

## London Borough of Wandsworth

### CONSULTATION ON DRAFT CONSERVATION AREA APPRAISALS – RESPONSES ANALYSIS

April 2023

#### Old Devonshire Road

A public consultation regarding the Conservation Area Appraisal (CAA) for Old Devonshire Road Conservation Area received two responses, one from a member of the public, and one from Historic England. They both agreed with the proposals.

Respondent	Agree/ Disagree/ Neutral	Respondent comments	Officer comments	Changes required to draft CAA?
1	Agree	I fail to understand how some of the building of new flats etc has been allowed in this area - i hadn't realised it was a conservation area. There seems to be very little in the way of restriction on how people alter their homes and it shows as the area looks shabby and mismatched. Hopefully some of these suggestions will help to improve the look of the area	<p>Conservation Area designation does not necessarily restrict new development, rather it seeks to ensure that new development is sympathetic to the character of the area and preserves the overall appearance and significance of the Conservation Area. The impact of a new development on the character and appearance of the Conservation Area is considered as part of the planning process.</p> <p>The more extensive Management Plan and Design Guidance is intended to provide residents and applicants with guidance and advice on making alterations to their properties which will preserve and enhance the character of the Conservation Area.</p>	No
2 (Historic England)	Agree	<p>The proposed appraisals would benefit from inclusion on a section on archaeology and other relevant planning policy designations where appropriate (see comments in respect of Old Devonshire Road below). Further advice in including archaeology in plan making is set out in the following publication.</p> <p><a href="https://historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/heag098-glaas-archaeological-priority-areas/">https://historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/heag098-glaas-archaeological-priority-areas/</a></p>	<p>Information on the archaeology of the area and the relevant planning policy designation (within the Balham Tier 2 Archaeological Priority Area) will be included and the Appraisal updated to reflect this.</p> <p>Webpages can be downloaded directly from a user's browser and saved in various formats, including PDF</p> <p>Comments noted. The Council will consider further measures which could be implemented to reverse the erosion of the</p>	Yes – see Officer comments

<b>Respondent</b>	<b>Agree/ Disagree/ Neutral</b>	<b>Respondent comments</b>	<b>Officer comments</b>	<b>Changes required to draft CAA?</b>
		<p>We would also encourage the Council to make the proposed appraisals available to download if formally adopted.</p> <p>The Old Devonshire Road Conservation Area presents a more challenging and fragmented townscape than either Magdalen Park or Old York Road. As noted in the appraisal, there has been considerable erosion of architectural features alongside non-descript new development which is either neutral or detracts from the areas architectural and historic character. However, the conservation area does include examples of some of the finer early speculative development reflecting the early growth of the area, including four grade II listed buildings. As such we would consider the area to remain of sufficient architectural and historic character to warrant designation. However, we would consider there is potential for the area to be considered “at risk” and we would encourage the Council to consider what further measures could be implemented to reverse this erosion of character. This is particularly apparent on the High Street frontage where poor quality shopfronts, and windows detract from the character of a number of the oldest buildings, and at the eastern end between Old Devonshire Road and Balham New Road where the conservation area is now characterised by newer buildings identified as detracting from the special interest of the area. Given the lack of historic character at the eastern end, we would recommend consideration is given to redrawing the boundary to exclude this end as this would potentially better reflect NPPF Policy 191.</p>	<p>character of the area. It is not expedient to review the boundaries of the Conservation Area at this time.</p>	

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		<p>The Balham High Road section of the conservation area also follows the line of the Roman Stane Street and falls within the Balham Tier 2 Archaeological Priority Area.</p> <p>The significance of the area is defined as follows:</p> <p>The Archaeological Priority Area covers the area where the historic roadside settlement of Balham was located to the north of the railway lines on either side of Balham High Road. Some form of settlement is thought to have existed in this area since the Anglo-Saxon period. The APA is classified as Tier 2 because it is an area of historic settlement.</p> <p>We would therefore recommend that this is referenced within the appraisal and attention is drawn to the potential for archaeological remains in the event of new development. The archaeological resource for Wandsworth was reviewed and published in 2017. Further information is set out in the Greater London Archaeological Advisory Service web pages for archaeological priority areas.</p> <p><a href="https://historicengland.org.uk/content/docs/planning/apa-wandsworth/">https://historicengland.org.uk/content/docs/planning/apa-wandsworth/</a></p>		