

Nightingale Lane Conservation Area Appraisal & Management Strategy

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Introduction

This document identifies and appraises the special architectural and historic characteristics of the Nightingale Lane Conservation Area and it also gives practical guidance on the implications of conservation area status. It is in two parts: a character appraisal and a management strategy.

The character appraisal provides information regarding special character of the conservation area and the management strategy gives specific guidance for its preservation and enhancement. Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest."

Nightingale Lane Conservation Area was designated in September 1970 and extended in June 1979, May 1989, and July 2004.

This document has been produced in accordance with government guidelines set out in Planning Policy Guidance Note 15 (PPG15), and the English Heritage Guidance Notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care.

The character appraisal can assist in development control decisions and help to support the Council's decisions in the event of appeals. In addition, the management strategy will address issues which have been identified in the character appraisal for the enhancement and preservation of the conservation area. This appraisal has been through public consultation and was approved by the Executive 22 January 2007.

It is important to note that no appraisal can be completely comprehensive and the omission of a particular building, feature or open space should not be taken to imply that it is of no interest.

1 CHARACTER APPRAISAL

Summary of special interest

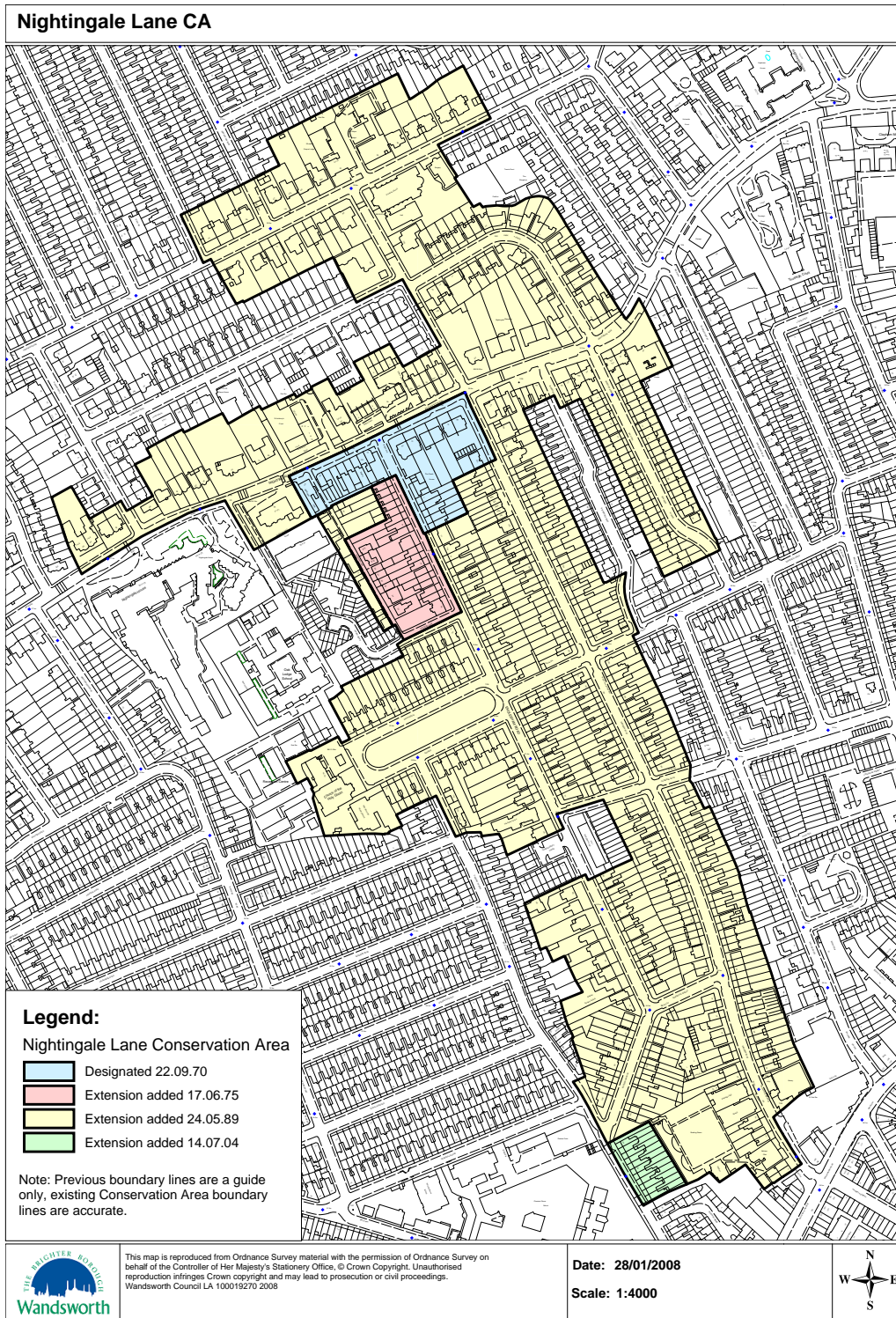
1.1 Nightingale Lane Conservation Area is predominantly residential in character with two parades of shops lying centrally along the south side of Nightingale Lane. There is a sense of the picturesque about this area, with its grand houses of broad frontage and a wealth of mature trees. A vital component of the character of the Nightingale Lane Conservation area is its rich variety of buildings of different architectural styles, which combine harmoniously to form a pleasing and diverse townscape.

