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St John's Hill Grove Conservation Area Appraisal and Management Strategy

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A. Introduction

Map of the conservation area

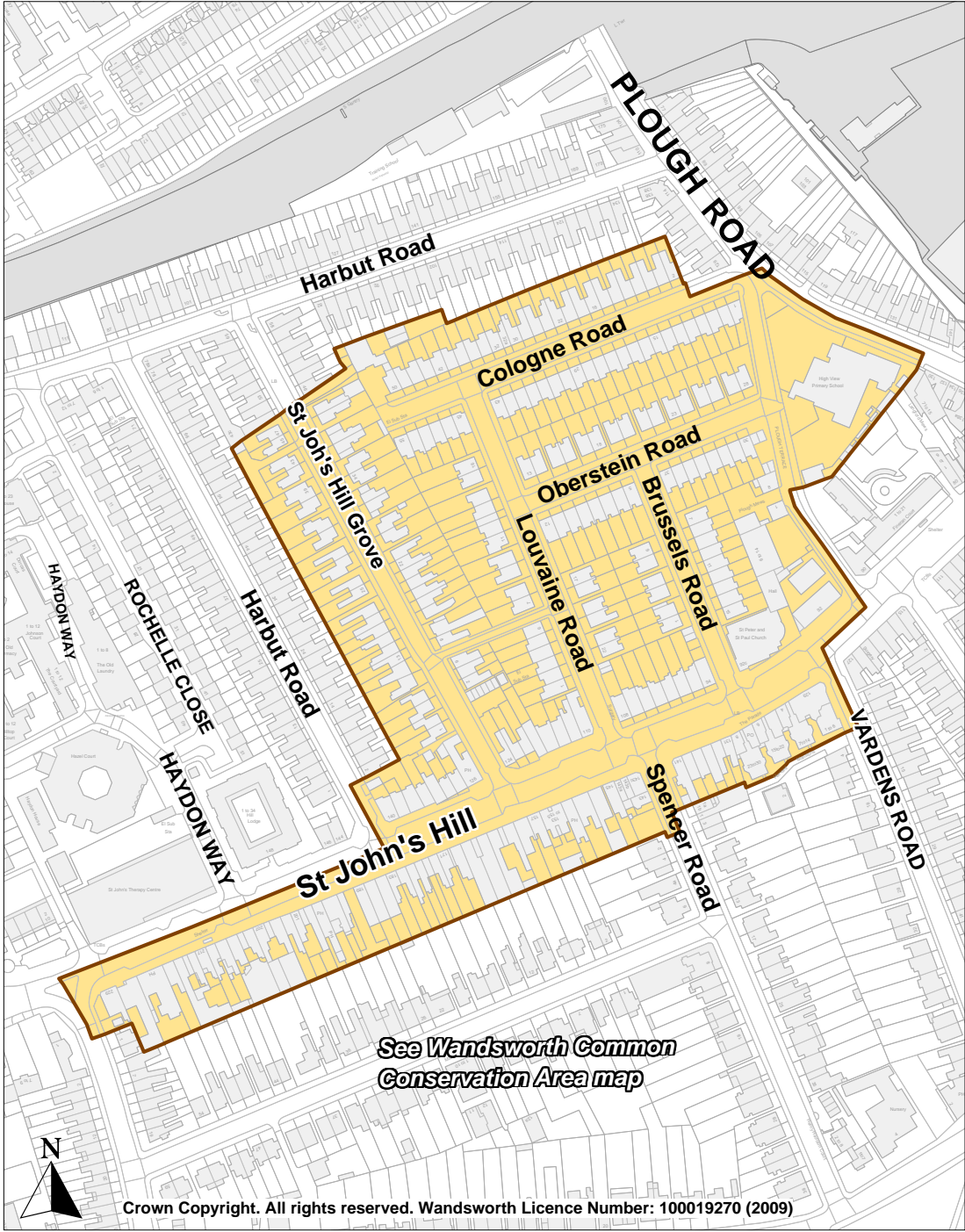


Figure 1 The boundary of St John's Hill Grove Conservation Area

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 the second part of this document sets out how the Council manages the conservation area in accordance with guidance from English Heritage.

A.3 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.4 Residents and businesses in the conservation area were consulted for their views on this document in November and December 2008 and a public meeting was held at St John's Methodist Church on St John's Hill on 2 December 2008. The public meeting was attended by 11 people. Concerns raised included the loss of character through roof extensions and loss of original shopfronts. There was concern over the condition of St Paul's Church which was locally listed as part of this review. Other issues were traffic problems and paving condition which were passed to the Council's Highways Engineers. There was support for the extension of the conservation area and interest in setting up a residents association.

Designation and adoption dates

A.5 This appraisal and management strategy were both approved by the Council's Planning and Transportation Overview and Scrutiny Committee on 18 February 2009 and the Executive on 2 March 2009.

A.6 Extensions to the conservation area to include Cologne Road, Oberstein Road, Brussels Road, 129-141 St John's Hill, Plough Terrace and the south side of St John's Hill were approved by the Planning and Transportation Overview and Scrutiny Committee on 2 July 2009 and the Executive 6 July 2009.

A.7 Further copies of this document are available on our website at the address below. Maps and pictures may be enlarged for clarity when viewed online at

www.wandsworth.gov.uk/planning/conservation

PART ONE: CONSERVATION AREA APPRAISAL

1 SUMMARY OF SPECIAL INTEREST

1.1 St John's Hill Grove Conservation Area was designated on 3 July 1979 and extended in 2009 (see section A for details).

1.2 The conservation area contains a variety of early to late Victorian buildings including villas, terraces, shops, a church and school. These buildings were built using materials and details typical of their period such as stock brick, stucco and render, slate roofs and sash windows. Both houses and commercial terraces exhibit these characteristics. The later buildings such as Highview School and Harvard Mansions were built in red brick using terracotta or stone detailing in keeping with the architectural trends at the turn of the twentieth century.

1.3 The villas and small terraces display charm as well as architectural quality in their design and detailing, many having detailing such as stucco surrounds or corbels to windows. The larger houses have columns, stuccoed bays or rusticated stucco ground floor elevations demonstrating their higher status. Residential roofs are typically surmounted with brick chimneys and sometimes brick fire walls whereas the commercial terraces on St John's Hill tend to have London roofs concealed behind a straight parapet. Front gardens are key features of the residential streets and where only basement areas exist a good number of original Victorian railings survive.

1.4 Many alterations of various kinds have taken place from various extensions, replacement windows and painted brick to new shopfronts, paving types and modern signage. The historic character of the buildings nonetheless remains strong and fully justifies their inclusion in the conservation area.

Location and context

1.5 The conservation area is located on the historic arterial route from central London to the southwest, between Clapham Junction and Wandsworth town centres, and occupies the upper slope of the ridge that rises up from the River Thames floodplain.

