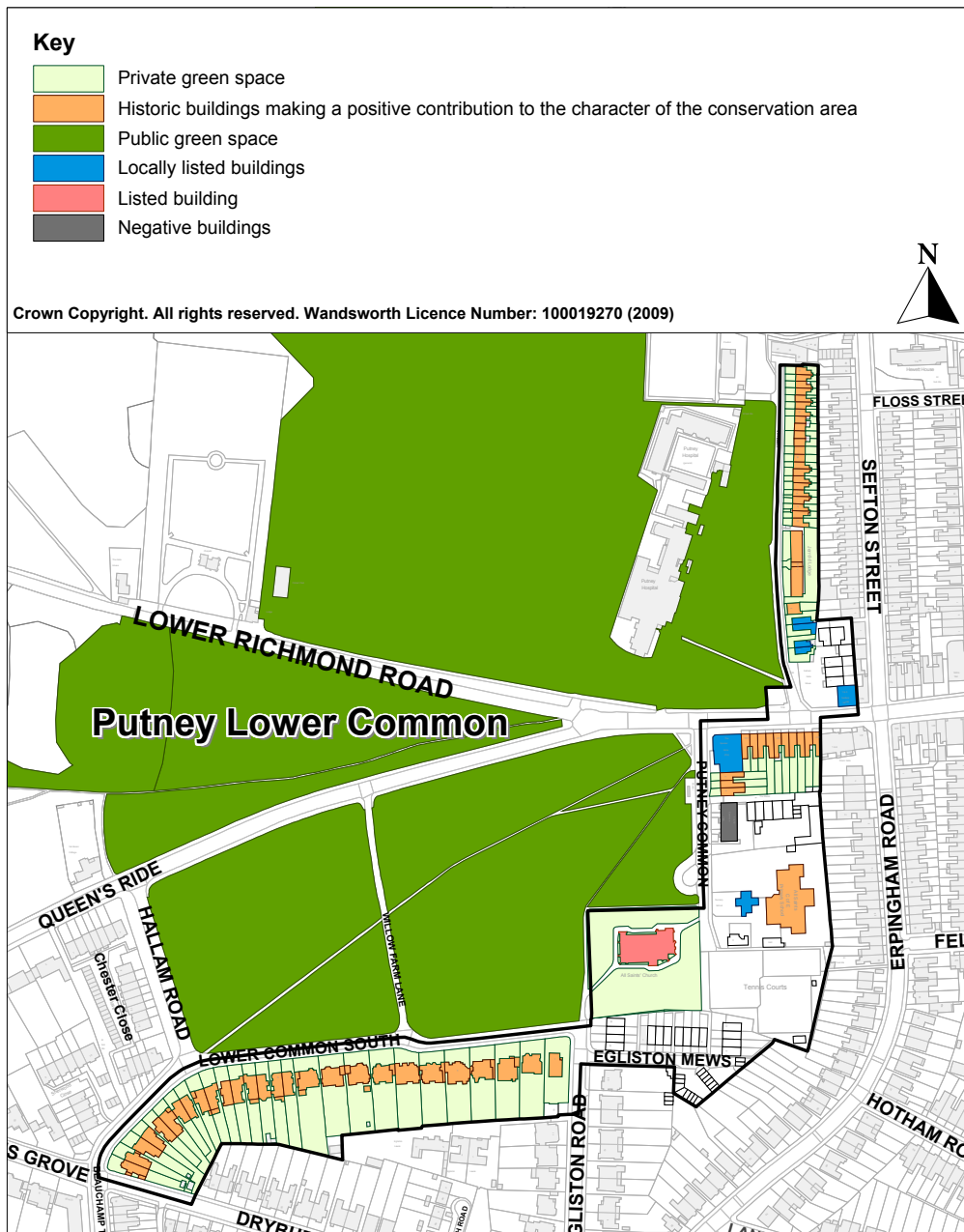


Figure 6 The townscape map shows buildings and spaces which make a positive contribution to the character of the conservation area

Townscape

4.8 All Saints' Church is the conservation area's single most important building. It occupies a pivotal location in the south east corner of the common and despite being surrounded by trees, the church's prominent clay tiled roof dominates the skyline.

4.9 Two buildings on Lower Richmond Road: the former Cricketers pub - now converted - set back from the corner with Comondale and the Spencer Arms, hard on the corner with Putney Common, are very effective landmark buildings. Together these buildings form a gateway, signalling one's departure from Putney when travelling west and one's arrival into Putney when travelling from Barnes in the east. These two buildings are all the more dramatic when their gabled elevations are lit by strong evening sunlight.

4.10 The remaining buildings in the conservation area provide a very attractive definition to the edges of the open space. Quite grand detached houses face out from Lower Common South across the cricket green, whilst more humble terraced cottages line Comondale. Each group of buildings is quite different in status and appearance but both are unified by the semi rural character of the common.

Streetscape

4.11 Footways are for the most part unremarkable, surfaced in a variety of standard local authority materials. However, by far the best is the chunky granite kerb with simple dark grey tarmac found in Comondale. This combination of materials reinforces the semi-rural character and is wholly appropriate in the context of this particular conservation area. An unusual feature of Comondale is that it has a footway on only one side of the road. The west side of Comondale has no footway where it meets the Common, just a grassed verge. This is an important feature and supports the rural character of this street. A similar surface treatment - granite kerb and tarmac footway - is found on the west side of Putney Common. This is also appropriate and should be retained. On the east side of Putney Common the materials unfortunately change to small element



Figure 7 Bound gravel path to church

slabs much fragmented by crossovers. The footways on Lower Common have large element artificial stone slabs laid in a traditional staggered bond and some houses still retain their dark grey stable block crossovers.

4.12 Within the grounds of All Saints' Church the footpaths have been attractively restored in bound gravel, which maintains the ambiance of a country churchyard and reproduction lamp columns complete the effect.

4.13 The most inappropriate footway materials are those laid most recently on the Lower Richmond Road. Red and buff concrete block paving laid in an arbitrary pattern makes for a visually intrusive surface that is unwelcome in this context. Unfortunately, this footway coincides with particularly intrusive speed limit markings on the road surface by the Spencer Arms.

