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# Old Devonshire Road Conservation Area Appraisal and Management Strategy

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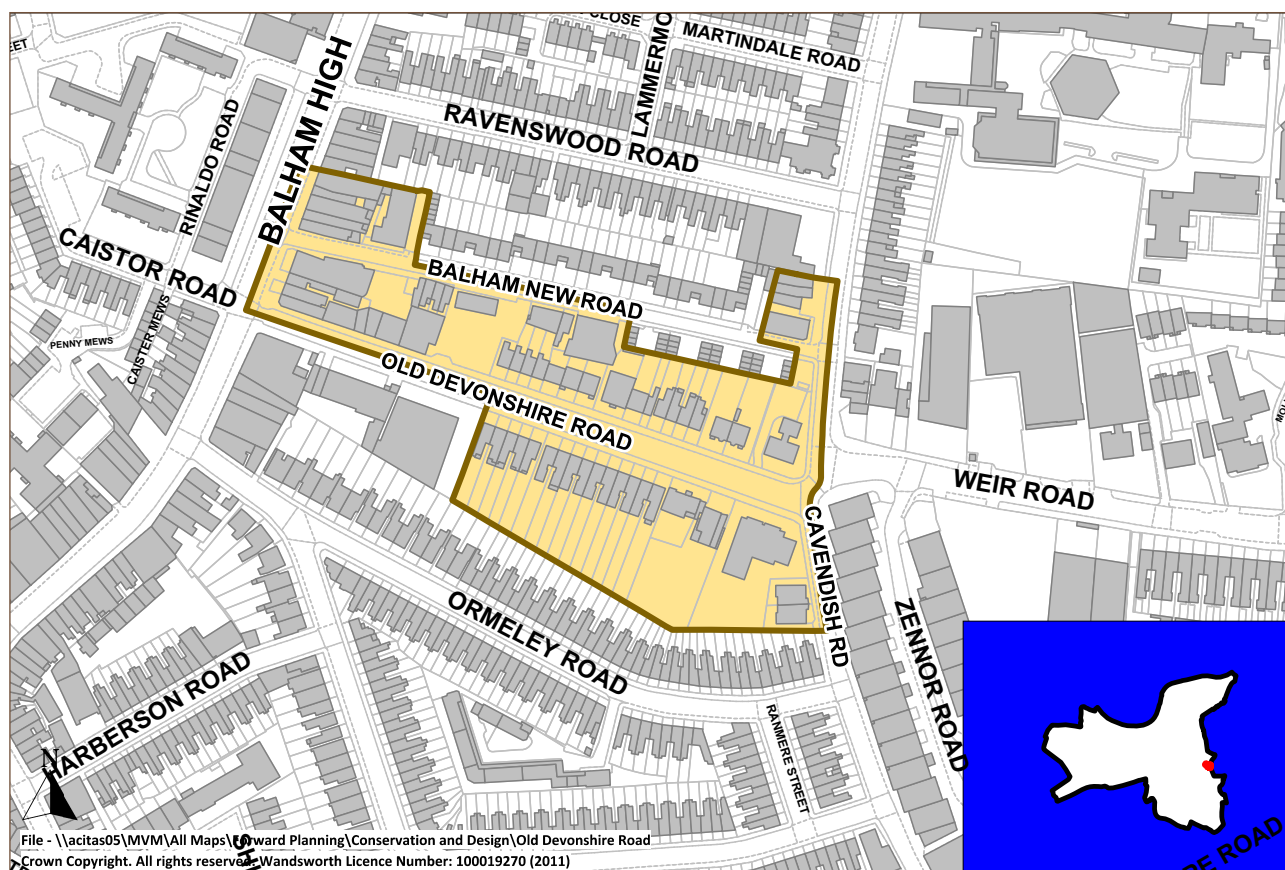
# INTRODUCTION

This document identifies and appraises the special architectural and historic characteristics of the Old Devonshire Road Conservation Area and it also gives practical guidance on the implications of the conservation area status. It is in two parts: a Conservation Area Appraisal and a Management Plan.

Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of “special architectural or historic interest.” Old Devonshire Road Conservation Area was designated in 1995.

This Appraisal has been produced in accordance with 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 intention of this Appraisal is to provide clearly defined analysis of the character and appearance of the Old Devonshire Road Conservation Area, which is defensible on appeal, and can be utilized in development control decisions. In addition, the Management Strategy addresses issues which have been identified in the Conservation Area Appraisal, for the enhancement and preservation of the conservation area.

This document has been through public consultation in accordance with the council's Statement of Community Involvement, amended accordingly and was approved by committee on 15 March 2006 and by the council's executive on 20 March 2006.