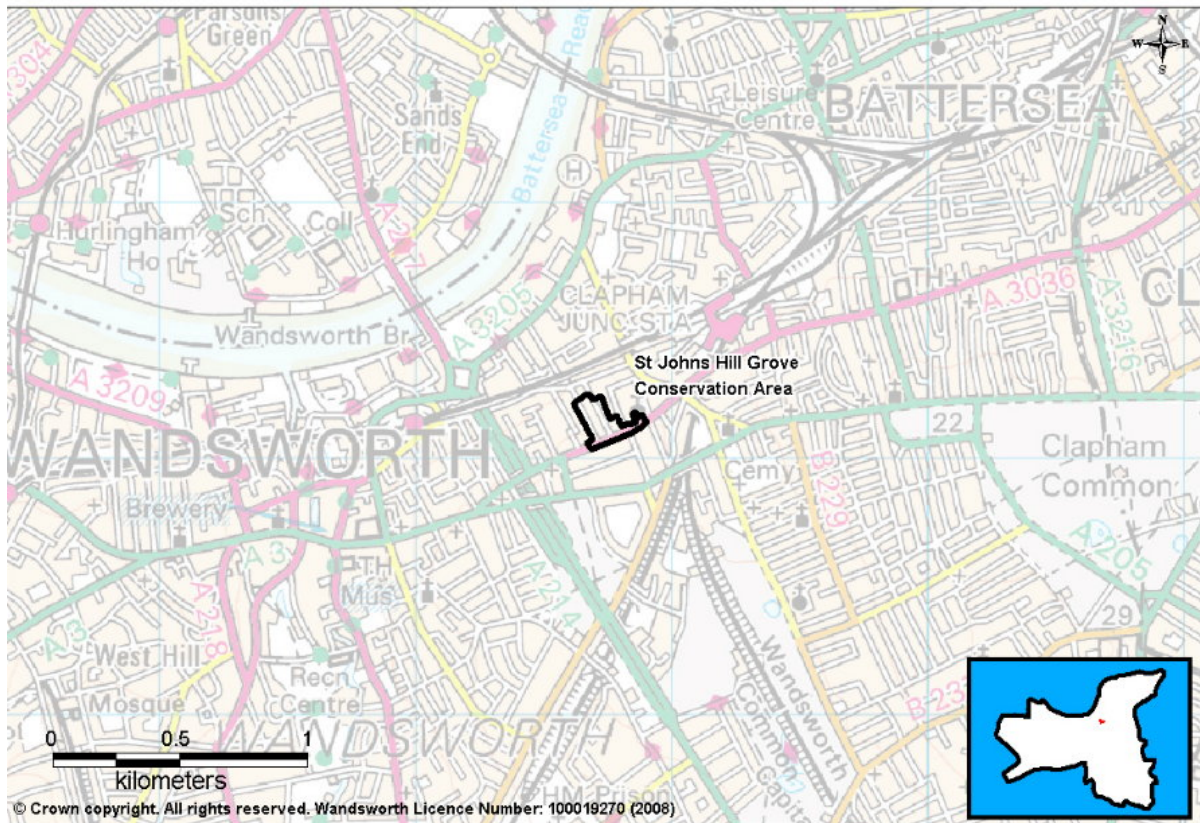


Figure 2 Location of St John's Hill Grove Conservation Area within the borough of Wandsworth.

2 HISTORY & ARCHAEOLOGY

2.1 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.



Figure 3 John Rocque's map of 1746 showing the area surrounding the present day conservation area. The southern part of Plough Lane seems to have been called Dunghill Square at the time.



Figure 4 Tithe map of the area from 1838 showing the workhouse to the left and Battersea Rise with development beginning around the Plough Lane junction which is named St John's Place

2.2 Prior to 1830 St. John's Hill had become established around the junction of Plough Lane and St. John's Hill. Rocque's map of 1746 shows St. John's Hill as a main east-west route with Plough Lane crossing it. The Plough public house and a number of small houses and villas formed part of this hamlet with market gardens around. The Union workhouse had become established by 1830 in St. John's Hill. Some of the major landowners around the area were Thomas Carter, Charles Wix and Earl Spencer.

2.3 Lord Spencer supported the 1830 Parliamentary Bill for the building of the London and Southampton Railway and sold land to the company. The railway was completed in May 1840. The suburbanisation of the area proceeded apace, with land sold off for development. The National Freehold Land Society was active in developing land around St. John's Hill.



Figure 5 View of St John's Hill taken in 1870

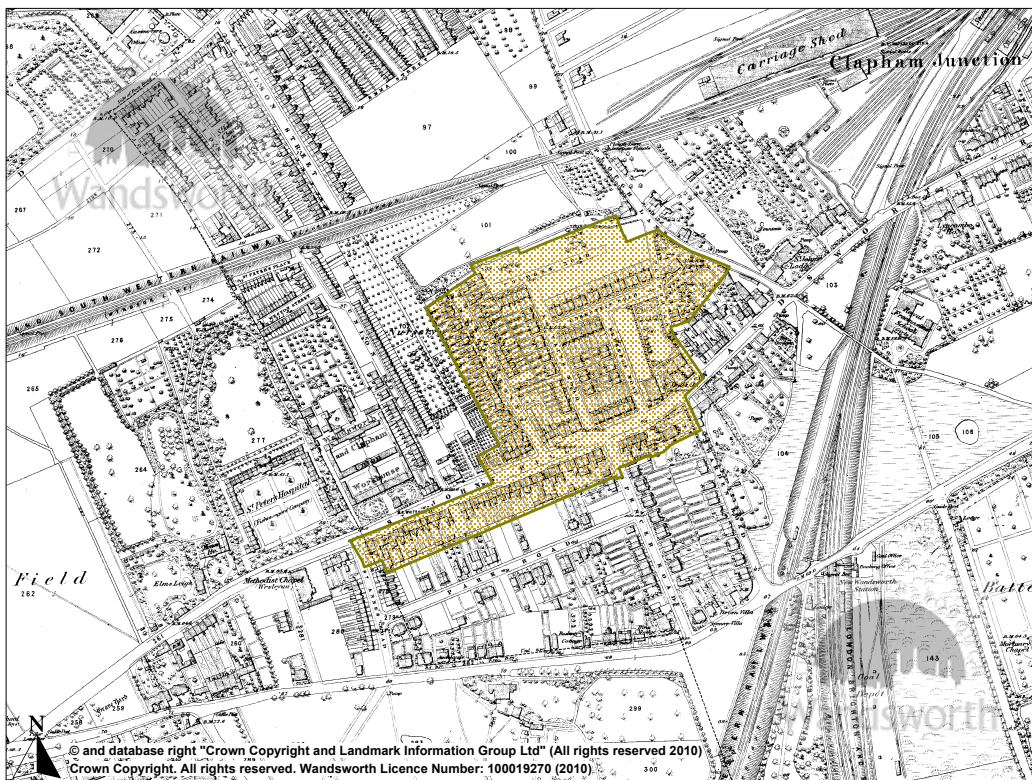


Figure 6 Map of 1869-74 shows burgeoning development with most of the properties now within the conservation area having been built.

2.4 The land owned by Charles Wix, who is believed to have been a builder, was developed by 1865. This included St. John's Hill Grove, St. John's Hill (north side) and Louvaine Road. The north side of Oberstein Road, 45-53 Cologne Road and the west side of Brussels Road were also built on land owned by Charles Wix. Nearby Highview School in Plough Road, just outside the conservation area, was built on land occupied by St. John's Cottage around 1890 by T. J. Bailey, the architect to the London School Board. The surrounding area was entirely built-up by 1916.