Trees and green space

4.14 All the edges to the Common are lined with many mature forest trees that make a very important contribution to the appearance of the area as a whole.

4.15 Within the conservation area the most important trees are the formal, pollarded limes planted around the perimeter of All Saints' churchyard. There is also a group of important mature trees on the corner of Comondale with the Lower Richmond Road. There are very few street trees, only two mature trees in the footway on Lower Common South.



Figure 8 Trees on the edge of the Common framing the school

4.16 Although not within the conservation area boundary the Common plays a big part. It has a semi natural quality with verges that are allowed to grow to form informal hedgerows in parts. It is crossed by tracks and the cricket pitch on the western part engenders a village green atmosphere to this part. All Saints' churchyard is a simple, closely mown grassed area, set apart from the more natural landscape of the Common. It has a sense of calm space that provides a splendid setting for the church.

Views

4.17 Most of the important views are from outside the conservation area looking in. There are wide panoramas across the Common from Queen's Ride and Lower Richmond Road to the edges of the open space. The church dominates these views and nothing in the far distance intrudes above the skyline to spoil the harmonious, domestic scale. Views looking east towards Putney, along the Lower Richmond Road focus on the low-key landmarks of the Spencer Arms and the former Cricketers public house.



Figure 9 View across the Common to houses on Lower Common South

5 ARCHITECTURAL CHARACTER

Introduction

5.1 Perhaps the most visible and well known aspect of any conservation area is its buildings. Most historic buildings in the conservation area contribute to its special interest and their loss would have an irreversible impact on the historic character of the area. Buildings making a positive contribution to the character and appearance of the conservation area are discussed in this section and shown on the townscape map in the previous section.

5.2 The omission of any particular building does not mean it is of no importance. Advice should always be sought before considering the alteration or demolition of any building from the Conservation and Design Group.

Character areas

5.3 The conservation area can be divided into areas of similar character, where buildings of a similar type are found. Each character area differs slightly from the other and this in turn makes up the special overall character of the conservation area. These character areas or sub-areas are shown on the character area map on the next page. They are:

- Lower Common South
- Putney Common
- Comondale

Building use

5.4 The area is mostly residential in character. The exceptions are All Saints' Church, All Saints Primary School, the Tennis Club, and a builder's merchant in Putney Common and; The Spencer Arms P.H. and the former Cricketers P.H. - now a gallery - in Lower Richmond Road.

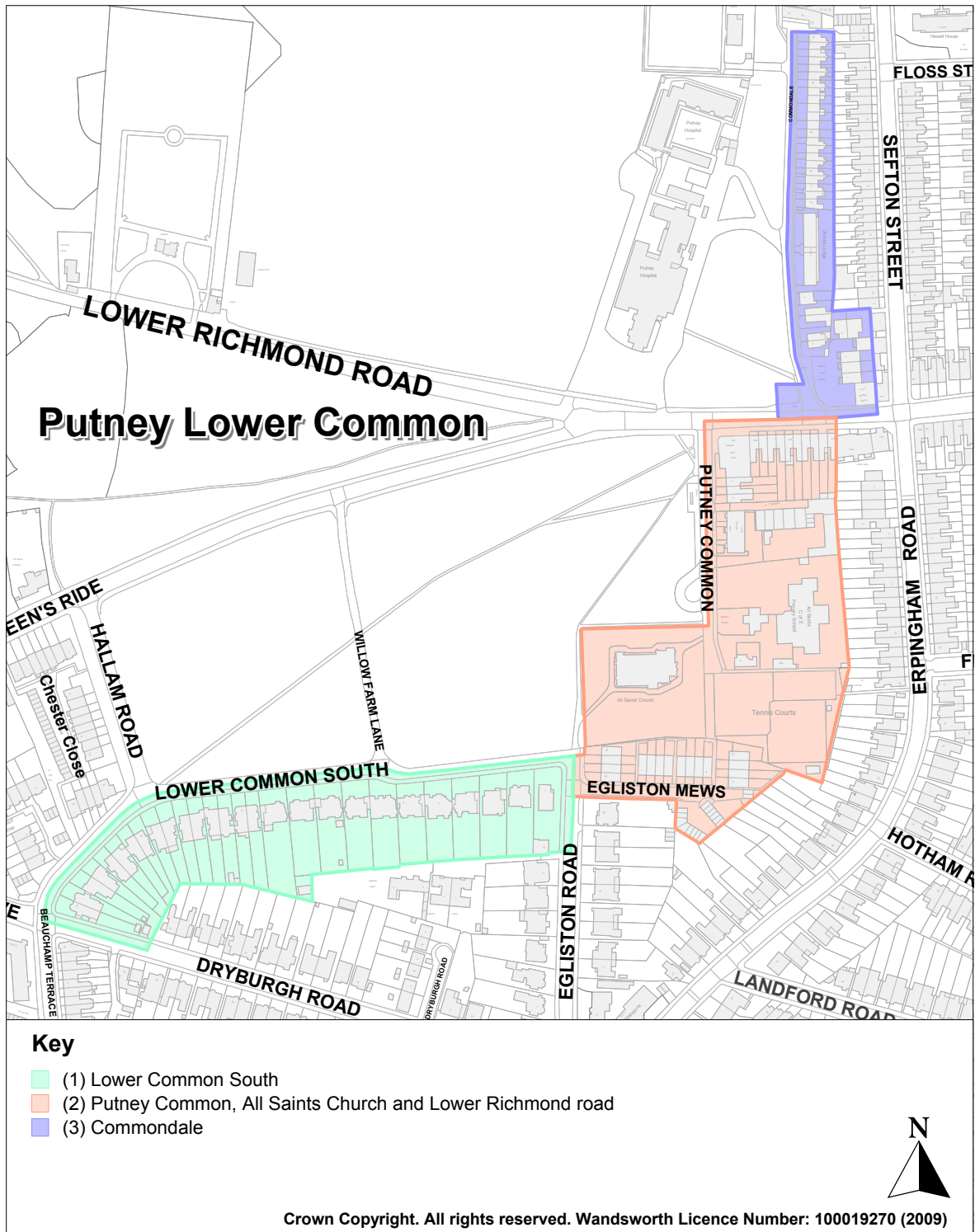


Figure 10 Map showing the three distinct character areas

Lower Common South

5.5 The houses on Lower Common South are fine examples of High Victorian domestic architecture, and a largely complete and unspoilt example of their period. They evolved from the Norman Shaw style and, though this was common in this period, according to architectural historian, Mark Girouard they "stand out because of the liveliness and elaboration of their detail and the originality of their conception".