The boundary of the conservation area



# Conservation Area Appraisal

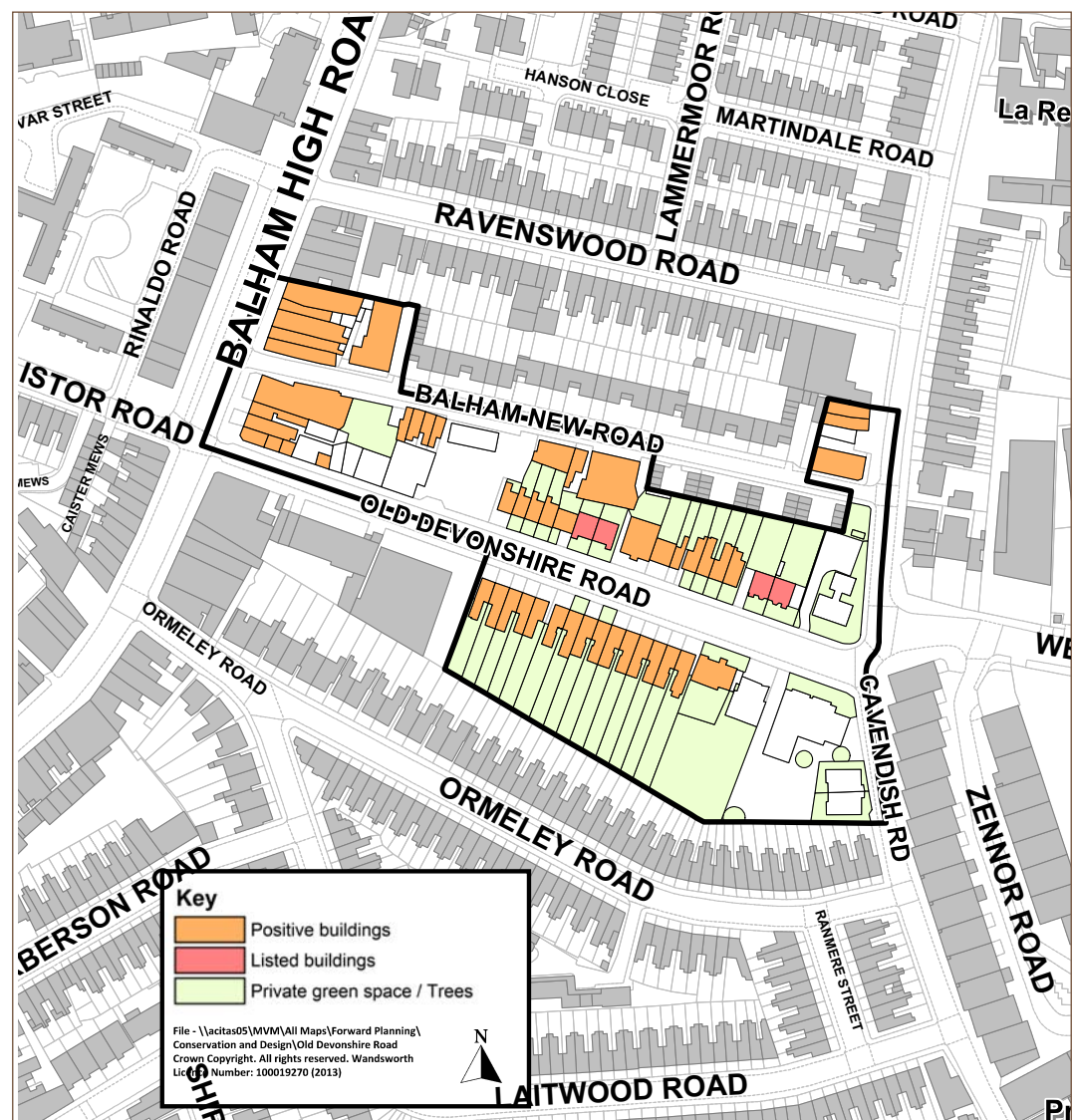


# CONSERVATION AREA APPRAISAL

## 1.0 Summary of special interest

The four Grade II Listed buildings and its interesting “layered” townscape resulting from the various phases of its development history give this conservation area its special character.

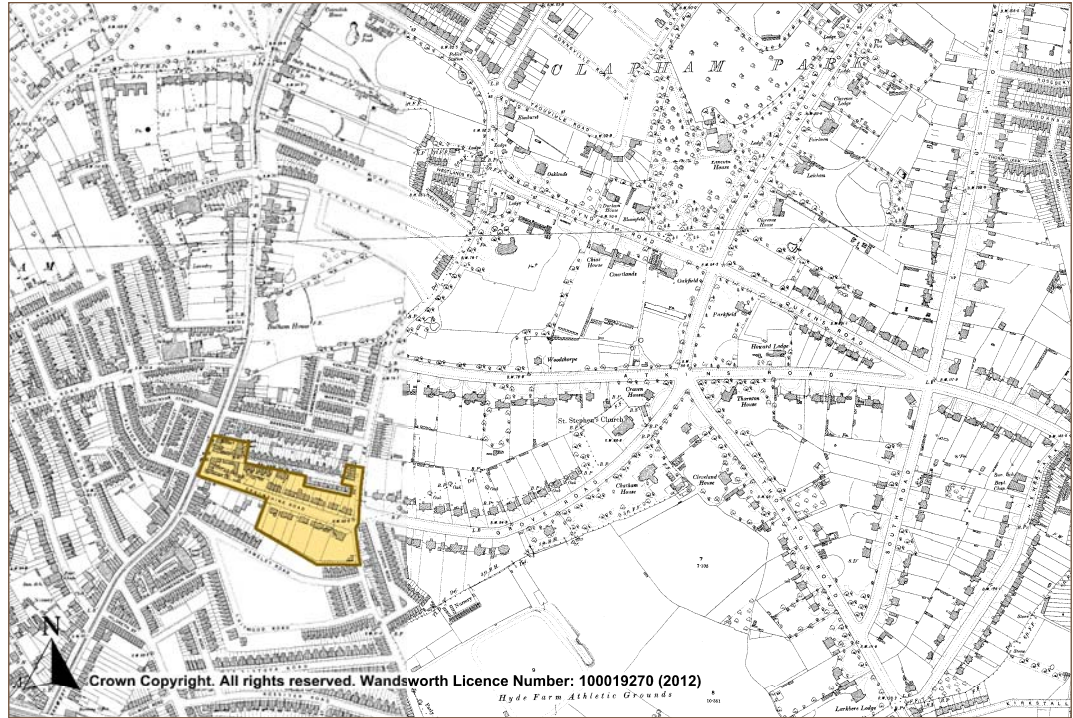
The Old Devonshire Road Conservation Area is in Balham. It covers a relatively small area incorporating residential, commercial, light industrial and community development. The commercial development is on Balham High Road, which forms the northern boundary, and on Cavendish Road, which forms the southern boundary. Within this there are two pubs and several shops. The housing has been developed over an extended period of time and as a result is very varied in type and architectural style. Both the conservation area and its immediate surroundings have a very fragmented streetscape.



Townscape map: Buildings in orange make a positive contribution to the character of the conservation area and should be preserved and/or enhanced.

## 2.0 History

The history of this area is very important to the overall history of Balham.



The 1896 map shows how Old Devonshire Road connects to the Clapham Park area

This area was the first in Balham to be developed away from the main road itself. Balham New Road was laid out in the late 1820s by the Loat family (local builders). Devonshire Road (as it was then) was the next road to be laid out, at the same time as the High Road properties were redeveloped. Probably both side roads, and certainly Devonshire Road, were laid out to connect Balham with Thomas Cubitt's expanding high class suburb in Clapham Park, which featured large freestanding villas in substantial grounds (including Cubitt's own home), and which became from c.1825 a much sought after residential area.