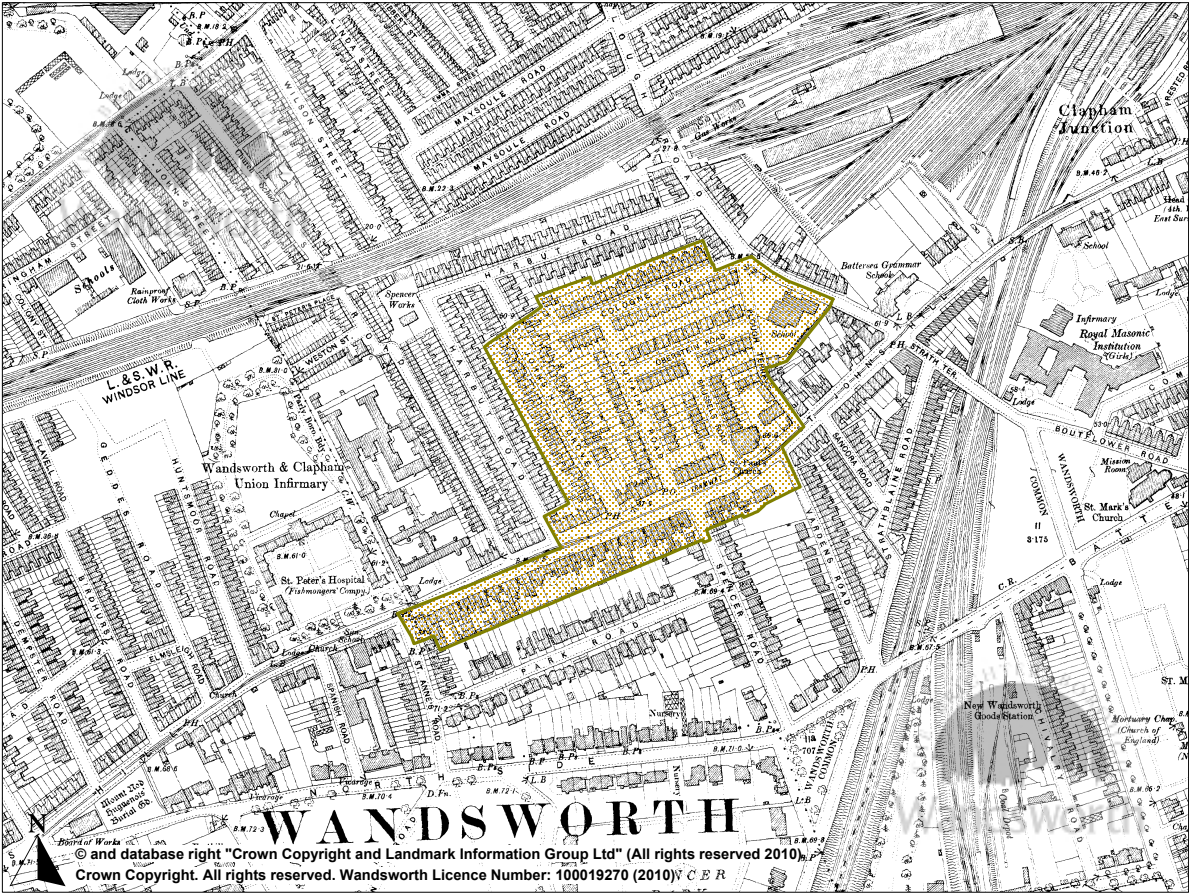


Figure 7 Map of 1896 showing most of the properties in the conservation area complete with the exception of Harvard Mansions. The recently built school of 1890 can be seen in Plough Terrace

3 SPATIAL CHARACTER

Introduction

3.1 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.

3.2 Some of the features described in these paragraphs are shown on the townscape map at the end of this section.

Townscape map

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 or appearance of the conservation area and there is a presumption in favour of retaining buildings making a positive contribution to its character. 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.

The spatial characteristics of St John's Hill Grove Conservation Area are described in this section whereas the architectural characteristics are described in the next section.

Townscape

3.3 The streets were laid out to a grid pattern in conjunction with the conversion of fields to urban development. The field boundaries can be seen on Rocque's map in the previous pages. The urban grain throughout all the streets in the conservation area is tightly knit with narrow plot frontages.

3.4 The buildings in St John's Hill are generally of three storey terraced properties, some with basements, and others with roof extensions set behind a parapet. The tight knit grain of development is evidenced by buildings with plot frontages of around six metres each.

3.5 In St John's Hill Grove properties are generally of two storeys, either semi-detached or in short terraces, with small front gardens. The spaces between the pairs of buildings enable glimpses of the trees to rear gardens.

3.6 In Louvaine Road again properties are arranged in semi-detached pairs and short terraces but are of a different scale, being of three stories with a lower ground floor. The semi-detached pairs are tightly arranged, with only glimpses of the rear gardens.

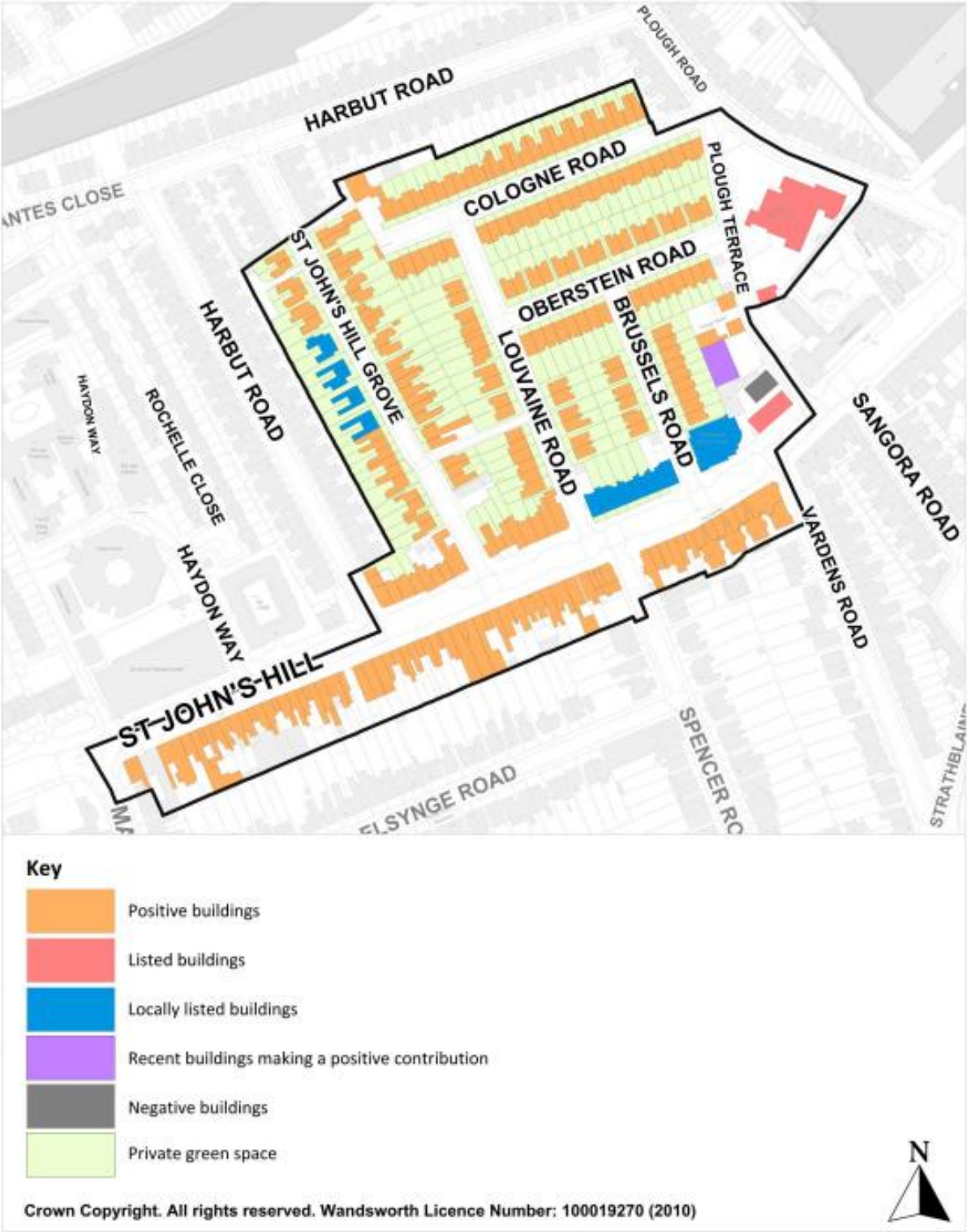


Figure 8 The townscape map shows buildings and spaces making a positive contribution to the character of the conservation area

Streetscape

3.7 The character of St John's Hill is formed by the generous footways, the mature London Plane trees lining it and the carriageway surface. It is a busy main road and the existing Zebra crossings help to reduce vehicular speed thereby helping to improve the pedestrian environment. A number of bollards have been installed on the footway which detract from the character and appearance of the street.