5.6 Although designed as a piece, they are each individually detailed. Of particular note is the high quality decorative terracotta and tile work.

5.7 Some of the properties have suffered ill-designed roof additions and elevational changes which detract from their appearance.



Figure 11 Pairs of houses on Lower Common South



Figure 12 Detached house on Lower Common South



Putney Common, All Saint's Church, Lower Richmond Road

5.8 The simple Victorian terrace on the south side of Lower Richmond Road consists of two storey, flat fronted cottages of about 1882, matching the scale of the earlier cottages in Comondale but without the same quality of detailing. They replaced earlier cottages on the site and thus have an historical association with the enclosing of the east side of the Common. They are in yellow brick with pitched, slate roofs.



Figure 13 Spencer Arms and the terrace on Lower Richmond Road

5.9 The Spencer Arms public house (1898) is a splendid chunk of Victorian baroque that frames eastward views from the Common. It is three stories with attic and, in many respects, is typical of public houses of the period, with good ground floor treatment and well composed facades.

5.10 The Victorian cottages on Putney Common, south of the pub are similar to those on Lower Richmond Road - simple, unassuming late Victorian workers' accommodation. There is some more recent infill development to the south, beyond which is a group of better public buildings - the older school house (now a nursery) is a compact late Victorian building with ornate gable details and a rural appearance befitting its location. The larger, more recent primary school behind this is less in keeping, but still a good example of a mid twentieth century school building. In the school grounds, the caretaker's house is a neat early twentieth century building that rounds off the group. The tennis ground beside the school is a remnant of the Common following the school and church enclosures; its boundaries could be better maintained.



Figure 14 Terrace on Putney Common



Figure 15 Church of All Saints

5.11 All Saints Church (1874) occupies a commanding position in the centre of the whole area. Its location in the south-east corner of the common, surrounded by hedges and trees, gives it an almost rural atmosphere. Built in a handsome Gothic Revival style by G.E. Street, with a later extension on the north-east side by Elkington. It contains elegant stained glass windows from the workshop of Edward Burne-Jones and a remarkably unspoilt decorative interior. It is constructed of yellow brick

with stone dressings and belfry, and has a plain clay tile roof. The exterior of the building, and the paths through the churchyard, have recently been restored.

Commondale



Figure 16 Nelson Cottages on Commondale

5.12 The Nelson Cottages in Commondale are among the earliest extant buildings in Putney, dating from 1862. They are a terrace of paired cottages of two stories in yellow stock brick and pitched slate roofs. The front elevations are notable for the contrasting red brick bands, red brick 'arches' over ground floor windows and doors (above stone lintels), and red brick headers to upper windows. The eaves are broken by dormers. Windows are timber casements, with two lights at the top and three at the

bottom. Front doors are originally nine panes over two moulded panels. Front boundaries are inconsistent, but timber paling fences, appropriately rural in character, are common. The boundary of Putney Hospital opposite, and its grounds, fail to complement the appearance of the buildings.

5.13 Immediately to the south of the Nelson cottages is Jerrold Lodge, a small, two storey building containing 12 flats, built in the 1930's. Although potentially incongruous in use, this low building sits reasonably comfortably in this location and relates well to the scale of the surrounding cottages. It is of no great merit architecturally but its distinctive feature is its recessed windows on the first floor leading to small projecting balconies.



Figure 17 Jerrold Lodge

5.14 Beside and just south of Jerrold Lodge are a small group of four cottages (Nos.2,3,4,5,6). No.6, is a late Victorian cottage (now converted into two units - 6 and 6a), that steps forward of the established building line and is constructed in stock brick under a gabled slate roof with timber sash windows. Compared to its neighbours to the south it is somewhat unremarkable architecturally, nevertheless the building is a valuable addition to this semi rural street scene.

5.15 Nos.2 and 3, and 4 and 5, are two pairs of early 19th century cottages. These buildings are locally listed. They appear like pavilions under distinctive pyramidal slate roofs, shallow pitched behind prominent white rendered cornices and raised parapets to the front and in the case of No2, also to the side elevation facing Lower Richmond Road for show. These parapets add emphasis and status to what are otherwise very simple elevations of yellow stock brick with flat arches over timber sash windows with six lights at the top and six on the bottom. The front facades have a recess in the brickwork providing an external expression of the party wall between each pair. These cottages occupy almost the full depth of the site and have gardens to the side.



Figure 18 : 2-5 Comondale: early nineteenth century cottages



Figure 19 The former Cricketer's pub

building is still visible but its prominence has been reduced by the enclosure. However, the change reflects the new, more private use of the building and the adjacent mews. The fine mature trees standing in the forecourt have been retained and are still a very important feature. They are protected by a tree preservation order.

5.16 On the corner of Comondale with Lower Richmond Road, the former Cricketers public house - now called Sadlers House - is a mid 19th century building of some architectural quality and much character. It is locally listed. As part of the work to convert it from its former use as a pub there have been some minor alterations to its appearance, but these have not noticeably diminished its quality. Its forecourt area at the junction of Comondale and Lower Richmond Road have now been reduced by a new development - Sadlers Gate Mews - that relates quite sympathetically with the former pub and the adjoining cottages in Comondale. The pub used to stand in an open forecourt which has now been enclosed with a new boundary wall and railings. It is important for townscape reasons that the

6 CONCLUSION, ASSESSMENT OF CONDITION & RECOMMENDATIONS

6.1 The townscape map on page 12 gives an overview of the appraisal and indicates buildings and other features that are considered to make a positive contribution to the special quality of the area. Therefore, when considering any changes to these positive elements, care should be taken to ensure that the change proposed will preserve the positive contribution made. The map also identifies negative elements, i.e. those buildings and features which have been judged not to make a positive contribution to the area's special quality. These negative elements offer the opportunity to improve or enhance the quality of the area as and when any changes to them are being considered. The map indicates that there are few negative elements and that the great majority of buildings and other features are, in general, positive contributors to the quality of the area. The general condition of the component sub areas is good.