Most of the area was owned and developed by William James Woods. He was living at the time at Russell House, nearby in the High Road. Devonshire Road from the beginning was developed by Woods with large detached or semi-detached middle class villas, and was clearly seen as an extension of the Clapham Park Estate.

Balham New Road was mainly composed of more modest cottage residences, a few on the south side of the street survive. The Cavendish Road end of Balham New Road was also developed with cottages by Woods, including the surviving pair at nos. 260-262.

He developed Devonshire Road with detached and semi-detached classical villas, of which no. 5 (Devonshire House) survives on the south side, and nos. 6-8, 20-22 and 24-26 on the north side. These are indicative of the grand housing planned for this street, and Gothic Lodge, though different in treatment, was still in keeping with the pattern of picturesque freestanding villas, but was demolished in 2003 following a fire. The surviving cottages on Balham New Road and Cavendish Road, when viewed in conjunction with the more opulent properties in Old Devonshire Road, illustrate the differing building styles and housing types of this initial period of development.

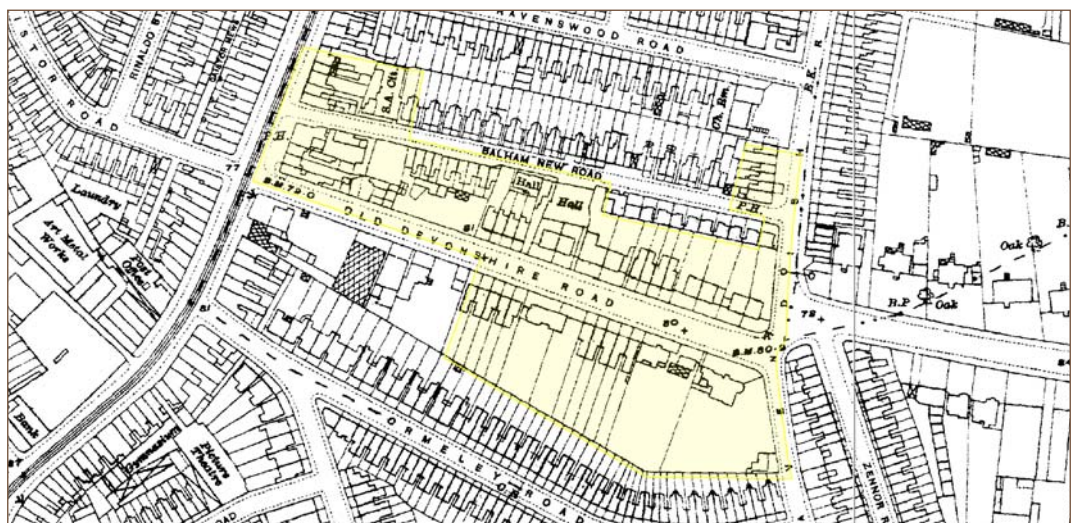




Old Devonshire Road 1868-1881



Old Devonshire Road 1896



Old Devonshire Road 1916-1919





Old Devonshire Road 1930s

At the High Road end of both new roads there was a collection of outbuildings and backyards, as well as (for a short time) one or two earlier large houses, now under the site of the two Travis Perkins yards.

The terrace at nos. 28-32 is a later development (1860s), in a different style to the earlier themes, and reflects the changing nature of development in Balham after the coming of the railway in the 1850s. No. 34 appears to have been added c.1885, but is an exact copy of its adjoining terraced neighbours.

Also in Balham New Road are a former chapel (no.1), a church hall and a Gothic-style hall, the latter now a warehouse, and all date from the late C19. The Duke of Devonshire PH was rebuilt (early C20) but is in keeping with the original style of the properties on Balham High Road. The original public house on the site was once leased by William James Woods himself.

Three plots in Old Devonshire Road were redeveloped around 1900 with two-storey terraced housing, two on the south side of the street and one on the north. The design of 10-16 on the north side of the street is almost exactly identical to that found at 35-43 on the south side with the later infill housing at 15-33 (1920s) using the same vocabulary of red brick and bay windows.



Edwardian fencepost



Front pathway

The conservation area received its second public house at around this time, the c.1920-25 Prince of Wales, and the infill development at 28a was also added in this period. The slightly earlier workshops at 36-40 were built on the site of some of the outbuildings and backyards adjoining the classical villas.

The final stage of development has occurred much more recently, and comprises the flat developments at no. 3 Old Devonshire Road on the south side of the street and Devonshire Court on the north.



Building age of properties

### 3.0 Townscape

Although this conservation area is fragmented, it retains a good quality townscape and varying styles of buildings, including four listed at Grade II.

It should be remembered that this now rather dissipated area was historically more heavily developed, with a whole swathe of terraces on the north side of Balham New Road giving way to 1950s infill housing, and with many cottages to its south side being lost altogether and replaced with the garages of the present day. Although the original villa layout of Old Devonshire Road gave rise to wide open spaces between properties, with many backyards and outbuildings in the plots between the two roads, this has now been exacerbated by the open vistas caused by the two builder's yards. This is particularly noticeable on Balham New Road where the surviving cottages on the south side of the street appear stranded in no-man's land between the beer garden of the Duke of Devonshire and the builder's yard. This rather gap-toothed street scene is only really countered in the unbroken run of Edwardian terraces on the south side of Old Devonshire Road, and by the classical villas on its north side.

The area is defined by good boundary walls and distinct changes in date and style of architecture and townscape. The weakest boundary area in many ways is that at the east end of Balham New Road, to the rear of Devonshire Court. The building of this block has lost a great deal of definition, but has at least retained some mature trees that help provide a setting for the conservation area and listed buildings. Other mature trees are to be found in the now fenced-off site of the former Gothic Lodge, but are rather scarce in the rest of the conservation area, confined to the borders of Cavendish Road. There are some street trees, but these are developing rather than established, and trees in front gardens tend to be limited in scale.