Figure 9 The wide St Johns Hill

3.8 Footway materials are essentially modern red pavements with small element paving and granite kerbs, whilst the carriageway surface is tarmac. Where used, the red pavements are less successful in giving definition to building frontages than traditional slabs.

3.9 The residential streets in the conservation area are narrower by comparison with St John's Hill reflecting their subsidiary nature and character. There are two small link roads in the conservation area. One runs between St John's Hill Grove and Louvaine Road and retains its granite sett channels and kerbs to the highway edge. The other is a small alley connecting St John's Hill Grove with Cologne Road which has a particularly special historic character having retained its granite setts and cast iron bollards (which are locally listed). The paving has been surfaced with sympathetic grey pavements and lined with a granite kerbstone.



Figure 10 A historic streetscape at the end of Cologne Road

3.10 The kerbs to most of the streets within the conservation area have retained their granite slab or scoriier blocks to the channels and together with the granite kerbs give visual definition and interest to the highway edge and are the original kerb type.



Figure 11 A mixture of types and colours of surface materials detracts has a negative effect on the appearance of the street



Figure 12 Original scoriier blocks and granite kerbstones with sympathetic grey paving blocks

Trees

3.11 The plane trees in St John's Hill were planted in the 1980s and have now matured considerably. The trees help to reinforce a sense of enclosure and provide a natural foil to the hard architecture and surfaces of the street.



Figure 13 Trees lining St John's Hill Grove

3.12 In St John's Hill Grove the street tree planting adds to the semi-rustic street scene, combining well with the trees growing in the front gardens of the villas. The trees are a mixture of species, though the Horse Chestnut and Maples are distinctive.

3.13 The spaces between the semi-detached pairs of villas in St John's Hill Grove allow visual penetration through to the trees in rear gardens, thereby reinforcing the sense of greenness.



Figure 14 A pleasing view between two villas allows views of trees to be borrowed from rear gardens

3.14 Other roads in the conservation area do not tend to have as many street trees as St John's Hill Grove. Most streets have a few street trees, even if they are small ones and no street is entirely devoid of street trees. Other trees growing in rear gardens are visible above rear boundary walls to corner properties and these also provide welcome natural vegetation in the townscape.

Green space

3.15 There are no public or formal green spaces within the conservation area, however the area is defined in part by its balance between solid building and verdant front and rear gardens. Rear gardens add to the spaciousness of the conservation area as experienced by those living in the houses, whereas the front gardens contribute to the public realm which is experienced by all those passing through the area.

3.16 Front gardens, although small in this area, are in fact well planted with mature shrubs and even one or two trees and this softens the effect of the hard architecture and streetscape and is an extremely important characteristic of the conservation area.



Figure 15 Well planted front gardens contribute to the charm of St John's Hill Grove



Figure 16 Autumn trees in Oberstein Road, but the houses have basements instead of planted gardens

3.17 Roads to the east of St John's Hill Grove have very little green space to the front of the houses, often due to their basements being below ground level. This gives them a more urban character than leafy St John's Hill Grove, however they all have gardens to the rear which, although small, provide a verdant setting to the brick houses.

Boundary treatments

Hill Grove remnants of front boundaries are still in place. In Louvaine Road two metre high brick piers with decorative stone caps flanked front entrance paths with low brick walls and railings. Original railings only survive at some properties in Cologne Road; elsewhere they have been lost and many of the walls and piers have been altered.

3.18 Some original railings to the properties in St John's Hill survive, and elsewhere in Louvaine Road and St. John's



Figure 17 Substantial brick piers with moulded stucco or stone copings



Figure 18 Original railings on a low plinth survive in Cologne Road

Views

3.19 A key view along St John's Hill towards Clapham Junction as well as towards Wandsworth is dominated in both directions by the spire of St Peter & St Paul's Church, which stands on a slight bend in the road, thereby framing views east and west.

3.20 Within the residential streets, views consist of glimpses between the houses to houses in other streets and garden trees and greenery. These views are an important contributor to the character of the conservation area and serve to make an urban environment feel suburban or even semi-rural.



Figure 19 View towards Clapham Junction: the corner of the former Granada Cinema can be seen on the left and the former railway station parcels office in the distance. The church and Harvard Mansions are concealed by trees in this picture



Figure 20 Highview Primary School framed at the eastern end of Oberstein Road

4 ARCHITECTURAL CHARACTER

Introduction

4.1 Perhaps the most visible and well known aspect of any conservation area is its buildings. All the 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.

4.2 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 & Design Group.

Building use

4.3 The predominant building use throughout the conservation area is residential. Even St John's Hill, which despite its predominance of commercial frontages to the ground floors, has residential accommodation above the shops as well as some exclusively residential houses.

4.4 Community facilities also exist in the conservation area such as St Peter & St Paul's Church and the late Victorian Highview Primary School.

4.5 St John's Hill is highly commercial in character and although not a primary shopping street, it is an important seedbed for new business. The specialist nature of businesses, notably a mixture of independent shops, cafes, restaurants, pubs, galleries, household supplies and services all enliven the character and bring activity to the street. Many of the shopfronts are also of historic value.

St John's Hill Grove

4.6 The houses in St. John's Hill Grove are early to mid Victorian, mainly two storey villas, constructed of yellow London stock bricks with natural slate roofs. Most are semi-detached pairs that, although much extended, sometimes retain the distinctive gaps between each pair. This spatial separation forms part of their setting and the character of the street.

4.7 Nos. 2-6 represent a late Victorian group of two storeys with canted bays and attic storey to gabled roof, opening out on to small balcony with decorative railings. Nos. 1-9 are a mid nineteenth century composition of two storeys with canted bays to ground floor. The windows are casements arranged in three lights including those to the small dormers to roofs. The front entrances are arranged to the side of the buildings and set back.



Figure 21 Pairs of semi detached villas on the west side of St John's Hill Grove



Figure 22 Nos. 33-35 - one of pairs of villas



Figure 23 The terrace at nos.12-24 has matching end pavilions with broken pediment inspired detailing to the gables



Figure 24 Nos. 8 is the same design as the end pavilions to the terraces



Figure 25 These side extensions have infilled the space between what would have been pairs of villas, but now have the appearance of a terrace



Figure 26 Semi detached villa with original side entrance



Figure 27 Nos. 2-6 St John's Hill Grove. Houses with unusual gable and balcony

4.8 Nos. 11-23 and 12-24 comprise two groups of seven properties, the end building of each being designed to terminate them as part of an architectural composition. The houses are constructed of stock brick with rusticated quoins to the end buildings, which form pilasters with the eaves brackets symbolically supporting the broken pedimented gabled roof. To the first floor of the end buildings are pairs of round-headed windows. Nos. 8-10 form a truncated pair, with no. 8 identical to the end buildings described above.

26-44 opposite, comprise a fine group of mid-Victorian villas with classical detailing. Nos. 25-27 and 29-31 are two storeys, the former having ground floor canted bays, the latter rustication with recessed windows. Nos. 33-43 comprise five pairs of two storey buildings with shallow pitched roofs. Generally they are yellow stock brick construction. No. 37 is a rebuild and out of character with no. 39 which has a stuccoed ground floor with moulded surrounds to windows. Ground floor windows are more generously proportioned reflecting the importance of these principle rooms. Nos. 26-40, from the mid nineteenth century, form a group of four pairs of semi-detached two-storey villas, of yellow stock brick/render.