6.2 There are steps that could be taken to help ensure that the conservation area's good features are preserved. Similarly, there are steps that could be considered in order to encourage the enhancement of features that currently detract from the conservation area. These will be briefly outlined for each sub area in the following paragraphs and within the management strategy.

6.3 Lower Common South

6.4 The condition of the Lower Common South sub area is good, since the great majority of houses here are largely complete and unspoilt. However, the appearance of a very small number of houses has suffered as a consequence of poorly designed roof additions and insensitive changes to elevations.

6.5 All alterations to roofs are subject to planning control and therefore it is possible to ensure that no further insensitive alterations are made that might spoil the appearance of any of these houses. Any roof extensions that are judged to be poor should not now be accepted as precedents for similar poor extensions to unaltered houses.

6.6 The quality of these houses is very fine, but it is a fragile quality that can so easily be spoilt by insensitive change. Unfortunately, there is evidence that some harmful alterations, like painting original brick elevations and changes to original pattern windows have taken place. Changes like these are not currently subject to any planning control. Therefore, the preservation of the original appearance of these houses currently relies upon the sensitivity and cooperation of individual householders to ensure that they do not carry out work that might harm the appearance of their homes. Consideration could now be given to the selective use of the special powers that are available in planning legislation to control these potentially harmful alterations. This action could ensure the preservation of the special quality that is clearly evident in this part of the conservation area.

6.7 Putney Common

6.8 The condition of the Putney Common sub area is only moderately good. Despite the very considerable contribution made by the excellent All Saints' Church and the fine Spencer Arms there are negative elements and other areas of concern that diminish the quality of this sub area. The block of 10 flats called Common View is considered to be a building that makes a negative contribution to the character and appearance of the area. Just to the south of this block of flats there is an untidy looking chain link boundary fence to the All Saints' Primary School and the appearance of the boundary fence to the tennis courts could be considerably improved.

6.9 The cottages (Nos. 217-235) fronting Lower Richmond Road have suffered numerous alterations, including replacement windows; painted brickwork; new front boundaries in arbitrary designs and; a proliferation of rooflights. These alterations have cumulatively diminished the contribution that these cottages make to the quality of the area. The three cottages in Putney Common (Nos. 2,3,and 4) all have painted brick elevations and paved hard standings for parking in the front gardens. This is, to an extent understandable because of the bus stand immediately opposite that takes away any opportunity for residents to park on the street. The bus stand and its associated paraphernalia is an unattractive feature and consideration could be given to making this less visually intrusive.

6.10 Comondale

6.11 The condition of Comondale is good. The Nelson Cottages (Nos.15-36) are protected from insensitive alteration by an Article 4 Direction that controls demolition of part or whole of front boundaries and the erection of a replacement front boundary; alterations to the front elevations including painting of brickwork; alterations to roofs; the construction of porches and the construction of hard standing for car parking in front gardens.

6.12 There is some inconsistency in the use of timber picket fences as the preferred front boundary treatment but essentially the cottages in Comondale are very little altered. Where there has been a loss of original features these can be restored.

APPENDICES

Listed Buildings

Listed buildings are buildings that are listed by English Heritage or the Government for the special architectural or historic interest. These buildings are important not just to the local area but to the nation as a whole and represent buildings that make the most important contribution to England's architectural history. They are therefore protected and listed building consent is required for any alteration to any part of a listed building, either externally or internally or to a curtilage structure associated with it. These consents are dealt with by the Council, who may consult English Heritage if required.

There is only one listed building in Putney Lower Common Conservation Area. Its list description is as follows:

Church of All Saints

Lower Common

Date listed: 26/02/1976

Grade II*

1874 by G E Street. Early English style with nave, aisles and transepts in yellow stocks with stone dressings, tile and slate roofs with ridge turret. Red brick interior with black brick patterning. Four-bay arcade of octagonal stone piers supporting stone and red brick banded arches. Painted timber waggon roof with timber trusses to nave. Choir with stencilled decoration to timber waggon roof. Reredos decorated by R Spencer Stanhope. Morris and Company glass of outstanding quality in 3-lancet West window (1883) and East window (1876), 2-lancet aisle windows and 2 baptistery windows (1877) in the form of lobed roundels. Graded II* for its glass.

Locally Listed Buildings

The Council holds a list of buildings that are of architectural or historical interest at a local level. These are different from buildings that are listed by English Heritage and the Government for which consent is required for alteration. There are no additional planning controls over locally listed buildings other than those that already apply to the building. However, the list is a record of some of the historic buildings in the borough that are of particular interest.

The following buildings are locally listed:

- **Nos. 2-5 Comondale.** Two pairs of early nineteenth century cottages. Stock brick, hipped slate roofs with parapet in front and six over six paned sash windows. Locally listed in 1983
- **The former Cricketers public house,** Lower Richmond Road. Locally listed in 1983

- **Spencer Arms public house**, Putney Common / Lower Richmond Road. 1898. Corner pub that is a focal point when viewed from the heath. Three stories plus attic. Good ground floor treatment and well composed facades in a Victorian baroque style. Locally listed 2 March 2009
- **Old School House**, Putney Common. 1858. Single storey stock brick Gothic style school built as All Saints School. Large simple pointed arch windows with stone surrounds. Clay tile roof. Now a nursery. Locally listed 2 March 2009

PART TWO: MANAGEMENT STRATEGY

1 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. This section therefore outlines both what the Council does to preserve or enhance the character of Putney Lower Common Conservation Area and what residents and businesses can do.