The original layout of Old Devonshire Road gives rise to a much wider street scene than that found in Balham New Road, the broad road width in keeping with the luxurious villas on both sides, and once lined with mature trees which have been sadly lost.

The terraces of Edwardian properties in Old Devonshire Road keep to the older building line, and even where subdivided, the original plot boundaries still determine the plots of the terraces. The recent block of flats at no. 3, which takes its proportions and simple painted elevations from the adjoining classical villas, is an unobtrusive and fairly successful piece of background infill, still contained within the original plot boundaries. However, the recent development of Devonshire Court opposite is poorly related to the rest of the street. The garden walls of most of the villa properties still survive; they are often high, stock brick constructions; the main loss has been the removal of the curtilage boundary wall to no. 6 during the construction of Devonshire Court. The core of the conservation area is almost entirely bounded by such walls. The front boundary walls present a variety of materials and treatment; both the earlier properties and the Edwardian terraces originally had low rendered brick walls with railings; these have either been replaced with brick or have timber fencing set over them.

Many of the properties along Old Devonshire Road have had their front gardens paved over to provide hardstanding areas for cars, and this has had a negative effect on the streetscape. Many boundary walls are either non-original or missing entirely, although a few original fenceposts remain for the Edwardian terraces on the south side of Old Devonshire Road.

Ultimately, the differing scale and designs of the conservation area should be seen as a single entity, capable of enhancement and tying together by possible future developments.



## 4.0 Buildings and materials

The following section is intended to give an overview, in inventory format, of the diverse properties contained within the conservation area.



29-37 Balham High Road

### 29-37 Balham High Road

A surviving terrace from the early period of development in this conservation area, these properties replaced existing buildings on Balham Road (as it was then) at the time that Balham New Road and Devonshire Roads were laid out in the late 1820s. Although they are much altered, retaining no traces of their original shopfronts and very few surviving original features, they present scope for restoration as part of the ongoing enhancement of the area. Originally these properties would have featured sash windows, later replacements detract from their true age and break up the uniformity of the row. They should be compared to the similar terraces adjoining the Duke of Devonshire P.H., which are of the same period. The properties have also been painted in recent years, disguising the quality of the brickwork.

### 1 Balham New Road

A former chapel from the later 19th Century, also once used as a school premises. Now given over to office use, it is remarkably original with its arched window details, though the boundary wall is obviously a later construction, as is the garage extension to the side. One of a number of community properties on Balham New Road which reflect the more working class nature of this street as opposed to Old Devonshire Road.



1 Balham New Road



4-8 Balham New Road

#### 4-8 Balham New Road

These cottages survive from the original development of the road and typify the style of residential development once found along the entire stretch of Balham New Road. They are remarkably original and well-presented with most of the original sash windows and restrained entrance doorcases.



Church Hall

### Church Hall

Late Victorian church hall in London stock with redbrick banding and details, particularly that found around the arched windows, which retain their original frames and design. The original doorway has been replaced, but otherwise the building's features are in period.

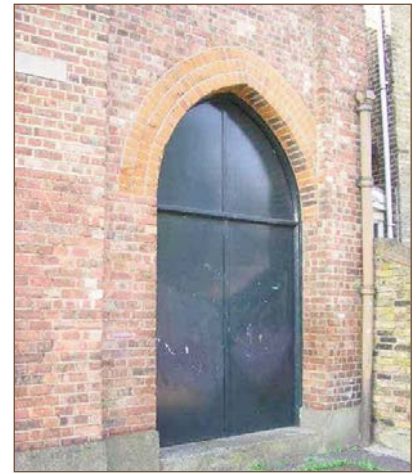


20 Balham New Road



### 20 Balham New Road

Much older than its church hall neighbour, this cottage survives from the era of initial development and is ranged over three stories, a grander construction than those found at nos. 4-8, but in keeping with their building line. The boundary wall appears to have been added when the church hall was built at the end of the 19th Century. The property retains its original sash windows with their narrow glazing bars and meeting rails. There is simple brick decoration above and the property has a restrained arched porchway with transom. The property is well presented, and offers a striking but pleasing contrast to its neighbouring hall properties.



22 Balham New Road

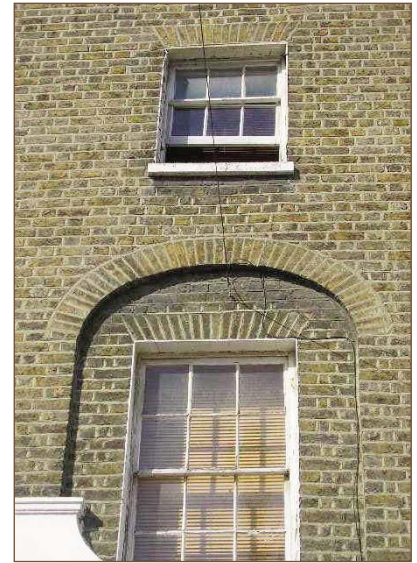
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### 22 Balham New Road

Redbrick, Gothic-style hall with arched doorways dating from the very late Victorian period, and set a little forward of the dominant building line. Arched windows along the front elevation have now been bricked up, but historically the building would have appeared much more open and spacious, and certainly less monolithic with these windows still in place, well-suited to its use as a community hall. The half-hipped roof contributes to its pleasing form.

### 260-262 Cavendish Road

This pair of three storey houses from the early development of the area have been combined, and are now used as a joinery workshop. Nevertheless, they remain remarkably original stock-bricked constructions with particularly notable sash windows. These incorporate numerous glazing bars and are of a much older style than those found surviving on Balham New Road. The shopfronts appear to have been added in the early part of the 20th Century and a later addition to the rear extends around the side of the adjacent public house. These houses, given their original features represent a hidden treasure in the context of the conservation area.



260-262 Cavendish Road

### The Prince of Wales P.H.

Occupying the corner plot of Cavendish and Balham New Roads, this later addition to the street scene (c.1920-25) is a pleasing construction with original metal casement windows and a large bay over the main entrance on Balham New Road. It achieves a harmonious two-tone effect with a painted ground floor exterior, with unadorned brickwork on the first floor. This represents a successful two-storey later development, it fits well in the context of this little-developed eastern border of the conservation area.