1.2 There are eighteen Grade II and one Grade II* listed buildings and several buildings on the Council's Local List. There are community facilities including schools, churches, nurseries and a bowling green which all contribute to the lively neighbourhood.

1.3 The conservation area can be divided into five distinctive areas: (i) Nightingale Lane, this is the area of grand villas, traditional shop fronts and a listed buildings; (ii) the Endlesham Road/Ramsden Road/Nightingale Square area; (iii) Western Lane; (iv) the St. Luke's Church/Old Park Avenue area; and (v) Bracken Avenue a classic example of well maintained Arts and Crafts terraces.

Location

1.4 Nightingale Lane Conservation Area lies within Balham, SW12. To the east is Clapham South Underground Station (formerly named Nightingale Lane) on the Northern Line. To the south is Balham town centre, Balham main line and underground stations, and to the west is Wandsworth Common main line station.



The boundary of the conservation area

2 History & Archaeology

2.1 Rocque's Map of 1745 shows Nightingale Lane as a route flanked by trees and fields linking Clapham and Wandsworth Commons. It was formerly known as Balham Wood Lane or Balham Lane and was probably used for moving cattle between the two commons, so that commoners could exercise their grazing rights. The valley near to Wandsworth Common is where Falcon Brook flowed from Streatham though to its confluence with the River Thames at Battersea.

2.2 Stanford's 1860 map shows the start of the early development process with a number of detached villas being built on the south side of the Lane with Old Park House standing in its substantial grounds on the north side. The map shows no station at Wandsworth Common, but by 1866 an OS map shows a new station located at the junction of Battersea Rise. By 1893-95 the station at Battersea Rise has become a Goods Station. At this time the railway was being widened to four tracks.

2.3 The construction of the railways and the accessibility afforded by the stations provided a catalyst the development process around the mid-nineteenth century. Nightingale Lane was developed as a fashionable area with substantial houses set in large landscaped gardens. A station at Wandsworth Common (Bellevue Road) was re-built at this time. A second re-building took place in 1907 and the station today is much the same as it was then.

2.4 The 1869 – 1874 map shows that there are a few large villas with attached orchards along the south-eastern side of Nightingale Lane where the shops are now located. Chestnut Grove 44 –24 is already built and is part of the Balham station development. Balham House, which is on the periphery of today's conservation area, is shown with some small curtilage buildings. There was also a large house set in grounds called Old Park House.

