

Sutherland Grove Conservation Area Appraisal & Management Strategy

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INTRODUCTION

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.

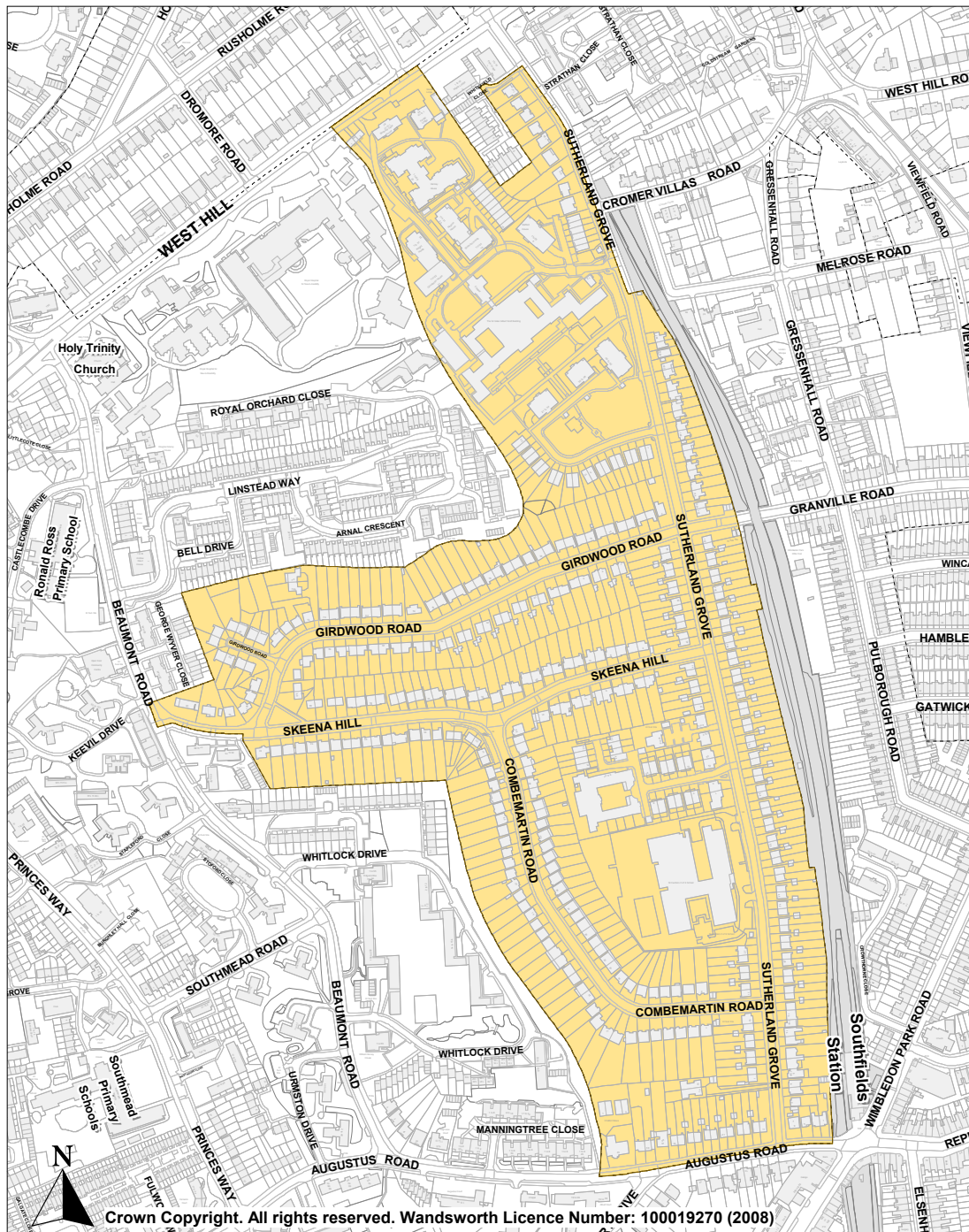
Under the same Act the Council has a duty to publish proposals for the preservation and enhancement of conservation areas. The management strategy in Part Two of this document sets out how the Council manages the conservation area in accordance with guidance from English Heritage.

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.

This draft was made available for public consultation in the autumn of 2006 and was approved following the consultation by the Council's Planning and Transportation Overview and Scrutiny Committee on 10 January 2007 and the Executive on 22 January 2007.

Further copies of this appraisal are available on our website at:

www.wandsworth.gov.uk/planning/conservation



Map 1 The boundary of Sutherland Grove Conservation Area

CHARACTER APPRAISAL

1 CHARACTER APPRAISAL

Summary of special interest

1.1 Sutherland Grove Conservation Area was designated on 23 November 1992. The special character of this conservation area is derived from the homely domestic 1920's–30s suburban housing with generous front gardens in a dramatic hilly streetscape coupled with the sophisticated urbane architecture of the former Whitelands College also set in a generous mature landscape.