The Prince of Wales P.H.

### 6-8 Old Devonshire Road

A Grade II listed stuccoed semi-detached three-storey villa with basements, this impressive building retains its sash windows with glazing bars, and Italianate details including the front porches with classical columns. Although now divided into flats, the property appears as it would have looked after its construction in c.1840-45. The only main change is the regrettable loss of the boundary wall and the addition of a hardstanding area outside no. 8.





6-8 Old Devonshire Road

### 10 & 12, 14 & 16 Old Devonshire Road

This terrace of very late Victorian/early Edwardian houses was built in c.1900 and boasts all its original sash windows and porch details and even retains the porch tiling, which differs with each individual property. Nos. 12-16 have had their original redbrick exteriors painted over, only no. 10 appears in its original unpainted state. Boundary walls exist on Nos. 12 & 14, front gardens of all properties in the terrace contain some mature trees, hedges and developing shrubs.



10 & 12, 14 & 16 Old Devonshire Road



### 20 & 22 Old Devonshire Road (and 18, later addition)

This three-storied stuccoed semi-detached villa with basements was built between 1840-45, at the same time as its neighbours at nos. 6-8 and 24-26, and the detached villa at no. 5. It is, however, far less original and retains none of the sash windows with glazing bars which are found on its neighbours. The effect of the replacement casement windows is to create a non-uniform appearance, especially so given that they possess no common meeting line. The porchway to no. 22 remains with its classical columns, but this property has now been converted into flats. Part of the original boundary wall remains, but has been added to, and the steps to the front door replace the originals. By far the least original of the three semi-detached villas on the north side of the street, this property would benefit from careful restoration and enhancement.

No. 18, the adjoining property, was added at the beginning of the 20th Century. It too is of three stories with a bay window on the ground floor, and would have featured plain sashes on the upper two floors, though these have now been replaced.

The rendered brickwork has been painted pure white, in contrast to the muted shades of its neighbours.



20 & 22 Old Devonshire Road (and 18, later addition)

### 24-26 Old Devonshire Road

These Grade II listed semi-detached stuccoed villas have been much more sympathetically treated than the adjacent properties at nos. 20-22 and are comparable to the pair at 6-8 in elegance, with the top floor being incorporated into the roof design. Three stories with basements, they retain their original sashes, though the format of glazing bars differs between the two. The ground floor boasts arched windows with an ornate bar design and these add special interest to the property, enhanced by the original porches with classical columns and Italianate form. Not quite as grand and imposing as nos. 6-8, but very pleasing, and keeping to the established building line. Again, the boundary wall, probably once in the style of the wall partially remaining outside no. 22, has been replaced.



24-26 Old Devonshire Road



Original windows and porch details .

### 28-34 Old Devonshire Road

This terrace, built in the 1860s represents a later development than the surrounding villas, but continues the theme of grand housing in a different style, subsequent to the arrival of the railway in the 1850s. Stock-bricked, three stories with basements, the top storey is incorporated into the roof. The properties all have bay windows on the ground floors, with arched sashes above and casements in the roof. All properties have uniform redbrick detailing above all windows and entrance porches, with banding above the bays, and particularly noticeable dogtooth brickwork, situated below the roof line.



Mysteriously, no. 34 (to the left of the photograph) does not appear on any map until 1896, and as such is a later addition, but an exact copy of its neighbours. No. 28 has had a later porch infill but is the most original of the four properties. All have entrance steps and boundary walls, though only the wall belonging to no. 28 is original. The terrace sticks to the building line established by the earlier villas. Not all the windows are original, no. 28 has a full set of original sashes, the others would have obviously possessed the same historically, later replacements have broken up the uniformity of the terrace. There is an almost complete set of iron railings around the bay window sill of no. 30.



28-34 Old Devonshire Road

### 36-40 Old Devonshire Road

Workshops built c.1910-15, now used for vehicle maintenance. Light industrial units, they were built on the site of numerous outbuildings and backyards in the stretch from the 1860s terrace to the High Road. Built with corrugated iron roofing but with a stock brick construction which matches the much earlier adjoining buildings at nos. 41-45 Balham High Road, they make a marked change from the overwhelmingly residential character of the street which would have existed at the turn of the 20th Century. With their location next to the builder's yard, they form part of a relatively open vista at this end of Old Devonshire Road and are built slightly forward of the prevailing building line found further down the street and directly front the pavement. It is important to note however that this part of the conservation area has always had this open aspect, being the site of outbuildings belonging to the villas and neighbouring properties in the past.





36-40 Old Devonshire Road

#### 41-45 Balham High Road

These three-storey terraces are of comparable age to, but far better preserved than those found at nos. 29-37, and are some of the oldest structures on the High Road. No. 45 is sadly now painted.



The entrance to no. 45a is an ornate late-Georgian doorcase with fanlight, and holds particular interest in the context of this early development. This would be further enhanced with the removal of the paintwork, which is not in keeping with the bare brickwork of its neighbours.



On the corner of the street, no. 45 retains the original 'Devonshire Road' street name in inset stone on its side elevation.

### **The Duke of Devonshire P. H.**

The original Duke of Devonshire was built at the same time as the rest of the terrace at nos. 41-45. The current building on the site dates from the early years of the 20th Century, though it is in keeping with the original style. There are some impressive features, notably the sculpted plaster details which top marble columns, and the Art Nouveau-style stained glass and leaded windows. The original sashes remain on both the upper floors. It remains a well-preserved Edwardian public house exterior. There is a large walled beer garden to the rear, which extends to the surviving cottages at nos. 4-8 Balham New Road.



The Duke of Devonshire P. H.



Detail of stained glass and leaded windows.

### **Devonshire House (no. 5 Old Devonshire Road)**

Three-storey stuccoed villa with basement, dating from 1840-45 and comparable in age to the other villas in the same street. Now divided into flats, and with the original garden now paved over, though this does contain some developing shrubs, and the boundary wall remains. The adjacent Edwardian terraces keep to the building line it sets out. The original sash windows remain, and most contain glazing bars. Only those to the extreme right of the property do not.