4.9 Nos. 25-47, together with nos.



Figure 28 Nos. 40-42 - a pair of houses designed to have the appearance of one detached house

4.10 Although much altered, particularly to the rear, a number of villas have retained their classical decorative architectural features. One half of one pair (no. 28) has been lost and replaced by a 1950's rebuild, which is out of character. Nos. 42-44 represent a distinct pair with canted bays and a gabled roof.

4.11 Several of the villas have been unsympathetically altered, with some infilling of the spaces between them, as well as the loss of some original architectural features. The infilling of spaces creates an uncharacteristic terraced

effect in a street whose special character is derived from distinctive pairs of houses.

St John's Hill

4.12 St. John's Hill is characterised by a mixture of buildings of varying height and styles, in short terraces, semi-detached pairs and also individual buildings dating from the early to mid Victorian period, with most of the street being built by c.1870. Predominantly the buildings are two and three storey terraces, but other building types, including the mansion flats, pubs, shops, houses and a church remain. In particular the street has developed an eclectic mix of independent businesses comprising art galleries, restaurants, public houses, and specialist products and services for the home.

North side

4.13 Starting at the eastern end of the street, the former Inner London Education Authority divisional office is a fine Queen Anne style building. Today it is listed grade II and was designed by the notable London School Board architect T.J.Bailey in 1909. It is of two storeys and constructed of plum red brick with lighter red brick, and stone, dressings. The main door case has pilasters with their own entablature blocks supporting a segmental pediment. To the rear of the building is a single storey building, which because of its form, design and materials represents an inappropriate development within the setting of a listed building.



Figure 29 The former ILEA office with the former St Peter & St Paul's Church

4.14 Next to it, the former St. Peter and St Paul's Church (now the LARA community centre and nursery) was originally built c.1868 by H.E. Coe in Kentish Ragstone and was later extended. It is a key landmark along St. John's Hill with a prominent spire at the junction of St John's Hill and Brussel's Road. It also has an interesting stained glass window of 1955 by W.Geddes and C.Blakeman.



Figure 30 Nos. 94-108. A terrace of classical houses with porches and bay windows, still of historic value although much detail has been lost

4.15 The group comprising nos. 94-108 makes a dignified classical architectural composition with nos. 94 and 108 projecting forward and differentiated slightly from the rest of the terrace to visually terminate the group. They are of three

storeys with basements, gault brick construction with stuccoed ground floor and projecting porches supported by Doric columns. The porches of nos. 98 and 100 have been lost. No.94 is the best surviving in the group, having retained its decorative scrollwork to window heads and rope-patterned mouldings to second floor windows. Arched pediments crown the first floor sash windows. Ground floor windows are in the form of canted bays. Nos. 94 and 108 terminate at roof level in round-headed dormers.



Figure 31 Nos. 110-116 St John's Hill with good period shopfront to the corner building

4.16 Nos. 110-116 are a group of three storey buildings of yellow stock brick construction with shops to ground floor. Much of the original details to these shopfronts survive such as the fascia, fascia depth, corbels and traditional timber shopfront frame. The corner building, no. 110, has a very good possibly 1930s shopfront with square leaded lights to the upper section of the shopfront window, slim glazing bars, and the original narrow fascia fitting neatly between the corbels. A further feature of this corner building is its highly decorative triple window to the first floor which has mouldings to the

pilasters; elegant corbels; and the whole topped with a very well designed pediment. Of this group of traditional shopfronts, no. 112 has a good frameless modern shopfront within the original opening and retains its historic fascia, corbels and pilasters.



Figure 32 Nos. 118-124 a well designed group of four buildings with stuccoed quoins, now sadly altered

4.17 Nos. 118-124 form a shorter three-storey group with rusticated ground floors. Nos. 118 and 124 project forward very slightly and have stucco or stone quoins to provide symmetry to this composition. The effect has been harmed over time by the addition of a shopfront to no. 118; and roof extensions to nos. 118-120. This, along with the fact that only one set of quoins has been painted white, serves to unbalance this carefully designed and formerly very attractive group.

storey group of early Victorian buildings of yellow stock brick construction with nos.136-140 being some years later and being of three storeys of gault brick. These

4.18 Nos. 126-134 represent a three

buildings are generally plainer than those between Louvaine Road and St John's Hill Grove and some have lost character through alterations, rendering and painting. Those at nos. 128-132 are houses rather than commercial properties.

South side

4.19 The buildings on the south side of St Johns Hill were largely developed at the same time as those on the north side. The intensity of commercial use at ground floor level increases on this side of the road with, in addition, several properties having small courtyard spaces to the rear reached by arches from the street. Again, there is a mix of residential properties with the commercial.

4.20 Starting again at the eastern end, Harvard Mansions is a prominent four storey Arts and Crafts style corner block built around the end of the nineteenth century. The upper floors are in red brick with the facade modulated by canted bays which extend over the full height of the three floors with horizontal stone banding giving a distinctive richness of decoration along with the triangular pediments at roof level. Mosaic floors and stone door cases mark the entrances to the flats. The well proportioned shopfronts to the ground floor have slim high fascias between simple stone corbels and pilasters with mainly timber framed shopfronts. The corner at the junction with Vardens Road has been designed to give the impression of a turret with a pointed slate roof and the shopfront at this junction is stone and render.



Figure 33 Harvard Mansions

4.21 Nos 131-141 is a short early Victorian terrace of three storeys with business premises to the ground floor. The external finish is render with simple stucco



Figure 34 Nos. 131-141 - a rendered terrace at the eastern end of the conservation area

mouldings around the windows to most of the houses and a continuous parapet roof. Two properties now have roof additions and others have modern windows which break up the uniformity of the terrace.



Figure 35 Varying building heights after the Spencer Road junction

4.22 After Spencer Road the variety of building heights changes, adding interest to the character of the street, but with the similarity that they were all built with London (or butterfly) roofs hidden behind a unifying parapet. The corner building at no. 143 is two storeys and no. 145 is of three storeys, both built of stock brick. There are also differences along the street in window type. For example, no. 143 has the typical Georgian pattern of six over six paned sash windows with a simple brick lintel above; whilst no. 145 has a moulded stucco surround to its upstairs windows which are vertically divided into three at

first floor level (a rarer type) and again, six over six at second floor level. These details add interest where they are original, but it cannot be said that modern replacement windows in unsympathetic materials add variety and instead they detract from the street's historic character.



Figure 36 Looking east from Churchill's pub

4.23 No. 151 Churchill's public house is a three storey building with stock brick to first and second floors and brick parapet to roof. The ground floor has glazed red brick to pilasters with triangular pediments to capitals. Timber sash windows are two over two on the upper floors and pub frontage has some original curved leaded lights remaining although

the main window has been lost.

4.24 Nos 157-159 are a semi-detached pair of three storey early nineteenth century town houses. No. 157 has been converted to a shop, whilst no. 159 is residential at ground floor and is finished in render. The shopfront is an very good example with slender columns supporting the large shop window with smaller opening windows still remaining above and a low stall riser below. The slim raked fascia has traditionally hand painted lettering - a fitting finish to this very well maintained building. The upper floors are constructed in stock brick with rendered surrounds to windows. The timber sash windows have a two over two format. The pair of buildings are covered with a shallow pitched natural slate roof with party wall parapet.



Figure 37 Nos. 157-159, a pair of houses, one having a good original shopfront to the ground floor

4.25 Nos. 161-173 are a long terrace of two storeys and, apart from no. 161, are unified by a continuous moulded cornice under the rather tall parapet. Only the last three units in this terrace have a second cornice at the top of the parapet, a finish that has almost certainly been lost from the others over time. The terrace is of stock brick construction with shopfronts of varying quality at ground floor level. The first floor windows have rendered surrounds and, again, windows of varying degrees of authenticity and appropriateness. Nonetheless, this terrace is very charming and a strong contributor to the varied character of this street, particularly with its unbroken roofline.