Location and context

1.2 Sutherland Grove Conservation Area is made up of Sutherland Grove, Girdwood Road, Skeena Hill, Coombemartin Road, and new development within the grounds of the former Wandsworth County Secondary School and Whitelands College. It is located between West Hill and Augustus Road. The closest town centre is Southfields with District Line Underground station.

2 HISTORY & ARCHAEOLOGY

2.1 The area comprising the group of roads westwards from Sutherland Road developed between the wars. Prior to the housing development, the area was a mainly open fields, known historically as Leg of Mutton Hill, in the grounds of Edgecombe Hall, a large villa fronting Beaumont Road. A footpath crossed the area around the edge of a coppice, along the line of present day Combemartin Road.

2.2 To the east, the terraces of Southfields had been laid out earlier, following the late Victorian extension of the railway to Wimbledon. To the west, the high ground was occupied by large Victorian villas with extensive gardens (later replaced by the large post-war council estates centred on Beaumont Road).

2.3 As well as the housing estate, the large area of available land allowed for the necessary expansion of local education facilities. Close to West Hill, Whitelands College was built between 1928-30 to relocate the cramped facilities from its original site in Chelsea. At the same time, the Borough Council opened Wandsworth School on Sutherland Grove, at the heart of the estate, to provide secondary education for the rapidly increasing local population. Originally the school was housed in a 1920s building arranged as a quadrangle, but the school was much extended in the 1960s. The latest redevelopment has taken place at Whitelands College and Saint Cecilia School.

3 BUILDINGS AND MATERIALS

3.1 With some small exceptions, the residential buildings were built over a ten to fifteen year period in the 1920s and '30s. The exceptions are the small group of late Victorian houses at the south east end of Sutherland Grove (nos.2-14) which have the more solid appearance of buildings of that period and are much altered. The group at the north west end of Sutherland Grove are also earlier and different from the prevailing type. They are larger detached dwellings in an Arts & Crafts style, each individual but exhibiting common elements of detail and materials - e.g. tiled roofs, timber porches, and multi-paned windows.

3.2 The rest of the residential estate has much more cohesion despite a great deal of variety. Though constructed by different building firms, the houses are all of the late Edwardian suburban style popular at that time, incorporating a range of architectural motifs from the Arts & Crafts, 'Tudor-bethan' and Queen Anne Revival styles. This creates a visually rich appearance, but also an overall character which hangs together well.

3.3 A number of elements combine to reinforce the cohesiveness of the area. All the houses are two storey with a similar relationship to the street frontage, varying only to reflect and reinforce the curves of the roads themselves. The scale and proportions are consistent, despite the great variation in the arrangement of elevations and features such as picture windows, recessed and extended porches, bays, and front gables. Houses are generally paired and semi-detached, with a few individual detached properties, mainly at street corners. It is interesting that there is no typical house, but none of the styles look out of place amongst its neighbours. Likewise, materials vary a good deal. Both yellow and red brick are used and many houses have fronts of pebbledash, smooth render, hanging tiles, and half-timbering. Original windows and doors were timber, but there has been much replacement by aluminium and plastic units, which although often in patterns matching those of the originals, fail to replicate the quality and integrity of the originals.

3.4 A consistent feature is the use of plain clay tiles on the roofs, though again modern alternatives are widely evident. Front boundaries also differ throughout the estate, reflecting the variety in the house types. Brick and timber are represented (wooden fences are rarer, however, and are likely to have been replaced by brick walls in many places), but metal railings are not a feature of the area. A number of walls in unsuitable materials have crept in, however, and the loss of some to front garden parking has resulted in gaps. Of particular note are the raised front gardens of properties near the junction of Combemartin Road and Skeena Hill, with a series of stepped brick walls adjacent to steps.

3.5 The former Wandsworth School's main impact on the street is from the three and four storey flat roof buildings fronting Sutherland Grove. These are brown/orange brick with large multipaned metal frame windows. A low brick front boundary wall, with a concrete coping, runs the full length of the frontage, allowing clear views of the school and, at the southern end, the expanses of playground tarmac.

3.6 By far the best building on the site, the original 1920s school, built around a courtyard, is not however visible from the street. A more interesting grouping of buildings is Whitelands College which, although behind a high wall, have a significant effect on the area because of their position towards the top of the hill and their bulk. There are two groups of buildings within the site; the main college building itself and the adjoining chapel; and the ancillary accommodation and entrance set-piece fronting West Hill.

3.7 The main block and chapel (both listed grade II) are by Giles Gilbert Scott, constructed in 1928-30 in dark red/brown brick with some stone dressing and pantile roofs. The chapel includes stained glass by Morris & Co to Edward Burne-Jones' designs. The size of the main block, four and five tall storeys, and its mass makes it a dominant feature of the grounds and the surrounding streets.