Devonshire House (no. 5 Old Devonshire Road)

### 15-23 Old Devonshire Road

These terraces are from the inter war period and are characterised by ground and first floor bay windows and most have all their original leaded features. There are also oriel windows on the first floors. All properties have their original porches, though this has been filled in on no. 17. Doors are original and uniform with round apertures containing leaded glass. The porch tiling details remain on nos. 19-23, and there are original pathways, particularly well preserved on no. 21, which is the only property not to have had at least part of its garden replaced with a hardstanding area. No. 21 also retains its original fenceposts, although it has subsequently lost all its leaded windows, which, whilst still in wooden frames, have been replaced with single panes in the front bay sections.

These properties were built within the original plot boundaries of the earlier villas on the site, and keep to the building line established by Devonshire House.



15-23 Old Devonshire Road



25-33 Old Devonshire Road

### 25-33 Old Devonshire Road

This two-storey terrace looks almost identical to its neighbours at nos. 15-23, but is a slightly later (1920s) infill development built in an existing plot once containing a villa. The major difference is that these terraces lack oriel windows, though all other details are identical to those of nos. 15-23, including the doors, which again are all original. The leaded windows and porch tiling details are also found here, and taken in conjunction with its older neighbours on each side, the terrace constitutes an unbroken run of mostly very well-preserved and original period houses. There are hardstandings at nos. 25 and 33 which detract from this effect, but nos. 29 and 33 retain their original fenceposts.





35-43 Old Devonshire Road

### 35-43 Old Devonshire Road

This group of red brick terraced houses was built at the same time and in the same style as nos. 10-16 on the opposite side of the road. All these properties have had their gardens replaced with vehicle hardstandings, though they are otherwise remarkably original, and comparable in quality to their neighbours. No. 43 has had non-original windows to replace the earlier sashes, and these ignore the meeting line set out by the original windows on neighbouring properties.

## 5.0 RECENT DEVELOPMENTS

### Devonshire Court

A modern four-storey flat development of dark red brick, built on the plot adjoining the Grade II listed 6-8 Old Devonshire Road and continuing the building line of that property. It achieves the effect of being set in its own grounds while still conforming to the plot boundaries, and has a car parking area to the rear. There are also a number of mature trees contained within the plot, which help to disguise the modernity of the block. The vertical bays on the Old Devonshire Road elevation lead up to form gables in the roof, and the building has a variety of non-uniform casement windows. The property is, however, poorly related to the design themes found elsewhere in the conservation area, and is an unsuccessful attempt at modern development within an existing conservation area.



Devonshire Court

### 3 Old Devonshire Road

Another recent later development in the conservation area, this five-storey block of flats takes some of its proportions and mass from the adjoining Devonshire House (no. 5), and its painted elevations echo the stuccoed exteriors of the classical villas on both sides of the street. It is set back slightly from the prevailing building line, and represents a relatively successful attempt to incorporate a modern development into an existing conservation area. Off-street parking provision is given to the front and rear of the property. No boundary wall.

### 274a and 274b Cavendish Road

Completing the recent additions to the streetscape is this pair of three storey flats with dormers, built on the corner plot adjoining the site of the former Gothic Lodge. Lacking the attempts at integration made with no. 3 Old Devonshire Road, they are at least contained within the existing boundary and have a border of mature trees. There are boundary walls with gates and small shrubs to the front.



3 Old Devonshire Road



274a and 274b Cavendish Road

## 6.0 Green elements

The garden spaces enclosed within the conservation area, particularly those to the rear of the Old Devonshire Road properties, include a large number of fine mature trees. There is a Tree Preservation Order on trees in the rear garden of no. 3 Old Devonshire Road. The smaller front gardens also contain a number of mature trees, especially in the c.1900 terraces which, not having basement areas like the earlier properties, have slightly larger gardens, and there are a small number of developing street trees. The major concentrated impact of trees on Old Devonshire Road is at the east end, in the grounds of Devonshire Court, and especially the site of Gothic Lodge. This is especially important in terms of the vista, since this broad straight street was deliberately laid out to give an impressive view, now unfortunately closed by the workshops in Cavendish Road. The mature trees, in conjunction with street trees in Cavendish Road itself do, however effectively close off the vista, compensating for the presence of the later workshops. There is a distinct lack of green along Balham High Road, and in front of the commercial areas. The long front gardens to the terrace houses on the north side of





Aerial photo of conservation area

Old Devonshire Road, with trees, shrubs and flowers are incredibly important to the special character of the area, and there would be resistance to hardstandings in the front gardens. The nearest open green space is Clapham Common to the north or Tooting Bec Common to the south.



Mature garden trees are a valuable asset to this Conservation area, which contains few street trees.



Hedges and shrubs are a prominent feature of gardens in this area, especially where original fences and fenceposts survive.



# Management Strategy

# 1 INTRODUCTION

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**1.1** The council has a duty under section 71 of the Planning (Listed Buildings & 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 Old Devonshire Road Conservation Area and what residents can do.

## The planning process

**1.2** Planning is an inclusive process where any interested party is entitled to give an opinion on a proposed development. All planning applications in conservation areas are advertised at the site and in the local press so that anyone can comment.

**1.3** In determining planning applications, the council must take into consideration all material considerations as well as the views of the public and other consultees. For large developments in conservation areas or alterations to listed buildings, those consultees may include English Heritage or a number of national amenity societies, such as the Georgian Group, Victorian Society or Twentieth Century Society. You can see how the council consults people in its Statement of Community Involvement which is available on the website or from the Planning Policy Group (see contacts).

**1.4** We must also consider national policies set out by Government in the National Planning Policy Framework published in March 2012.

**1.5** The council's policies are set out in our Development Management Policies Document which is available on our website or from the Planning Policy Group. Where planning permission is required, it is council policy to grant permission where alterations or development would sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment. If an application has been refused permission, the applicant has the right to appeal to the Planning Inspectorate who will reconsider the application.

**1.6** 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.

**1.7** See the sections on what works require planning permission and conservation area guidance for information that is specific to this conservation area.

## Heritage assets and positive buildings

**1.8** The National Planning Policy Framework defines a heritage asset as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)."