Figure 38 Commercial terrace at nos. 161-173 St John's Hill

4.26 Nos. 175-183 continue the terrace, but this time, as houses with two over two sash windows, a complete cornice below the parapet and arched doorways in pairs. This charming group appears to retain two original front doors, both having a single panel with two arched panels above and no glazing, save for the fanlight above the door. The lintels are all brick and these



Figure 39 Painted houses at nos. 175-183 St John's Hill

simple houses have great historic value even though they have all been painted. The only features projecting above the unaltered Victorian roofline are the chimney stacks and clay pots.



Figure 40 Contemporary design successfully integrated into the Victorian terrace

gently arched windows to first floor with central keystone. The brick elevation to the upper floor has been painted but the pub frontage is an excellent example in black painted timber. The timber sash windows to the first floor are in an unusual six over two format. The hanging pub sign and flower baskets contribute to the traditional appearance of the pub.



Figure 41 The Beehive pub and two buildings adjacent with pitched roofs

4.27 After these houses, the terrace becomes more disjointed with the addition of a successfully integrated modern premises, a group of grey and white painted buildings with roof additions and two very narrow buildings inserted in what were probably former access ways. Original detail remains in places, for example nos. 187-189 retain their original corbels at fascia level and no. 195 has a dentil cornice at parapet level.

4.28 The Beehive public house, no. 197, is of two storeys with

4.29 The two houses next to the Beehive are unusual in that they both have shallow pitched slate roofs instead of the predominant London roofs. From this point westwards there are three carriage arches in the terraces giving access to the rear with rooms built above at first floor level. This makes the individual units wider than others. The access ways are closed with traditional timber / modern iron gates and continue the themes of variety and business use which are particularly strong on this side of the street.



Figure 42 Original console brackets at fascia level

4.30 The two storey terrace continues all the way to no. 223, with more variety given here by the ill-advised additions of non original windows, roof extensions and painted elevations, which appear all the more harmful when single units are made to stand out rather than blending in with their neighbours. Original features do still exist such as corbels to former fascias and even whole shopfronts in some cases. Fascias have generally been kept to reasonable depths which is a positive feature of this street as a whole.

4.31 The terrace ends at no. 223 with the single storey entrance to the Alchemist providing a break in the otherwise long continuous facade. The Alchemist, no. 225, is a three storey rendered building, larger than the others in this part of the conservation area and in use as a public house. It is a symmetrical building divided into three bays with rendered pilasters framing each bay and a deep bracketed cornice at eaves level which adds a richness of architectural detail. Windows to second floor are timber sashes whereas at first floor French windows open out to a tiny roof terrace above the slightly projecting ground floor frontage.



Figure 43 The Alchemist

4.32 No. 227 is the second contemporary development in St John's Hill, built in 2003-05, it is of four storeys, with offices to the ground floor and flats above.

4.33 No. 229 completes the end of St. John's Hill. It is of two storeys with a good traditional shopfront with its entrance on the curved angle turning into Marcilly Road. It is of yellow stock brick and, unusually here, has a hipped slate roof.



Picture 1 The funeral directors at the corner of St John's Hill and Marcilly Road

St John's Hill Grove Appraisal & Management Strategy



Figure 44 Historic shopfronts in St John's Hill



Brussels Road

4.34 Brussels Road contains mid to late nineteenth century houses. The west side comprises four pairs of mid nineteenth century semi-detached villas similar to those in Louvaine Road. The east side comprises a late nineteenth century terrace of three storeys with basements, and ground floor and lower ground floor canted bays.



Figure 45 Brussels Road west side



Figure 46 Brussels Road west side

Cologne Road

4.35 Cologne Road is made up of terraces of late nineteenth century three storey houses plus basements in yellow stock brick. All have ground floor canted bays and stepped entrances.

4.36 Many have retained their original iron railings of a barley sugar design. These were spared from the war effort as they guarded the drop to the basement lightwells and today they enhance the appearance of the street through their architectural richness and authenticity.



Figure 47 Three storey terrace with basements and original railings



Figure 48 Two storey half stuccoed terraces with basement

Louvaine Road

4.37 Louvaine Road comprises buildings of three storeys with basements arranged in semi-detached pairs and a short terrace. The latter, nos. 1-6 consecutive, are constructed of gault brick with stuccoed ground floor. Each building in the group has a triple window to ground floor, two French windows to first floor and round-headed windows to second floor. They also have a projecting porch to the front entrance with square columns. Arches to porches and windows contain a central keystone. The stuccoed decoration is carried through from porch to second floor, tying together the windows to each floor which also have strong entablatures supported by corbels as part of a classical language of detailing. The whole group is terminated at roof level with a strong cornice with parapet.

4.38 Nos. 7-16 comprise a group of five pairs of three storey buildings with basements and steps to the main entrances. They are of gault brick construction with canted bays to ground floors and basements. Each building contains triple windows to first and second floors, the central window to the former being crowned by a triangular pediment.



Figure 49 Nos. 7-16 Louvaine Road

Oberstein Road

4.39 Oberstein Road contains pairs of mid nineteenth century semi-detached three storey houses including basements with original French style dormers at roof level. The houses have canted bays to the upper and lower ground floors and a deep eaves cornice at the eaves with diamond pattern tiles beneath. Interestingly they have an unusual salmon pink and yellow brick elevations. Windows are timber sashes, two over two, and many of the original cast iron pot guards remain on the window cills. On the south side the two terraces are similar, but with simpler detailing and no tiles at the eaves.



Figure 50 Pairs of houses on the north side of Oberstein Road



Figure 51 Windows in Oberstein Road - note particularly the French style dormer and tiled frieze under the eaves



Figure 52 Terraced houses on the south side of Oberstein Road



Figure 53 A typical house showing the well detailed brick elevation with canted bays and steps over the basement, up to the front door

Plough Terrace



Figure 54 Highview Primary School seen from Plough Road

4.40 Plough Terrace is dominated by the massive Highview Primary School, a London Board School of 1890 by T.J. Bailey. It is in a Flemish Renaissance style of yellow stock brick with dressings of stone and red brick.

4.41 Elsewhere in Plough Terrace is Plough Mews, a small courtyard development of two storeys which has adapted an existing building and retained the cobbled surface.



Figure 56 Nos. 6-14 Plough Terrace



Figure 55 Plough Mews with the side and rear of the former ILEA building in the background

4.42 Nos. 6-14 comprise a two storey brick building formerly known as St Peter & St Paul's Church Hall. It has a steep pitched roof with dormers and has been converted to flats.

5 CONCLUSION & ASSESSMENT OF CONDITION

5.1 The character of the conservation area is generally relatively well maintained and the business activity is buoyant. However a number of alterations to the buildings have been carried out that could have been detailed more sensitively. For example upvc windows have been installed instead of traditional timber sash windows and front garden planting has been sacrificed to provide hard surfacing for car parking.

5.2 There have been a number of large extensions to the small Victorian semi-detached villas in St John's Hill Grove which are visible from the street or that infill spaces between houses. These houses rely on the spaces between each pair as part of their setting and future extensions should be designed to retain this important spaciousness.

5.3 Where architectural features have been lost there are opportunities to enhance the character of many of the properties by reinstating these and reversing some of the poor alterations that were carried out before the area was designated a conservation area. In particular nos. 94-108 St John's Hill would benefit from the reinstatement of architectural features. This includes cornices at parapet level, classical details around windows and in the case of no. 100 the portico to front entrance. The reinstatement of the original boundary treatment would also help to restore architectural uniformity to the group.