3.8 The gates (listed grade II) are a relic from the original college site in Chelsea and are 18th century ornate wrought iron. The adjoining lodge (also grade II) is by Gilbert Scott and is of the same date and similar style and materials to the main buildings. Forrest Lodge (grade II) is an Italianate Victorian villa (c.1865) in stock brick with stone dressings, and hipped slate roof; it is three storeys and basement. The more modern attachments built to provide student accommodation are architecturally insignificant.

4 TOPOGRAPHY & TOWNSCAPE

4.1 The slope of the land, particularly the rise from Sutherland Grove towards the west and the high ridge of Beaumont Road, is a key part of the character of the area. The east-west roads curve up the slope of the hills rather than cutting across them, a feature of the area which adds significantly to its charm. They are lined by detached and semi-detached residential properties with generous and mature front gardens. This provides the predominant characteristic of the townscape, one of a pleasant arcadian inter-war suburb.

4.2 Sutherland Grove is a long gently curving road with the most varied townscape. At the northern end, groups of detached and semi-detached houses face each other in the pattern familiar throughout the rest of the area, but just beyond these the street is dominated by the long, high curving boundary wall of Whitelands College. Only the entrance gate relieves this barrier, to give views into the extensive mature grounds and strong mass of the main buildings. Further south, the street returns to the domestic street pattern until interrupted, again on its west side, by buildings and grounds of the School. At the extreme southern end it again reverts to the classic suburban street pattern.

5 GREEN ELEMENTS

5.1 A large factor in the attractiveness of the area is the greenery. Although front gardens are not particularly large, they are often well planted with mature vegetation and good sized trees. Large trees are also evident in rear gardens from gaps between buildings and in the grounds of the college. Street trees are common in all streets but with particularly fine specimens in Sutherland Grove. Grass verges in most streets add to the verdant character.

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.

The former Whitelands College, West Hill/Sutherland Grove SW15 (Grade II)

The teachers training college built in 1928-30 by Sir Giles Gilbert Scott for Whitelands College in collaboration with the principal Miss Winifred Mercier. Built of reinforced concrete clad in hand-made red brick. It has hipped pantile roofs and brick and stone dressings. It is composed of block plan, integrating teaching and living accommodation in one building. It is symmetrical on plan, with central axial corridor on line with chapel. The principal elevation to the south is symmetrical, in 5 storeys terraced, but appears as are one, one and three storeys. The central tower is on the rear block. The forward wings to left and right terminating in 5 storey blocks treated as pavilions and linked by terraces at two levels across the main elevation. 3 storey, three bay wings on same plane to left and right, while further forward wings of similar proportions terminate the block to left and right. 2 storey elevations open on to internal wells between the terraces, outer angle of end wings and of central forward 3 bays have banded rusticated brick quoins or bases. Similar detailing between the ground floor bays of 5 storey pavilions. Ground floor treated as if an arcade, with semi-circular headed French windows of timber, small paned with enlivening motif to the transom in Cape Dutch manner. Upper floors mainly timber small paned sashes, but with timber small paned French windows leading on to the terraces. Central tower has tripartite small paned sashes, the upper windows beneath sunk tympanum, detailed in brickwork, and beneath loggia, in Tuscan manner, the roof surmounted by a finial. Upper storeys to left and right, each on 4 bay loggia with stone dressed brick piers supporting a hipped roof. Similar 3 bay loggias to 4th storey of forward pavilions each supporting stone entablature beneath brick parapet with plain stone coping. 3 by 3 5th storey, set back beneath separate hipped roof surmounted by finial. Pierced brickwork balustrades to loggias and terraces. Ground floor windows to inner wells have fanlights with radial glazing.

Forest Lodge, Whitelands College, West Hill/Sutherland Grove SW15 (Grade II)

Now part of residential scheme, it was a house built for 1862-65 for Joseph Gurney a shorthand writer to the Houses of Parliament. It is Italianate in style. Built of stock brick with stone dressings. It has a hipped slate roof with 3 tall Italianate stacks. 3 Storeys and basement 4 windows. Bracket eaves cornice- and end quoins. 2nd floor has 3 double round-headed sashes, 1st floor has 3 sashes with verticals only with cornices and brackets above and panels below with guilloche ornament. Ground floor has 1 tripartite sash with brackets and 1 canted bay. Central porch with round-headed openings and 5 steps to street. Interior has staircase-with 2 turned balusters to each tread and pier with acorn finial. Hall has round-headed recess with lions mask and shell moulding. Rear room on ground floor has a cornice of plaster roses and stylized daffodils, a 6-panel door with cornice and finials and fireplace with fluted columns and Gibbs surround. Large lounge has fireplace with fluted pilasters and lyre design to frieze, 2 doorcase with broken pediment lyre design and plastered ceiling with floral motifs. 1st floor has most unusual sliding screen to form a false window. Marble bolection moulded fireplace.