1.2 The issues discussed here have emerged from the conservation area appraisal process and were made available for public consultation in November and December 2008.

The planning process

1.3 Where planning permission is required, it is Council policy to grant permission only for developments or alterations which either preserve or enhance the special architectural or historic character and appearance of the conservation area, as set out in the conservation area appraisal. This is in accordance with government guidance: Planning Policy Guidance 15: Planning and the Historic Environment and the Planning (Listed Buildings & Conservation Areas) Act 1990.

1.4 Planning is an inclusive process where any interested party is entitled to give an opinion. All planning applications are advertised so that anyone can comment or object. If their applications for planning permission are rejected by the Council, applicants have the right of appeal. See the following section on what works require planning permission. You can also see how the Council consults people in its Statement of Community Involvement, available on the website or from the Forward Planning team (contact details at end of document).

1.5 Planning authorities may take special steps to control small scale alterations to family houses by making an Article 4 direction. This serves to control alterations which are harmful to the historic character of conservation areas such as installing upvc windows and front doors, concrete roof tiles, laying hard surfaces across front gardens, and other unsympathetic alterations. There are already Article 4 Direction controls in force to control possibly harmful changes to certain properties in Comondale. However, the level of alteration apparent in the remainder of the Putney Lower Common Conservation Area is low and extension of these special powers would not seem to be necessary at the time of writing. No comments on this issue were received during the public consultation.

The three character areas

1.6 As we have seen in the appraisal section of this document, different parts of the conservation area have different characteristics and therefore the issues relating to the preservation of its character and appearance will vary. What follows is a brief outline of the issues relating to the three component sub areas.

Lower Common South

1.7 The condition of the Lower Common South character area is presently good. Therefore, the priority is to maintain that situation. The biggest threat to the quality of the appearance of Lower Common South is arbitrary and insensitive change to the original appearance of houses.

Putney Common

1.8 The condition of the Putney Common character area is, overall, only fair. Whilst All Saints' Church and The Spencer Arms are very good indeed, there are some parts of this sub area that are poor, with considerable scope for improvement. The special quality of this character area is fragile and particularly vulnerable to further harm. The biggest threat to the quality of the appearance of the Putney Common sub area comes from any further increase in harmful change to any part which is already poor. There is also, the possibility that harmful change might extend to the better parts as well. The task, therefore, is to ensure that the good elements are preserved and the less good are protected from further harm, together with seeking enhancement wherever possible as and when opportunities arise.

1.9 Putney Common has been used as a bus stand for very many years. Although well established, the bus stand remains an unwelcome activity in this particularly sensitive location. The parked buses are visually intrusive, as are the associated road markings, bus stops, shelters and staff toilet facilities. All this detracts from the appearance of the street and could lead to a progressive decline in the aesthetic quality of the street. For example, the terrace of three cottages (Nos. 2,3 and 4) is not as attractive as it could be because all of the cottages have their front gardens turned over to car parking. This is almost certainly because of the presence of the bus stand which means that parking for residents on the street is not available. All have painted brick elevations but still retain their original timber sash windows.

1.10 The poor quality boundaries to both the All Saints' Primary School and the tennis courts in Putney Lower Common could be considerably improved. Both are out of keeping, untidy and in poor condition and when the opportunity arises these could be enhanced by simple, more aesthetically appropriate treatments, which would make a noticeable difference to the appearance of this part of the street.

1.11 The cottages (Nos. 217-235) fronting Lower Richmond Road have suffered from many insensitive alterations. Residents should be aware of the harm that alterations to the original appearance of their homes can do and resist making further changes. Wherever possible the restoration of original features is encouraged.

Commondale

1.12 The condition of Commondale is good. The Nelson cottages (Nos. 15-36) are largely unaltered and already protected by an Article 4 Direction from changes that would otherwise not require planning permission. They are effectively protected from further harmful change and from now on the prime objective should be to preserve their appearance and encourage the restoration of any original features that may be missing, as and when the opportunity arises. In particular, attention should be focused on achieving a consistency of front boundary treatment.

1.13 Potentially harmful changes to Jerrold Lodge can be controlled through current planning powers. Careful attention should be paid to ensure that any changes to features such as the windows of these flats are consistent and replicate the appearance of the originals.

1.14 The cottages - nos 2-6 consecutive - are potentially vulnerable to harmful insensitive change. Original face brickwork should never be painted and any changes to the roof and windows should faithfully replicate the pattern and material of the original.

1.15 Sadlers House - formerly the Cricketers - should be allowed to continue to play a major role in the townscape and any further enclosure of the building that reduces its prominence and contribution to the street scene should be avoided. The trees within its site that are covered by Tree Preservation Order should be routinely maintained to ensure they remain healthy. Should any of these trees die, a suitable replacement should be planted.

Actions for preservation and enhancement

1.16 To combat the above issues, the following actions should be taken :

1.17 Council actions:

- Remind residents what does and what does not need planning permission. (see What Works Require Consent?)
- Issue clear guidance on what is desirable, and what is not likely to get permission. (see Conservation Area Guidance)

- Take firm action against alterations carried out without planning permission. (see Enforcement)
- Offer grant assistance to encourage projects to restore original features. (see Grants)

1.18 Resident actions:

- Resist making alterations to the original appearance of properties. Repair rather than replace.
- Consider restoration of original features where these may have been altered in the past.

Boundary review

1.19 As part of the conservation area appraisal practice, the boundaries of the conservation area were reviewed. Nos. 16-20 Egliston Road were found to relate more clearly to the character and appearance of the Landford Road Conservation Area. On 2 March 2009 the boundaries were redrawn and these properties were therefore removed from Putney Lower Common Conservation Area.

Enforcement

1.20 In carrying out its planning function, the Council may take enforcement action against unauthorised developments or alterations that harm the character of the conservation area where planning permission would be required.