2.5 What is now Nightingale Lane Conservation Area was, until the 1870s, largely untouched by development, being dominated by hedge-lined fields and woodlands. The largest area of woodland had become known as Cockings Wood by the 1620s. This woodland ran south from Ballum Wood Lane (the old name for Nightingale Lane) and as far west as the Falcon Brook, which along with the Hydaburn was one of the two tributaries which ran through the area. A number of large farm houses including Covey's Farm and Balham Farm stood at the foot of the modern-day Ramsden Road, at the intersection of Balham High Road.

2.6 This rural outlook had remained relatively unchanged for centuries, but between 1874 and 1896 the area south of Nightingale Lane morphed from a mushrooming street plan developing on the existing field patterns into the system of roads and buildings which exists today. Such unprecedented development in such a short period of time

reflects Balham's rapidly growing status as a lively, fashionable high-class suburb, close to the rapidly expanding rail network and within easy reach of the city. Nightingale Lane became a quintessential Victorian London suburb.

2.7 The early development from the mid 1870s followed a pattern of large villas in spacious plots along the existing Nightingale Lane and the new Thurleigh Road, largely using the existing field plots to mark out the garden boundaries. Smaller though architecturally impressive terraces, designed to appeal to the taste of the middle class influx were built in stages in the more densely packed roads in the gradually narrowing development down to the commercial centre of Balham itself.

2.8 By 1874 most of Ramsden and Endlesham Roads had been laid out, and were connected to Nightingale Lane. By 1896 Chestnut Grove had been laid out to join the latter with Balham High Road, and speculative building had already provided the streetscape which survives with surprisingly few exceptions to this day. Nightingale Square, laid out by 1896 on land occupied by Woodlands Cottage, had been completed by the time of the First World War. Bracken Avenue and Blandfield Road were also developed by this time, along with the remainder of the houses in Old Park Avenue and further development in the large plots in Thurleigh Road.

2.9 The area to the south-east, bordering Balham High Road and occupied by Balham House and its grounds, was developed in the years following 1874, as houses were added and the land became bisected by Norgrove Street and Endlesham Road. The bowling green leading from Ramsden Road dates from the early years of the twentieth century.

3 Green Elements and Open Areas

3.1 The main green space is Nightingale Square, a formal space having similar characteristics to the 'London Square' is the most important space within the conservation area. Although it is privately owned and maintained by the residents of the square, it is also used by local schools. It retains much of its original charm and character. The mature trees and green space provide a welcome relief from the surrounding urban streets.

3.2 The well planted front gardens and street trees also contribute to the character of the conservation area by creating a natural foil for the hard architecture of the buildings. The most significant treed streets are the eastern end of Thurleigh Road and Oak Park Avenue. Nightingale Lane has few street trees.

4 Public Realm

4.1 The spatial character of the streets within the conservation area largely reflects their importance. Western Lane has a tightly knit spatial character, reminiscent of a mews, with no footway and the original granite setts mark the entry to and from Nightingale Lane.

4.2 Nightingale Lane, Thurleigh Road and part of Ramsden Road have been subject to traffic calming with the addition of road humps to the carriageway surface.

4.3 The forecourt to the shops nos. 55-61 Nightingale Lane has been repaved.

Many of the properties once had decorative walls, gates and railings, most of which were taken away for the war effort in the 1940s. A few original railings exist in Endlesham Road, where they were retained around basement lightwells for safety. Those at 2-4 Nightingale Lane have been reinstated, based on the original design.

5 Architectural Character

Nightingale Lane

5.1 Buildings of note include numbers 69-79 built in 1879 by the architect Thomas Colcutt (all Grade II listed). These grand semi-detached houses are arranged in three pairs over three floors including basements. They are of a warm red brick construction complemented with extravagant terracotta embellishment in French Renaissance style. Their steeply pitched roofs rise to ridge tiles and needle spirelets and dominated by massive brick chimneys.