Lodge gates and flanking walls to Whitelands College, West Hill SW15 (Grade II)

Lodge, attached walls, piers and entrance gates. Lodge walls and piers 1928-30 by Sir Giles Gilbert Scott as part of Whitelands College. Gates partly C18 brought from Old Whitelands College, Chelsea. Lodge clad in hand made red brick. Hipped pantile roof. Red Brick walls and piers with stone dressings. Wrought iron gates. Lodge. 2 Storeys the West Hill elevation having central tall round arched entrance with rusticated brick quoins. Beneath, is a blank brick tympanium bearing college crest. Set into arch, a pair of wrought iron gates with side panels. One leaf partly altered is certainly C18. To left and right, small paned timber sashes at ground level. Blank upper storey. Small 2x2 pane timber sashes on single storey flanks to left and right. Ramped flanking wall each terminating in banded rusticated brick piers with moulded stone coping and surmounted by urn, enclose forecourt. Low retaining wall returns from each to arch.

Whitelands College Chapel, West Hill SW15 (Grade II)

Chapel 1928-30 by Sir Giles Gilbert Scott, is part of the Whitelands College. It is cruciform with low square crossing tower in 2 stages. It is constructed of red brick with sparing stone dressings and tiled roofs. The lower walls brick channelled. The east window and transept windows each comprise triplet of round-headed lights beneath a lunette. Piers between the lights have on the interior engaged colonnettes from which the arches spring. There are single round-headed lights to nave.

Locally Listed Buildings

There are no locally listed buildings in this conservation area.

MANAGEMENT STRATEGY

1 MANAGEMENT STRATEGY

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

1.2 The issues raised during the public consultation are listed below. This document aims to address these issues by aiding the understanding of the important features of the conservation area through the information given in the character appraisal.

1.3 Items of particular concern in this conservation area are:

- Excessive paving of front gardens
- Roof extensions
- The removal and replacement of original features

1.4 Under the Planning (Listed Buildings & Conservation Areas) Act 1990 the Council must consider the preservation or enhancement of a conservation area's special architectural or historic interest when determining planning applications.

Conservation & Enhancement Grants

1.5 The Council operates a 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

1.6 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. More information can be found on our website:

http://www.wandsworth.gov.uk/info/514/building_conservation_and_design/230/conservation_and_enhancement_grants

2 What works require consent?

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

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

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

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

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

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

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

2.5 The following works require planning permission:

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

- Hard surfaces in front gardens, unless they are less than 5 cubic metres or are porous or water runs off into a porous area
- Boundary treatments (fence, wall, railings, etc) over 1 metre adjacent to a highway or 2 metre elsewhere.
- Air source heat pumps
- Wind turbines

Works to commercial buildings

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

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

Conservation area consent is required to:

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

Works to trees

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

Further information can be found at

www.planningportal.gov.uk

or contact Wandsworth's planning teams on 020 8871 6636

or the Conservation and Design Group on 020 8871 6646

3 How to make a planning application

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

Application forms

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

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

Making your application

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

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

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

Planning policy

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

Pre-application advice

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

How long does it take?

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

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

Building Control

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

Further Information

Further Information

Council Publications

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

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

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

Government publications

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

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

Books

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 1930s House Explained by Trevor Yorke (Countryside Books)

The Buildings of England: London South by Cherry and Pevsner (Penguin)

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

Georgian Group

Victorian Society

Web address

www.planningportal.gov.uk

www.planningaidforlondon.org.uk

www.ffhb.org.uk

www.helm.org.uk

www.english-heritage.org.uk

www.georgiangroup.org.uk

www.victoriansociety.org.uk

Organisation

Web address

Twentieth Century Society

www.c20society.org.uk

Society for the Protection of Ancient Buildings

www.spab.org.uk

SAVE Britain's Heritage

www.savebritainsheritage.org

Images of England: Details and pictures of listed buildings nationwide

www.imagesofengland.org.uk

Pastscape: information on archaeological and architectural heritage

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

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

www.climatechangeandyourhome.org.uk/live/homepage.aspx

Building Conservation Directory: Articles and specialist craftsmen

www.buildingconservation.com

Contacts

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

Tel: 020 8871 6000

Email: boroughplanner@wandsworth.gov.uk

Council Contacts

General planning enquiries	020 8871 6636
Development Control	020 8871 7657
Conservation & Design Group	020 8871 6646 or 6612
Planning Enforcement Group	020 8871 6643
Building Control	020 8871 7620
Economic Development Office (shopfront grants)	020 8871 6203
Environmental Services (grants)	020 8871 6127
Wandsworth's Local Studies Centre	020 8871 7753

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	Call Conservation & Design Group

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