**1.9** A conservation area is itself considered by national policy as a designated heritage asset and states that great weight should be given to an asset's conservation. The council has set out which buildings make a positive contribution to the character of the conservation area in the townscape maps in the appraisal. These buildings should be conserved and where appropriate, their heritage value enhanced. Only the loss of buildings not making a positive contribution could be considered favourably.

## **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 a 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 leaflets to the conservation area to give information to residents. 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](http://www.wandsworth.gov.uk/planning/conservation)

## **Enforcement**

**1.15** 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.

**1.16** 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: [www.wandsworth.gov.uk/planningenforcement](http://www.wandsworth.gov.uk/planningenforcement)

## **Listed buildings**

**1.17** 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 listed building consent which is required for alterations.



**1.18** Any works of alteration or demolition that affect the special architectural or historic interest of any listed building must first be granted listed building consent by the local planning authority. This requirement applies to all parts of a listed building including internal and external fixtures and fittings and any structures within the curtilage of the listed building.

**1.19** If you think a building should be listed, you may write to English Heritage. Their website (see Contacts) gives details of what information they need and what factors they will take into consideration when dealing with the application.

**1.20** Listed buildings are shown in Appendix 1 to the conservation area appraisal and on the townscape map(s).

## **Locally listed buildings**

**1.21** The Council holds a list of buildings that are of special architectural or historical interest at a local level and therefore important to the borough. These buildings may (or may not) be of sufficient heritage significance to be added to the statutory list by the Government and English Heritage. However they are different to statutorily listed buildings as there are no additional statutory planning controls over locally listed buildings other than those that already apply to the building.

**1.22** Locally listed buildings in this conservation area are shown in Appendix 2 and on the townscape map(s) in the conservation area appraisal.

**1.23** The full Local List can be seen on our website:  
[www.wandsworth.gov.uk/downloads/200129/locally\\_listed\\_buildings](http://www.wandsworth.gov.uk/downloads/200129/locally_listed_buildings)

## **Archaeology**

**1.24** Where a development falls within an Archaeological Priority Area as set out in the council's Local Development Framework, a detailed archaeological assessment will be required before applications are determined. In some cases, excavation or preservation of finds may also be required.

**1.25** Is there a priority area in Old Devonshire Road?

## **Trees**

**1.26** Trees are an essential part of the character of the conservation area and it is important that all trees and particularly the mature trees are retained and managed.

**1.27** All trees in conservation areas are given protection by the conservation area designation. Trees may also be protected by Tree Preservation Orders, both in or outside a conservation area. The council must be notified of any works to any tree in a private garden in the conservation area and can make a Tree Preservation Order in response to these notifications if it is necessary to prevent the loss of an attractive healthy tree.

1.28 The following guides are available on the web page below

- Trees and the Law
- Tree Care
- Tree Planting
- Our Tree Strategy

1.29 [www.wandsworth.gov.uk/downloads/508/tree\\_preservation\\_orders](http://www.wandsworth.gov.uk/downloads/508/tree_preservation_orders)

1.30 The Leisure & Amenity Service's tree officers can advise on all tree matters in the borough (tel 020 8871 6370 / 6372).

## Streetscape

1.31 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 preservation 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 and by using traditional style materials and appropriate colours and finishes.

## 2 CONSERVATION GUIDANCE

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2.1 Conservation area status and the retention and reinstatement of the original features increases the value of properties.

2.2 For example, whenever possible, repair original features such as windows and doors rather than replace them. It is possible to replace rotten components, draught-proof or install secondary glazing at a fraction of the price of replacing original windows. Replacing windows or doors requires planning permission, repair work does not.

2.3 The conservation area and its immediate surroundings are, in townscape terms, very fragmented. Development opportunities exist where buildings or spaces do not make a positive contribution to the character of the conservation area (as indicated on the townscape map on page 4) providing the development conserves the character of the conservation area. This section, however, identifies ways in which inappropriate alterations to positive buildings can be reversed to enhance the appearance of the conservation area.

2.4 The area has suffered from a good deal of unsympathetic development, but much of this has been largely cosmetic, and offers scope for careful restoration. The following examples highlight measures which could be taken to restore the historical nature of the area.

## Examples of potential restoration works.

**2.5** The addition of much later shopfronts to the properties at nos. 29-37 Balham High Road, including the metal shutters at no. 29 and the ironwork grille at no. 35 has detracted from their true age and has conspired to produce a haphazard and careworn appearance. Shutters and grilles would not receive planning permission in conservation areas. Guidance notes for a more appropriate approach can be found in the council's publication 'Design Guidelines: Security for Shops'.

**2.6** None of the original sash windows remain on the upper two floors of these properties, being substituted instead with a variety of ill-suited replacements. This row of terraces, initially unpainted, would benefit greatly from a return to their earlier appearance. Reintroduction of appropriate sash windows and more sympathetic shopfronts would restore a sense of historic importance which is currently missing.

**2.7** The semi-detached villa at nos. 20-22 Old Devonshire Road has also been altered unsympathetically from its original appearance, particularly regarding the variety of windows installed to replace the earlier sashes, which possess no common meeting line and break up the continuity of the front elevation. The property would benefit hugely from a reversion to the original window type, as seen on nos. 6-8 and 24-26.



Photographs from the 1970s show that brickwork looked much better when left unpainted



Shutters such as this mask the historic importance of properties and would not be allowed in conservation areas. They are ugly and detrimental to the appearance of period buildings.





Metal shopfronts and covering gates further break up the original design of historic properties, disguising the fact that they are some of the oldest in Balham High Road.



Period windows found in the terrace further down Balham High Road, lending a much more historic appearance. None of the properties in these terraces were originally painted, and this view contrasts sharply with the rendered and painted aspects of the terrace at nos. 29-37.



With the restoration of the largely intact boundary wall and the replacement of the modern steps leading to the entrance, this 1840s villa would regain a sense of its true age and allow its original classical lines to dominate. Only then could it be favourably compared to its listed villa neighbours.



These windows on a neighbouring, listed villa give an illustration of the type of windows which would have existed, with Georgian glazing bar details and as such indicate the direction the council would like to see taken to restore properties in the conservation area to their original specifications.