5.2 To the west, the terrace of nos.81-95 and nos. 2-10 Endlesham Road form a group similar in architectural style. Nos. 81-95 (Grade II listed), built in 1872 by George Jennings, comprise shops on the ground floors with the upper floors mainly residential. The whole terrace is of pale pink terracotta, in particular the elaborate Corinthian columns supporting the fascia to the ground floor. Terracotta is also found in the window decoration, cornices and chimneys. Timber shopfronts with panelled stallrisers characterise the ground floor.

5.3 The Nightingale Public House is a simple mid-Victorian pub sandwiched between much grander buildings. Further west on Nightingale Lane are Queen Elizabeth House - built for Charles Spurgeon, the preacher and philanthropist – and the Home for Aged Jews (just outside the conservation area) built in 1871 but now much altered (Grade II listed).

5.4 On the north side of the Lane no.74 is one of the few surviving examples of the wealthy mansions built here. It is an outstanding example of high Victorian design of pale gault brick and stone, extended over the years but still retaining its Italianate tower, which forms an important local landmark. Mature, often specimen trees planted to the front of the properties give Nightingale Lane a distinctive, leafy quality.

5.5 Numbers 42-48 represent two pairs of mid-Victorian brick villas with steps up to Classical entrance porches, that of no.46 being recently reinstated.

Nightingale Square

5.6 Nightingale Square is the closest thing to a traditional London Square in Wandsworth. It is open on one side where it connects to Endlesham Road, and is included in the local list of historic parks and gardens. The square is made up of four different but complimentary styles of house. On the higher ground to the north of the square, houses are elevated and consequently enjoy a grander appearance. They also have extensive views south over distant rooftops. South of the square houses are larger and give the appearance of being semi-detached pairs. They are in fact a terrace with deep recesses at property boundaries. The west side is enclosed by the Church of the Holy Ghost built in 1897 by Leonard Stokes with its unassuming brick exterior.

5.7 The central open space is an enclosed private garden accessible to residents of the square. It is well planted and enjoys the privacy of a thick hedge boundary. The boundary railings, gates and piers have recently been reinstated to the original design with a grant from the Council.

Endlesham Road/Ramsden Road

5.8 Endlesham Road is made up of a wide variety of types and styles of houses. The most important and distinctive are at the northern end. Most worthy of note are nos.2-10. These were built in 1873 by George Jennings, who pioneered the use of terracotta. This is an outstanding terrace of houses built in the same style as 81-95 Nightingale Lane (which are Grade II listed). The houses between this terrace and the junction with Western Lane were all built in the same period. They are important as a group because they display a wide range of designs - almost a text book example of the styles current in the 1870s. This group includes no.18 (Grade II listed), a double fronted detached villa, again by Jennings.

On the opposite side of Endlesham Road the houses are not of the same quality but there are, nevertheless, some good examples, such as nos. 7-9 with their Queen Victoria Jubilee decoration. North of Nightingale Square, Endlesham Road has the character of a genteel mid-Victorian suburb. South of the Square this quality becomes more sporadic as houses diminish in status and architectural merit and later unsympathetic development have weakened their character. South of Oldridge Road on the west side there are a group of detached villas. Beyond Norgrove Street many houses have been insensitively altered.

5.9 Ramsden Road follows a similar pattern. The northern end, closest to Nightingale Lane, has buildings of greatest architectural merit with interesting groups of Victorian houses in a wide variety of styles.

5.10 South of Temperley Road the houses are more regular with groups of semidetached pairs. Although these houses are of good quality, many with fine brick detailing, there are numerous examples of insensitive alterations. Brickwork has been painted, windows altered and front boundaries arbitrarily replaced. South of Oldridge Road going up the hill to Balham, the character changes as the density of buildings and intensity of use increases. Many houses here are elevated over semi-basements.