1.21 Anyone can report breaches of planning control or officers may see these whilst carrying out their daily work. If you wish to report a breach, contact the Planning Enforcement team using the address and telephone numbers given at the end of this document or the web link below:

http://www.wandsworth.gov.uk/faqs/1003/planning_enforcement/answer/158/how_can_i_report_a_breach_of_planning_control#a158

Householder design advice

1.22 Officers in the Conservation and Design Group can give informal advice on carrying out sensitive works to historic buildings. If you are considering works you are advised to contact them to discuss your proposals, particularly before making a planning application.

1.23 To give you advice, officers will need to see a photograph of your building and a sketch of the works proposed, unless the works are very simple and easy to explain, when a telephone conversation may suffice.

1.24 Other basic guidance on works that are appropriate in the conservation area are given in the section "Conservation Area Guidance"

New development

1.25 It is against Council and Government policy (as set out in PPG 15) to allow the demolition of buildings making a positive contribution to the character of the conservation area unless there are exceptional circumstances. Where new development is possible, the Conservation and Design Group will be able to offer advice if it is sought at an early stage.

1.26 The townscape map in the conservation area appraisal indicates buildings that do and do not make a positive contribution to the character of the area. Basic guidance on new development is given in the Conservation area guidance section.

Listed buildings

1.27 Listed buildings are buildings of special historic or architectural interest that have been listed by English Heritage or the Government. English Heritage is responsible for adding new buildings to the statutory list, whereas the Council is responsible for dealing with listed building consent which is required for alterations.

1.28 If you think a building should be listed, you may write to English Heritage giving details of the building and why you think it should be listed. Further details are available from them, see their details at the end of this document.

1.29 Listed buildings in this conservation area are shown in appendix 2 and on the townscape map in the appraisal.

Locally listed buildings

1.30 The Council holds a list of buildings that are of special architectural or historical interest at a local level and therefore important to the borough. These buildings may not be of sufficient special interest to be listed by the Government and English Heritage and are therefore different to statutorily listed buildings. There are no additional planning controls over locally listed buildings other than those that already apply to the building.

1.31 There are five buildings that are locally listed in the conservation area and these can be found in the appendices to the conservation area appraisal.

1.32 The full list can be seen on our website:

[www.wandsworth.gov.uk/downloads/200129/
locally_listed_buildings](http://www.wandsworth.gov.uk/downloads/200129/locally_listed_buildings)

Trees

1.33 Trees and green space are an essential part of the character of Putney Lower Common Conservation Area and it is important that all trees and particularly the mature trees are retained and managed.

1.34 All trees in conservation areas are given protection by the conservation area status. Trees may also be protected by a Tree Preservation Order both in or outside a conservation area. The Council must be notified of any works to any tree in a private garden in the conservation area and we will make Tree Preservation Orders in response to these notifications as necessary to prevent the loss of attractive healthy trees unless there are exceptional circumstances.

1.35 The following guides are available on the web page below

- Trees and the Law
- Tree Care
- Tree Planting
- Tree Surgeon's contact details
- Our Tree Strategy

1.36 www.wandsworth.gov.uk/downloads/200023/conservation

1.37 The Conservation & Design Group can give advice on trees on privately owned land (tel 020 8871 6631) and Leisure & Amenity Service's tree officers can advise on trees on Council owned land (tel 020 8871 6370).

Grants

1.38 The Council operates and Conservation & Enhancement Grant Scheme to offer financial incentives to owners of historic buildings to reinstate lost features or remove unsightly features. Anyone is eligible for these grants, but the key criterion is that the work will make a significant impact in conserving and enhancing the special character of an important area or building. Examples of possible grant aided works include:

- removal of paint, render or pebbledash from a brick elevation;
- replacement of boundary walls, railings, gates and fences to the original design;
- reinstatement of original style windows or original roof material.

1.39 Grants offered are normally between 25% to 50% of the 'eligible costs'. Eligible costs are for the actual conservation or enhancement work - not routine maintenance, conversion, alteration or modernisation which may be going on at the same time. Further information can be found on the following web page:

1.40 <http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Conservation/grants.htm>

1.41 Grants are also available for commercial premises and are dealt with by Council's Economic Development team. See contact details at the end. Other grants for renovation or improvement of houses are dealt with by the council's Environmental Services team. Ring the Grants Helpline on 020 8871 6127.

1.42 Outside the Council, grants may be available from English Heritage, the Heritage of London Trust and other similar bodies, mainly for listed building projects. See their websites for details or look at the Funds for Historic Buildings website for other grant aiding bodies: <http://www.ffhb.org.uk>

Section 106 agreements

1.43 Section 106 Agreements are legal agreements between the Council and developers and are connected with planning permission. These agreements often include a payment by a developer that the Council may use for local improvements which will benefit the public. There are no large developments foreseen in this area, but future section 106 contributions in neighbouring areas could be made to the Council's Conservation & Enhancement grant fund for use in this conservation area.

2 Conservation area guidance

2.1 Looking after the special character of the Putney Lower Common Conservation Area is a partnership between all those who live, work and use the area and various departments of the Council. There are many things you can do, such as looking after original features where they have survived, reinstating lost features or removing unsightly intrusions to improve not only your property but the value and appearance of the overall area.

2.2 Conservation areas are all sensitive to change and even a minor change can have a harmful effect on the overall character of the area. We recommend that alterations should differ as little as possible from the original style and fabric of the building. The guiding principle for all buildings in conservation areas is to maintain features by repairing them rather than replacing a feature with new. If replacement is unavoidable, then a faithful replica of the original is always best. This section aims to give some basic guidance on the architectural features that are important in the conservation area. Even minor changes can sometimes require planning permission and you are advised to always check with the Council's Planning Service before you do the work.

Reinstatement of missing features

2.3 Throughout this section and the character appraisal you will find features described that are important to the attractiveness of your property and also to character of the area. In some cases these features may either be badly altered or missing altogether from your property. If this is the case, why not consider remedial work to reinstate the missing features? These works can include cleaning paint from brickwork; restoration of decorative stucco details; restoration of the original front boundary and; the restoration of timber framed windows and doors. Improvements like these will not only enhance the appearance of your property but also increase its market value. Grants may be available to help you do this. See the Grants paragraph in the previous section.