5.4 Although these losses and unsympathetic alterations do detract from the appearance of the area, the quality of the buildings and their architectural design remains. The Council can offer advice and grants to help with the cost of reinstating lost features and this should help improve the appearance of the area over time.

Appendix 1: Listed buildings

Listed buildings are buildings that are listed by English Heritage or the Government for their 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.

The following buildings in this conservation area are listed:

92 St John's Hill. Grade II

Built 1909 as a London County Council Education Divisional Office under the supervision of T J Bailey, Education Architect. It is in late-17th century style, has 2-storeys and dormers, is 9-bays wide and symmetrical with a central door. It is faced in plum brick with dressings of red rubbers and of stone. A brick plinth supports piers at the angles. The piers rise to a wood modillion cornice beneath a steep-pitched slate roof. Nearly flush sashes are set in flat-headed openings with gauged brick jambs and arches, those to the ground floor having keystones. The main doorcase has lesenes with their own entablature blocks supporting a segmental pediment. The tympanum carries an escutcheon with the date 1909 framed by palm branches. A centrally-placed triple-sash dormer with wood balustraded parapet is flanked by chimney stacks. There are pairs of segmental-headed sashed dormers left and right. The stacks have elaborate stepped courses.

Highview Primary School, Plough Road. Grade II

A London School Board building dated 1890 on an attached terracotta plaque. T J Bailey was the architect to the Board. It is in Flemish Renaissance style, of yellow stock and red brick with stone dressings, and forms an irregular cluster of attached blocks having tall and narrow proportions. The blocks are 3, 4, 5 or 6 storeys high and lit by double or triple tiers of sash windows of varying form: some tiers are recessed within arches or between attenuated lesenes. The composition is dominated by an asymmetrically-placed 7-storey tower whose steep-pitched roof is capped by a curvilinear lead spire carrying a weather-vane. The brick boundary wall has integral buttresses and is pierced by high doorways and articulated by piers. Both doorways and piers have stone copings.

Appendix 2: 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. The list is a record of some of the historic buildings that are of particular interest to the borough as a whole.

The following buildings in this conservation area are locally listed:

21-35 St John's Hill Grove

This group represents four pairs of semi-detached mid nineteenth century Victorian villas. They are two storeys and generally of yellow stock brick construction with render to ground floor. They have stone surrounds to windows. Most have retained their timber sash windows.

94-108 St. John's Hill

This is a terrace of eight three storey mid nineteenth century houses with basement. They are of yellow stock brick with render. All originally had Classical Doric columns to porticos at the front with stepped entrances. All had decorative cornices to first floor windows and parapet.

St. Peter and St. Paul's Church, St. John's Hill

Built in 1868 by H E Coe and later extended. It is built in Kentish Ragstone with a notable spire.

Bollards in Cologne Road

Seven cast iron nineteenth century bollards.

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 St John's Hill Grove Conservation Area and what residents and businesses can do.

1.2 The draft management strategy was made available for public consultation in November and December 2008 and comments made have contributed to the final version.

Boundary extensions

1.3 The Council has a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review its area from time to time to consider whether further conservation area designation is called for. In producing the conservation area appraisal, it became clear that other roads are of similar character, quality and historic value and could be added to the conservation area.

1.4 In July 2009, therefore, the following roads were added to the conservation area: Brussels Road, Cologne Road, Oberstein Road, nos. 129-141 St John's Hill and Plough Terrace. Buildings on the southern side of St John's Hill were also moved from Wandsworth Common Conservation Area to St John's Hill Grove Conservation Area.

The planning process

1.5 Where planning permission is required, it is Council policy to grant permission only for developments or alterations which 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 5: Planning for the Historic Environment and the Planning (Listed Buildings & Conservation Areas) Act 1990.

1.6 Planning is an inclusive process where any interested party is entitled to give an opinion. All planning applications are advertised so that any interested person can comment or object and applicants have the right of appeal if they have been refused permission. 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).

1.7 Planning authorities may 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. The level of alteration in the St John's Hill Conservation Area is low and has not irrevocably damaged the appearance of the area. An Article 4 Direction was not requested during the public consultation.

Positive buildings

1.8 'Positive buildings' are those buildings that are of historic or architectural interest and make a positive contribution to the character and appearance of the conservation area. Positive buildings make up the majority of the conservation area and they are the buildings that make the area special. These buildings are shown on the townscape map in the conservation area appraisal.

1.9 There is a presumption in favour of the retention of positive buildings in Planning Policy Guidance 5: Planning for the Historic Environment and this is reflected in Council policy.

Communication with residents

1.10 Conservation area status is registered as a local land charge. When a person or a solicitor carries out a land charge search when someone buys a property, this information will be given.

1.11 When the boundaries of a conservation area are changed, the Council will inform those affected by writing to them directly and placing an advert in the local press.

1.12 Before carrying out any works affecting the external appearance of a building, owners are advised to check with the Planning Service if they are in a conservation area. The onus is on the owner to find out this information and ignorance is no defence should any matter be the subject of legal action.

1.13 From time to time the Council may distribute information leaflets to the owners and occupiers of buildings in the conservation area. The Council will consult residents of conservation areas on possible changes to the conservation area or when reviewing character appraisals in accordance with English Heritage's guidelines and our Statement of Community Involvement.

1.14 All conservation area maps, appraisals, management strategies and guidance are published on the Council's website. Officers can print copies of these documents for those who do not have access to the internet or have other difficulties downloading them. These documents can be downloaded from the following web page:

www.wandsworth.gov.uk/planning/conservation

Listed buildings

1.15 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 applications for listed building consent which is required for alterations.

1.16 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.

1.17 Listed buildings in this conservation area are shown in Appendix 1 and on the townscape map in the appraisal.

Locally listed buildings

1.18 The Council holds a list of buildings that are of architectural or historical interest at a local level. They are different to statutorily listed buildings as 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.

1.19 The following buildings were added to the Council's Local List of buildings of architectural interest as a result of the conservation area appraisal process. Descriptions of these can be found in Appendix 2 to the conservation area appraisal.

- Nos. 94-108 St John's Hill
- St Peter & St Paul's Church, St. John's Hill
- Bollards in Cologne Road

Trees

1.20 Trees and green space are an essential part of the character of St John's Hill Grove Conservation Area and it is important that all trees and particularly the mature trees are retained and managed.

1.21 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 given six weeks notice 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.

1.22 The following guides are available on the web page below

- Trees and the Law

- Tree Care
- Tree Planting
- Our Tree Strategy

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

1.23 The Conservation & Design Group can give advice on trees on privately owned land in the conservation area (tel 020 8871 6631) and the Leisure & Amenity Service's tree officers can advise on trees on Council owned land (such as street trees) (tel 020 8871 6370).

Streetscape

1.24 The conservation and highways teams in the Council are working together to prepare a streetscape manual which will set out how the Council carries out works to streets across the borough. This will include the retention of original features such as paving slabs, granite kerbs and granite setts or the reinstatement of these where possible. It will also cover how new works such as traffic calming, new signage, etc, could be carried out sensitively by using traditional style materials and appropriate colours and finishes.

Guidance

1.25 Officers in the Conservation & 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.

1.26 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.

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

Enforcement

1.28 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.

1.29 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 Group using the address and telephone numbers given at the end of this document or the following webpage:

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

New development

1.30 In conservation areas there is a general presumption against demolition of positive buildings. Any opportunities for redevelopment would only occur if there were buildings or spaces which did not contribute towards the character and appearance of the area.

Grants

1.31 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.
- reinstatement of shopfront elements

1.32 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. Contact the Conservation & Design Group or see the website for further information:

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

1.34 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.

