

London Borough of Wandsworth

CONSULTATION ON DRAFT CONSERVATION AREA APPRAISALS – RESPONSES ANALYSIS

April 2023

Garrads Road Conservation Area

A public consultation regarding the Conservation Area Appraisal (CAA) for **Conservation Area** received 5 responses: 4 from members of the public and 1 from **local society etc.** 4 responses were in favour, 0 responses were neutral, and 1 response disagreed with the draft CAA.

Respondent	Agree/ Disagree/Neutral CA	Agree/ Disagree/ Neutral Local List of Buildings	Agree/ Disagree/ Neutral Boundary changes	Respondent comments	Officer comments	Changes required to the CAA draft?
1	Agree	Agree	Agree	<p>This part of Tooting Common provides a much needed escape from the surrounding traffic. The actual Common still provides a glimpse into it's rural past, which it is essential to preserve. Very straightforward to use, detailed and surprisingly informative, but using easy to understand language. I would even go so far as to say, it makes an enjoyable read!</p> <p>I was pleased to receive this consultation and hope the results confirm my optimism concerning the consultation.</p>	Support noted.	None required
2	Agree	Agree	Agree	<p>The Common, its wildlife and flora, is constantly under threat from developers and misuse. Widening and strengthening the Conservation area protects this open space for future generations and ensures accessibility is improved for all Common users including cyclists and those with power assisted mobility devices.</p>	The respondent's comments are noted.	None required

3	Agree	No
4	Agree	Agree	Agree	<p>Provided that the council actually enforces it. Although I live in an alleged conservation area in Wandsworth, since 1986 all sorts of inappropriate alterations have been made to housing, and the front gardens turned into car parks. Most of the houses now have unsuitable windows and doors, removing all the rhythm and symmetry. Thus the Council has failed to protect the character of the area (Hendham Road) despite my protestations.</p> <p>The Council spent a fortune in defending and implementing the inappropriate and unnecessary felling of trees on Tooting Bec Common, as documented by columnist John Crace. The council can be a danger to a conservation area. It needs to walk the talk and be more ready to back down when wrong.</p>	The respondent's comments are noted.	None required
5- (Historic England)				<p>Thank you for consulting Historic England on the London Borough of Wandsworth's draft conservation area appraisal and proposals to extend the Garrads Rd Conservation Area to encompass much of Tooting Bec Common.</p> <p>Accordingly, we have reviewed the consultation documents in light of the National Planning Policy Framework (NPPF, 2019) which requires, as one of its core objectives, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. NPPF Policy 191 sets out that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>	<p>- The new guidance is noted and will follow in future appraisals.</p> <p>- Noted the objection to include Tooting Bec Common in the Conservation Area. The consultation was exploring the option of this approach, by presenting the question of expansion, not proposing the</p>	Yes – see Officer comments.

			<p>Historic England has recently updated its conservation area guidance which you may find useful: Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) dated 8th February 2019 https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/</p> <p>Historic England Advice: The proposal to update the Council's conservation area evidence base and to make this available as an online resource is welcomed. However, we do have a number of observation and recommendations which, in our view, should be taken into consideration.</p> <p>As a fragment of a wider conservation area, now split with Lambeth following boundary changes, the special interest of the area is drawn primarily through its historic and spatial relationship to the suburban development. The proposal to greatly extend the boundary of the conservation area to encompass the wider Tooting Bec Common would therefore, in terms of policy, give rise to a significant change of context for the conservation area. As no wider survey of the adjacent Tooting Bec Common appears to have been yet undertaken to support its designation we would strongly advise that the whole area is subject to an appropriate level of detailed analysis to support this proposal. This would also allow the consideration of the significance of the current conservation area and the rest of the common to its boundary areas. It would also appear under such circumstances to be potentially more appropriate for the existing conservation area to be subsumed into a new Tooting Common conservation area, rather than extended as part of Garrads Road as suggested. It is</p>	<p>expansion as part of this Appraisal</p> <ul style="list-style-type: none"> - The respondent's comments are noted and the appraisal will be updated if necessary, following the draft Streatham Park and Garrads Rd Conservation Area Appraisal (2016). - The appraisal will be reviewed and updated if necessary to address the impact of tall buildings on views from within the Common. -The appraisal will be updated to more clearly address opportunities to manage trees and paths, and to improve boundary treatments – with the Management Strategy 	
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				<p>the conservation area and strengthen its relationship with the suburban development which has defined its edge.</p> <p>Conclusion: Historic England does not consider the proposals to extend the conservation area to be clearly evidenced at this stage. This will have significant implications for the policy context and wider significance of the existing Garrads Road Conservation Area. We must therefore recommend that appropriate analysis is sought to define and demonstrate the wider area's "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. We look forward to commenting on any appraisals and management guidelines in due course.</p> <p>In respect of the existing Garrads Road appraisal we would recommend that consideration is given to the points set out above. This will help more clearly demonstrate the justification for designation and encourage appropriate management.</p>		
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