Windows

2.4 Throughout the conservation area, windows - either casements or sliding sashes - are an important feature and are traditionally constructed in timber. In the Lower Common South area, timber sash windows with decorative glazing bars are an especially fine feature of the houses and indicative of their status and quality. Insensitive alterations to windows here would noticeably harm the character of these houses. Therefore, it is important that original timber windows are not only retained but also maintained in good order, as replacements would now be prohibitively expensive. The houses in Putney Common have much less elaborate, simple timber sash windows and the cottages in Comondale have timber casement windows that are simpler still. Nevertheless, they are no less valuable to the character of the properties and should always be

retained. Where lost, owners should consider reinstating the original pattern window taking care to faithfully replicate all the details and dimensions. Upvc replacement windows usually fail to replicate original detail sufficiently and are not recommended.

Front doors

2.5 Front doors include a variety of types and styles. The section dealing with architectural character in this appraisal will give information on what the original door type for your street or house is. Alternatively, look at your neighbours' front doors. If you are part of a pair of houses, see what your next door neighbour has. Find other houses in your street that have the same original features as yours and ask a joiner to copy their door, if original. Doors are usually painted timber and modern materials such as Upvc are out of keeping and should be avoided.

Roofs

2.6 In the case of houses in Lower Common South, roofs are covered in plain clay tiles with terracotta ridge tiles and, in some cases, decorative terracotta finials. In the case of Putney Common and Comondale, houses here have natural slate roofs. If you are replacing the roof covering or making repairs, it is very important to ensure you use materials that will match the original in every respect.

2.7 Any proposal to change the shape of the roof, including extensions will require planning permission. Any extensions to the roof in connection with a loft conversion should be designed to complement the character of the house. The following general principle will apply to proposals to extend or alter roofs:

- Extensions to the front roof slope will not be permitted
- Extensions to the rear roof slope that would be clearly visible from the street should be avoided and would need to be very modest in size and very carefully designed in order not to harm the appearance of the building.
- Hipped roof shapes should be retained and extensions proposing a change from a hipped roof to gabled roof will not be permitted.
- Extensions that involve raising the ridge of the roof will not be permitted.
- More than one rooflight should be avoided at the front of the property. Rooflights should be small and flush fitting in order to be as unobtrusive as possible. Traditionally designed metal framed, flush fitting conservation rooflights with glazing bars are recommended.

Chimneys

2.8 Chimneys should always be retained and rebuilt if they have become unstable. These are the terminating features of houses and their existence gives a satisfying rhythm to a street.

Gardens and boundaries

2.9 Gardens and their boundary treatments are prominent and very important in the street scene. Front gardens represent a small area of open space that is part private and part public. Front gardens should be kept planted and hedges are recommended. Boundary treatments should be of consistent design and arbitrary alterations are not acceptable.

2.10 In Comondale is especially important to maintain the continuity of the traditional timber picket fences. It is inappropriate to replace a timber fence with a brick wall or railings or even to raise the height of the boundary as these disrupt the uniformity of the street.

2.11 Many houses in Lower Common South still have their original high quality close boarded fences with decorative timber gates. These should be retained. If replacements are necessary they should be carried out to faithfully replicate the details of the originals. The original timber boundaries evoke a semi rural character that is entirely consistent with the setting these houses enjoy overlooking the Common. It would be quite wrong to find brick walls and metal railings in such a location.

2.12 Green space is extremely important in creating a peaceful and attractive environment that complements the hard architecture of the buildings. The Council will therefore resist development on green space such as front and rear gardens or the covering of front garden space with hard surfacing. Planting lawns, shrubs and other long lasting plants will be encouraged.

Extensions

2.13 Extensions to the rear of properties should generally be designed to be in keeping with the host building and should never project so far that they become visible from the front of the house. In the case of Lower Common South the spaces between individual houses are important and should be maintained. Therefore, side extensions that encroach on the gaps between properties are not encouraged. They could lead to a terracing effect and undermine the original developer's intention to give prominence and status to the individual houses and quality to the street by deliberately creating generous spaces between the buildings.

New buildings

2.14 It is Council policy to protect the buildings that make a positive contribution to the character of the conservation area and these are shown on the townscape map in the conservation area appraisal.

2.15 Where there are opportunities for new buildings that do not involve the loss of a positive building or a space that is of value to the character and appearance of the conservation area, a new building may be acceptable. The appraisal gives details of

the characteristics that are special to the conservation area and these characteristics, such as scale, mass, height, quality, and visual interest should be echoed in a new building.

2.16 Only buildings of the highest quality that will enhance the character of the conservation will be recommended for approval and all proposals for new buildings should benefit from discussions with the Conservation and Design Group before submission.

Planning permission

2.17 Many of the works mentioned in this section will require planning permission. Please contact the Conservation and Design Group to discuss your proposal before carrying out works and check whether planning permission is required. Enforcement action will be taken against unauthorised and harmful works. See What works require consent? for further information.

3 What works require consent?

3.1 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.

Article 4 Direction

3.2 An Article 4(2) Direction applying to nos. 15-36 Comondale (consecutive) came into force on 31 May 2000. This means that the following works require planning permission if they are visible from a highway:

- The enlargement, improvement or other alteration to a house. This includes replacement windows and doors.
- Alteration to roofs.
- Erection of a porch.
- Laying out a hard surface in the front garden.
- Works to gates and garden walls or other boundary treatments.
- Painting the exterior, with the exception of redecorating doors and windows.
- Demolition of a gate or boundary treatment

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

3.3 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:

3.4 This list is intended as a guide and is not exhaustive. 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.

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

3.6 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 square 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.
- Air source heat pumps
- Wind turbines

Works to commercial buildings

3.7 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 commercial properties may require advertisement consent 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 a 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 given six weeks notice of any works, including pruning and felling.

- An application must be made to do any works to trees which are subject to tree preservation orders.
- Forms for both are available on our website.