1.35 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

1.36 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 S John's Hill Grove 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 detrimental 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 repair and maintain rather than replace. If replacement is unavoidable, then an exact replica of the original is always best. This section aims to give some basic guidance on the building elements that are important in the conservation area and can often be controlled by the Council's Planning Service.

Reinstatement of missing features

2.3 Throughout this guidance and the conservation area appraisal you find will features of your conservation area that are important to the character of the area, but may be missing from your property. Wherever possible, try to reinstate missing features from decorative stucco detail, through to timber framed windows and doors. Grants may be available to help you do this. See the Grants paragraph in the previous section.

Windows

2.4 Windows are generally vertical sliding timber sashes. It is important that this type of window is retained in the conservation area to maintain the unity of the houses. Where lost, owners are advised to reinstate this type of window taking care to faithfully replicate the details and dimensions such as the width of glazing bar and the design of the horns. Upvc windows usually fail to replicate original detail sufficiently and are not recommended. Timber windows are clearly sustainable whereas upvc comes from non-renewable resources.

Front doors

2.5 Front doors are typically four panelled timber doors with the upper panels in glass, but other original designs also exist. Read the conservation area appraisal to find out what the original door type for your street or house is. Alternatively, look at your neighbours' front doors. If you are one of a pair of houses, see what your next door neighbour has. Find other houses in your street that are of the same design as yours and still have their original door and ask a joiner to copy it. Doors are usually painted timber and modern materials such as upvc are out of keeping.

Roofs

2.6 Roofs are generally of natural slate in the conservation area and should therefore be recovered in slate when renewal is needed. Keep as many good slates as you can as these can usually be used again. Roof extensions should be designed to complement the character of the house. A small lead clad dormer with a sash window is often suitable for a Victorian property whereas box dormers that cover the entire roof are less attractive externally and interrupt the pitched roofscapes.

Chimneys

2.7 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.

Front gardens and boundaries

2.8 Front gardens and their boundary treatments 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 are often in the form of low walls or plinths with railings. Where these have been lost or replaced by inappropriate boundary treatments, the original type should be reinstated. In St John's Hill Grove there is a variety of boundary treatments including walls and timber fences. Originally brick piers existed on the party front boundary.

Green space

2.9 Green space in the form of front and back gardens is extremely important to the character of the conservation area. It helps create an attractive and peaceful environment that complements the hard architecture of the buildings. The Council will therefore resist development on green space in favour of retaining the space and planting with appropriate vegetation.

Extensions

2.10 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. Side extensions are not encouraged as they interrupt the architect's original intention to give quality to the street by creating spaciousness between the houses and designing groups of houses that have the appearance of a single house.

2.11 Most significantly this applies to St John's Hill Grove where there have been a number of large extensions to the small Victorian semi-detached pairs of properties. In determining applications careful consideration will be given to the scale of any extension and its effect on the spatial context of this group of buildings, which rely on the spaces between the pairs of buildings as part of their setting.

2.12 The careful use of materials to blend with the character of the existing buildings will also be important.

Shopfronts

2.13 All early shopfronts of historic value should be retained and looked after and the conservation area appraisal indicates some of them. Traditional materials such as timber are recommended when repairing or installing new shopfronts in the conservation area. Historic shop surrounds, including narrow raked fascia boards, carved console brackets, pilasters and tessellated thresholds should always be kept and repaired even if the actual shopfront has been lost. Many shopfronts currently offer the opportunity for improvement and advice can be given on this.

New buildings

2.14 It is Council policy to protect the buildings and spaces 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 area will be recommended for approval and all proposals for new buildings should benefit from discussions with the Conservation & Design Group before submission.

Sustainability and Energy Efficiency

2.17 Looking after existing buildings is an inherently sustainable act as old buildings embody the energy that was used to create the materials and build them in the first place. Traditional buildings function in a different way to modern buildings. Unmodernised houses lose naturally generated moisture through windows and doors that are only loosely sealed; through open fire places; and also by occupants airing the house daily. When sealing an old building to prevent heat loss it is important not to impede ventilation which will eventually cause damp problems.

2.18 However, old buildings can be unnecessarily draughty and it is sensible to prevent excessive heat loss before considering installing micro generators such as solar panels and wind turbines. It is also wise to carry out all energy saving measures possible to avoid generating energy needlessly. When thinking about where to locate such equipment it remains crucial to conserve the appearance and character of the conservation area and street as a whole. Discreet and unobjectionable locations include rear roof slopes, back gardens, shed roofs or even valley roof slopes that are concealed by a parapet.

2.19 The need to conserve energy does not have to conflict with the need to conserve the character of the conservation area. If both requirements are considered in a balanced manner, it should be possible to achieve both objectives without harm to either.

2.20 Finally, it is useful to remember not to focus all your efforts on reducing energy loss in the home and forget about other areas of your family's life. Plane journeys, car use, food and commodity miles are all equally important. Work out your carbon footprint at <http://carboncalculator.direct.gov.uk> and find more advice on energy saving at www.climatechangeandyourhome.org.uk and www.energysavingtrust.org.uk.

Planning permission

2.21 Many of the works mentioned in this section will require planning permission. Please contact the Conservation & Design Group to discuss your proposal before carrying out works and check whether planning permission is required to avoid the possibility of enforcement action. See the section "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 and some works to houses will also require planning permission. 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:

3.2 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:

3.3 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.

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

3.5 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 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 metres elsewhere.
- Air source heat pumps
- Wind turbines

Works to commercial buildings

3.6 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 external security shutters and new shopfronts.
- Advertisements to shopfronts 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 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 development control teams on 020 8871 6636

or the Conservation & Design Group on 020 8871 6631 or 6646

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 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

4.2 You should make your application through the Planning Portal (see web address below) which has all the relevant forms and guidance. If you don't have access to the internet please come in to the One Stop counter (as above) to get one or telephone us (see Contacts).

www.planningportal.gov.uk

4.3 Forms are also available to print from our website:

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 submit the correct application form (often the householder application form alone) and submit scale drawings showing the existing and proposed plans and elevations. 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 and 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.

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.

Pre-application advice

4.8 We welcome and encourage discussions before you submit your application. A planner will be available at the One-Stop counter on the 5th floor of the Town Hall annexe 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. Scroll down to find 'Supplementary Planning Guidance':

www.wandsworth.gov.uk/downloads/200074/planning

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 (see "Useful Websites").

Planning: A Guide for Householders

Planning Policy Guidance Note 5: Planning for 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

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

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

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 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: localhistory@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/](http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Leisure_and_culture/Records_and_archives/)

Useful Websites

Organisation

Planning Portal

Web address

www.planningportal.gov.uk

Planning Aid for London

www.planningaidforlondon.org.uk

Funds for Historic Buildings

www.ffhb.org.uk

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

Victorian Society

www.victoriansociety.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/

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
Conservation & Design Group	020 8871 6646 or 6631
Planning Enforcement Group	020 8871 6643
Building Control	020 8871 7620
Town Centre Manager, Lorinda Freint	020 7627 3182
Economic Development Office (shopfront grants)	020 8871 6203
Environmental Services (grants)	020 8871 6127
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
Arboricultural Service (trees on Council land)	020 8871 6370
Conservation & Design (trees on private land)	020 8871 6631

External Contacts

English Heritage (London Region)	020 7973 3000
English Heritage (Customer Services, publication requests, etc)	0870 333 1181
The Victorian Society	020 8994 1019
The Twentieth Century Society	020 7250 3857
SAVE Britain's Heritage	020 7253 3500

External Contacts

Society for the Protection of Ancient Buildings (SPAB) 020 7377 1644

Local Business Association

Contact Conservation & Design
Group

Planning Aid for London

Unit 2, 11-29 Fashion Street

London, E1 6PX

Tel: 020 7247 4900

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www.wandsworth.gov.uk/planning/conservation

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