Western Lane

5.11 Western Lane is a quiet backwater with vestiges of rural charm. Numbers 1-7 are survivals of early 19th century cottages built in narrow plots with side gardens which is an unusual feature, making for wide, open spaces between the pairs of cottages. They are largely unaltered and where alterations have occurred the original plan form

has been preserved. The spaces between these cottages have been marred by new development at Linnet Mews which presents an arbitrary clutter of roof tops to Western Lane.

5.12 The eastern side of the Lane contained a scattering of coach houses associated with the houses in Endlesham Road, and there has been some new development in the end portions of these gardens, fronting the Lane. The openness of the remaining plots contributes to the original character of this part of the conservation area.

St. Luke's Church area and Old Park Avenue

5.13 This area comprises the church itself and the distinctive group of houses which surround it. St. Luke's Church (Grade II* listed), built in 1883 to designs by F. W. Hunt in the manner of an Italian Romanesque basilica, makes a pleasing red brick composition marking the northern end of Ramsden Road. It dominates this area along with its former vicarage and extensive gardens.

5.14 The surrounding buildings are substantial Edwardian houses set in generous plots. There is a mixture of styles but complimentary details and materials contribute to the area's character.

Old Park Avenue lies between the Church and Nightingale Lane. Its character is very distinctive and very different from everything which surrounds it. The juxtaposition of the houses close to the street and their three-storey fronts gives a strong sense of enclosure and feeling of urbanity. This is magnified by the street trees which tend to fill the available space. Narrow, luxuriantly planted front gardens provide another layer of green. The red brick houses have excellently proportioned facades, good details and are in largely original condition.

Bracken Avenue

5.15 Numbers 47-49a Nightingale Lane - two pairs of Arts and Crafts semi-detached houses in the style of Voysey - herald the quality of Bracken Avenue beyond. This is a complete estate of Arts and Crafts terraced houses. All the quality materials and details one would expect to find on buildings of this style are present: brick and roughcast elevations, timber casement windows with leaded lights, generous curved bays and occasional oriel windows, large canopies over front entrances with wrought iron stay supports.

5.16 Most are intact, however some have replacement windows and some of the original boundaries have been replaced with inappropriate material. Some still retain original front doors. This area's character relies on the similarity between houses being maintained and so is very fragile. Not one front garden has been spoilt by hardstandings.

Chestnut Grove

5.17 The terrace 24-44 is a unified group of two-storey mid-nineteenth century houses of yellow London stock brick construction, that have retained a number of their original features, such as sash windows.

6 Recent Development

6.1 The Council's grant scheme has helped fund enhancements at 69-71 and 46 Nightingale Lane; 7 Endlesham Rd; 2-4 Nightingale Square. At 85 Nightingale Lane a shopfront has been reinstated to replace a solid wall.

7 Listed Buildings

74 Nightingale Lane Grade II (Reference LB/113).

This building dates from circa 1874, and is an Italian Gothic symmetrical three-bay house consisting of a basement, two stories and half-dormers, these last now altered to form a full second floor. A spectacular tower rises at the farther left angle. The whole is of pale gault bricks and stone with elaborate detailing to the arches and strings. On the ground floor granite shafts with stiff-leaf capitals support the deep round-arched porch with its gabled roof. The flanking canted bow windows have granite piers to the round-arched sashes and bold cogged parapets. On the first floor the single centre sash and twin sashes of the side bay are linked by impost bands below round-arched heads. The three sashes of the former half-dormers have gauged cambered arches. The tower has, at ground floor level, gauged cambered-arch twin sashes under a Gothic arch. Above is a twin lancet with a colonnette under a Gothic arch, then twin shouldered arch sashes set in the spandrel of a Gothic arch. Still higher is a rich band and a gauged round arch frames the head of a single sash. Close-set brackets support a balcony with an elaborate iron balustrade to the top stage with its triplets of round-arched lights. Still closer-set brackets support the eaves of the hipped roof, which has a delicate iron finial. To the right of the house is a three-bay extension. There is a stock brick screen wall along the west boundary. Boundary walls are with brick, stone-capped piers and iron railings.