Further information can be found at

<http://www.planningportal.gov.uk>

or contact Wandsworth's planning teams on 020 8871 6636

or the Conservation and Design Group on 020 8871 6646 or 6612

4 How to make a planning application

4.1 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 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

4.2 All application forms are available on the website or contact the planning service (see contact details at the back).

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

Making your application

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

4.5 To apply for planning permission you must use 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.

4.6 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

4.7 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 conservation area 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

4.8 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 discuss, with any resident of the borough or local business, proposals to alter or extend their property. Simple enquiries can be dealt with by telephone. Confidentiality within the council will be respected.

How long does it take?

4.9 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.

4.10 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 and Design Group.

Building control

4.11 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 & CONTACTS

Further information

Council publications

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

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

Publication	What it contains
What is a Conservation Area?	Basic information about conservation areas
Do it in Style	A guide to the care, repair and adaptation of your home
Making More of Your Loft	Design guidance on altering your roof
Shopfronts: A Guide to Good Design	Designing new shopfronts and retaining historic ones
Design Guidelines for the Conversion of Shops to Residential Use	How to convert shops sensitively
Hardstandings for Cars	How to design car parking space sensitively
Residential Basement Extensions	Guidance on lightwells
Tree Strategy for the Borough	The action plan for trees in the Borough
Tree Care	How to look after your trees
Trees and the Law	What tree works require permission
Tree Planting	How to plant trees

Government & English Heritage publications

Many of the following documents are available from the Planning Portal or HELM (see Useful websites).

Planning: A Guide for Householders

Planning Policy Guidance Note 15: Planning and the Historic Environment. 1994
Guidance on Conservation Area Appraisals, English Heritage (Product code 51185) 2006

Guidance on the Management of Conservation Areas, English Heritage (Product code 51184) 2006

Conservation Principles: policies and guidance for the sustainable management of the historic environment by English Heritage (Product code 51393) 2008

Energy Conservation in Traditional Buildings by English Heritage (Product code 51367) 2007

Climate Change and the Historic Environment by English Heritage (Product code 51392) 2008

Building Regulations and Historic Buildings by English Heritage (Product code 50900) 2004

Books

Putney and Roehampton Past by Gerhold, D. (ed.) Historical Publications Ltd (London), 1994

The Archive Photographs Series: Putney and Roehampton by Loobey, P. The Chalford Publishing Company (Stroud), 1996

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)

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 English Terraced House, by Stefan Muthesius (Yale 1982)

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: heritage@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

HELM: Guidance on the historic environment from across the country compiled by English Heritage

English Heritage

Victorian Society

Twentieth Century Society

SAVE Britain's Heritage

Images of England: Details and pictures of listed buildings nationwide

Pastscape: information on archaeological and architectural heritage

Climate Change and Your Home: information about energy efficiency in old houses

Building Conservation Directory: Articles and specialist craftsmen

Web address

<http://www.planningportal.gov.uk>

<http://www.planningaidforlondon.org.uk>

<http://www.ffhb.org.uk>

<http://www.helm.org.uk>

www.english-heritage.org.uk

<http://www.victorian-society.org.uk>

<http://www.c20society.org.uk>

<http://www.savebritainsheritage.org>

<http://www.imagesofengland.org.uk>

<http://pastscape.english-heritage.org.uk/>

<http://www.climatechangeandyourhome.org.uk/live/homepage.aspx>

<http://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
Conservation and Design Group	020 8871 6646 or 6612
Conservation and Design Group (trees on private land)	020 8871 6631
Planning enforcement team	020 8871 6643
Building Control	020 8871 7620
Highways	020 8871 6689
Economic Development Office (shopfront grants)	020 8871 6203
Environmental Services team (grants)	020 8871 6127

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
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
Local Residents Association	Contact Conservation & Design

Planning Aid for London

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

This document was approved by the council's executive on
2 March 2009. Further copies are available from:

www.wandsworth.gov.uk/planning/conservation

If you have difficulty understanding this in English, please contact:
Wandsworth Interpreting Service: (020) 8871 5751 English

إذا واجهت صعوبة في فهمه باللغة الإنجليزية، فيرجى الاتصال بـ:
Wandsworth Interpreting Service: (020) 8871 5751 Arabic

যদি আপনার এটি ইংরেজিতে বুঝতে অসুবিধা হয় তাহলে অনুগ্রহ করে এখানে যোগাযোগ
করুন: Wandsworth Interpreting Service (020) 8871 5751 Bengali

如果你看不懂英文版，請聯繫：
Wandsworth Interpreting Service: (020) 8871 5751 Chinese

Si vous avez des difficultés à comprendre ce texte en anglais, veuillez
contacter: Wandsworth Interpreting Service (020) 8871 5751 French

અગર તે અંગ્રેજીમાં સમજવી મુશ્કેલ લાગે તો મહેરબાની કરીને
Wandsworth Interpreting Service: (020) 8871 5751 પર સંપર્ક કરો. Gujarati

W razie problemów ze zrozumieniem tekstu w języku angielskim prosimy
o kontakt z: Wandsworth Interpreting Service: (020) 8871 5751 Polish

Se tem dificuldades em compreender isto em Inglês, por favor,
contacte: Wandsworth Interpreting Service: (020) 8871 5751 Portuguese

Hadday kugu adag tahay inaad ku fahamto Ingriis fadlan la xiriiir:
Wandsworth Interpreting Service: (020) 8871 5751 Somali

Si tiene dificultad para entenderlo en inglés favor contactar a:
Wandsworth Interpreting Service: (020) 8871 5751 Spanish

இதை ஆங்கிலத்தில் புரிந்துகொள்வதில் சிரமம் இருந்தால் நீங்கள் தொடர்புகொள்ள
வேண்டியது: Wandsworth Interpreting Service: (020) 8871 5751 Tamil

اگر آپ کو انگریزی میں اسے سمجھنے میں دشواری کا سامنا ہو تو براہ کرم رابطہ کریں:
Wandsworth Interpreting Service: (020) 8871 5751 Urdu



Technical Services Department
Wandsworth Council