81 to 95 Nightingale Lane Grade II (Reference LB/111).

A terrace with shops below and residential above built circa 1870's by George Jennings. The terrace is of pale pink terracotta brick with terracotta dressings. On the ground floor the shopfronts are framed by piers with corbel blocks above. The piers take the form of high plinths carrying Corinthian columns with helical-twist dadoes. The door of each end shop is set in the canted angle where piers frame it and support the fascia. The lines of the piers continue through the upper stories to the modillions of the eaves cornice in the form of vermiculated quoin blocks. Each house is one window of coupled sashes wide; the end houses have canted angles and three single windows on the

return. On the first floor they flank round-headed sashes within arches springing from a central pier and side piers. The keystones rise to a continuous cornice and blocking course. On the second floor the quoin blocks flank sashes in architraves having cambered heads above a central pier and side piers. The returns have windows which are single versions of those described above. The stacks, several of them altered, rise to terracotta cornices.

7.1 Number 81 was a chemist's shop with panelled stallrisers and glass fascias with gilt lettering to the front, splay and return. The interior features a glass display counter and mirror-backed display cabinet, a gilt and painted glass panel inscribed 'Prescriptions Prepared' and three chemist's display flagons.

To the west, the terrace of nos.81-95 and nos. Nos. 81-95 (Grade II listed), built in 1872 by George Jennings, comprise shops on the ground floors with the upper floors mainly residential. The whole terrace is of pale pink terracotta, in particular the elaborate Corinthian columns supporting the fascia to the ground floor. Terracotta is also found in the window decoration, cornices and chimneys. Timber shopfronts with panelled stallrisers characterise the ground floor.

69 & 71, 73 & 75, 77 & 79 Nightingale Lane Grade II (Reference LB/110/3).

7.2 1879 by I. E. Colcutt. This terrace of houses is arranged in symmetrical pairs, each pair being four major bays wide and of three stories and basement, the tall gabled outer bays being advanced to frame the walls and roofs of the inner bays. They are of red brick with elaborate terracotta dressings of 'Loine Chateau' type, stone dressings to the returns and boundary walls and tile roofs. Canted bows to the two inner bays of each pair of houses rise to the ground floor, their triplets of sashes framed by cambered heads. The piers of the bows carry pilasters which rise to fanciful entablatures supporting fretted parapets at first floor level. The outer bays have entrances, several now altered, with round-headed arches springing from half-piers. On the first floor the inner bays have pairs of windows within cambered heads and above them a continuous balustrade. The outer bays have richly-moulded 'Ipswich' oriels, each with three sashes within cambered heads and those at the wings are of quadrant section. The piers of the oriels carry pilasters rising to the cornice-band which breaks round the entire pair of houses. Above the cornice band each oriel supports a balustraded parapet at second floor level. On the second floor the inner bays are stepped back behind the balustrade and tile-hung beneath a moulded coving. Each bay is pierced by a double casement. The steeply pitched roof rises to ridge tiles and needle spirelets. The outer bays have pairs of sashes within cambered heads framed by a reticulation of pilaster strips and cornice bands. Each bay rises into a shouldered gable framing paired moulded plaques and crowned with a moulded pediment. Similar features mask the gable-ends of the returns to the outer houses, nos. 69 and 79. The central stack of each pair has ribbed flanks cut by a string and a main cornice, rising to oversailing courses. Some end stacks are set diagonally.

The Firs, 18 Endlesham Road Grade II (Reference LB/059).

A mid Victorian villa by George Jennings, it is three windows wide, and of two stories. Stock bricked with terracotta enrichments, it has a low-pitched slate roof with a wide overhang and bracketed soffit. The ground-floor rusticated bay windows with cornices and blocking courses each side of the central entrance are framed by a Corinthian porch. The first floor windows are round-headed with richly decorated architraves.

LB/138. St. Luke's Church, Ramsden Road SW12 (Grade II*)

By F. W. Hunt, 1883, in the manner of an Italian Romanesque basilica. The east wall of the nave is partly blocked by the apsidal chancel and the west wall similarly by the apsidal baptistery. The north-west entrance tower dominates the asymmetrical composition. The whole is of red brick with sparing stone dressings, tiled roofs and a copper spire. On the baptistery, three panels recessed between lesenes are pierced by triplets of lancets. Oversailing courses of alternate projecting headers decorate the upper margins of the panels and form an eaves cornice below the conical slate roof. The apse is similar but there are five panels, and tripartite labels frame the lancets. The nave bays are articulated with panels pierced by single lancets, the chancel by a coupled lancet. The west end has a triplet of lancets, each in a triple-stepped arch and a smaller lancet in the gable, the whole framed by lesenes and corbel tables. In the tower the door has a triple-stepped arch with foliated tympanum framing a Celtic cross. Lesenes and a corbel table decorate the two lower stages, twin lancets and oversailing courses the third stage, tripartite arcades of coupled colonnettes the belfry. From within the richly machicolated parapet rises the square spire with gilt cross. The red brick interior has arcades with pointed arches springing from the stiffleaf capitals of the stone piers. The alabaster and marble pulpit (1890), chancel wall (1894) and lantern (1901) were by 4 White, the tester, sedilia, stalls and bishop's throne by Harry Hems, the apse mosaic and all glass by Powell. The metal electroliers (1903) are a striking feature. The south chapel was fitted by Martin Travers.

Its Classical Corinthian porch makes a dignified entrance feature.

8 Locally Listed Buildings

8.1 The Council holds Local List of buildings of townscape importance. The following buildings within Nightingale Lane Conservation Area are already locally listed:

- 2-10 (even) and 36 Endlesham Road

8.2 The following buildings are considered to be of sufficient architectural and historic interest to be added to that list when it is updated.

- 7 Old Park Avenue
- 7-9 Endlesham Road

- 8 Nightingale Lane, Sir Oliver Plunkett Chapel
- 68-70 Nightingale Lane
- 97 Nightingale Lane (Nightingale P. H.)
- 99 Nightingale Lane (Queen Elizabeth House)
- 7-9 Ramsden Road (Bowls Club)
- 161 & 185 Ramsden Road

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. 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.

1.3 Items of particular concern in this conservation area are:

- Loss of original features
- Loss of front boundary walls and front garden parking
- Installation of lightwells
- Irregular pattern of rooflights on front roofslopes
- Side dormers

1.4 Boundary extensions. During the public consultation it was suggested that the conservation area could be extended to meet Clapham and Wandsworth Common conservation areas. This will be considered by officers as resources allow.

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.
- Solar panels, if fitted on the principal or side elevation walls and they are visible from the highway
- 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 7657

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.

4 Further information and guidance

Council Publications

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

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

Publication	What it contains
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 (web address in "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

Balham and Tooting in Old Photographs, Patrick Loobey Alan Sutton Publishing 1994

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)

Dos & Don'ts -House and Cottage Restoration by H. Lander (Acanthus Books)

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 Georgian Group Book of the Georgian House by Steven Parissien. Available from The Georgian Group

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: jgregson@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

Web address

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

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

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

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

Organisation

English Heritage

Georgian Group

Victorian Society

Twentieth Century Society

SAVE Britain's Heritage

Images of England: Details and pictures of listed buildings nationwide

Pastscape: information on archaeological and architectural heritage

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

Building Conservation Directory: Articles and specialist craftsmen

Web address

www.english-heritage.org.uk

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

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

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

<http://www.savebritainsheritage.org>

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

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

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

<http://www.buildingconservation.com>

5 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 6631
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
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

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

External Contacts

The Twentieth Century Society	020 7250 3857
SAVE Britain's Heritage	020 7253 3500
Society for the Protection of Ancient Buildings (SPAB)	020 7377 1644
Local Residents Association	Contact Conservation & Design Group

Planning Aid for London

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