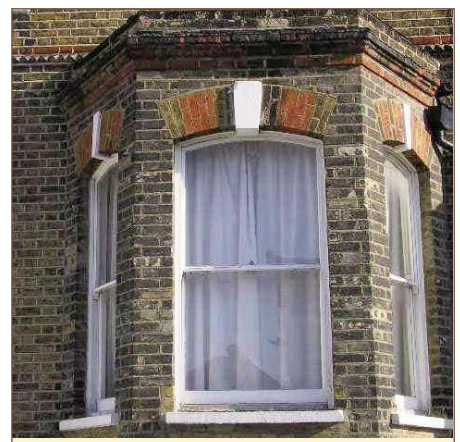
Damage to boundary wall detail. The ball finial missing here could easily be restored.



Insensitive window replacements which ignore the design of the original sashes.



The terrace at nos. 28-34 Old Devonshire Road has also been fitted with some ill-suited windows, many of which ignore the design of the original window style.



Original sash windows enhance the streetscape and give a sense of history to period properties. Many in this conservation area have suffered from various insensitive replacements.

2.7 The restoration of period windows is a relatively simple but hugely rewarding way of giving a property back its historic identity.

2.8 A major problem in this area is the loss of boundary walls and front gardens to form hardstanding areas for cars, in particular breaking up the continuity of the otherwise very well-preserved c.1900 terraces. One has had its porch infilled, though much more damaging is the loss of original tiling features and pathways, but they survive on a great many of these properties.



An example of an original porch, with period pathway and doors, and leaded casement windows.



Infilling porches detracts from the symmetry of these Edwardian terraces and hides period door and tiling details. There would be resistance to such future applications and every encouragement given in removing existing infilling.



Original porch tiling. Many houses in the area retain these original details, and they vary in colour and design from house to house. Where missing, the council would actively encourage the restoration of these details. They contribute greatly to the character of the area.





**2.9** Hardstanding areas destroy the vitally important role of the garden in the area. These terraces should be characterised by hedges and shrubs, and by garden pathways and green borders. Resistance would be made towards future hardstandings and a return to gardens with boundary fences encouraged.



Surviving Edwardian fenceposts with mature hedge, contributing to the attractive street scene of Old Devonshire Road.

**2.10** The reintroduction of period fencing and fenceposts to the terraces along the south side of Old Devonshire Road would be welcome. There would be resistance to future hardstandings and non-period window and door replacements. Indeed these developments, where they have occurred, should be reversed and a return made to a more historic appearance.

## 3 WHAT WORKS REQUIRE CONSENT?

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**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. Some works to houses will require planning 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:**

**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 in stone, artificial stone, pebbledash, render, timber, plastic or tile (this includes external wall insulation)
- 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 that takes up over 50% of the curtilage

- Hard surfaces in 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 high 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. 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**

**3.7** Conservation area consent only applies to demolition and is required as follows:

- Demolition of a whole building or substantial part of a building in a conservation area
- Demolition a boundary treatment (fence, wall, railings, etc) that is over 1m high adjacent to a highway or over 2m high elsewhere.

## **Works to trees**

**3.8** All trees in conservation areas are protected and consents required are as follows:

- For trees in conservation areas, the council must be given six weeks notice of any works including pruning and felling
- For trees covered by a Tree Preservation Order, an application must be made to do any works including pruning and felling and this application takes eight weeks
- Separate forms for both cases are available on our website or from the Planning Portal.



## 4 HOW TO MAKE A PLANNING APPLICATION

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**4.1** This is a brief introduction to making a planning application for works to a building in the conservation area.

### 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 to Wandsworth Council on Wandsworth High Street to collect a form or telephone us (see Contacts). [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### Making your application

**4.3** For all but the simplest alterations, you are advised to appoint a qualified architect or other competent person with experience and understanding of conservation issues.

**4.4** 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. For applications to replace doors or windows, it is usually sufficient to include a photograph to show the existing door or window, but the drawing for the proposed item must be to scale of at least 1:50.

**4.5** When we receive your application we will allocate a case officer who will deal with your application and be your main contact. If you have an agent, correspondence will be automatically conducted with your agent unless otherwise requested.

### Pre-application advice

**4.6** You are welcome to ask for advice on your proposed development before making your application. From 1st March 2012 the council will charge a fee for giving pre-application advice. The fee for a meeting with an officer to discuss a small householder application such as an extension will be £120 or £60 for written advice without a meeting. Further information can be found on our website. You can make your request for advice by emailing [planningapplications@wandsworth.gov.uk](mailto:planningapplications@wandsworth.gov.uk).

**4.7** Planning officers are available to give basic information on weekdays between 9.00 am - 1.00 pm on a drop in basis at the council offices on Wandsworth High Street.

### Design and access statements

**4.8** All applications for planning permission in conservation areas must be accompanied by a Design and Access Statement which should set out the design concept for your proposal. Thinking about what is important about the building before you actually draw up your proposals should help you to choose a design that will conserve or possibly even enhance the building's appearance.

**4.9** The statement should include a description of the building as well as an assessment of the impact of your proposal on its character and appearance.

We welcome photographs or sketches that will help to illustrate your proposals.

**4.10** The Design and Access Statement does not need to be long if it is for a small proposal. You could start by answering the following questions:

- Is the building listed, locally listed or shown as a positive building in the conservation area appraisal?
- Why is the building considered to be of heritage value? Hopefully the conservation area appraisal will tell you the answer to this question
- What are its main important features and does it have any interesting details?
- What original materials were used? eg. brick, stone, timber
- Has it already been altered or extended?
- Are there any original features missing that could be reinstated? Restoring them could count as enhancement.

**4.11** The Design and Access Statement should then go on to explain how you think the alteration or extension that you want permission for has been designed sympathetically to suit the building and preserve (or enhance) its appearance.

**4.12** If these guidelines are followed for a small proposal, a separate Heritage Statement is unlikely to be necessary. Heritage Statements are usually only required for large or complex schemes and for substantial works to listed buildings.

## Planning policy

**4.13** All applications are determined in accordance with council policy as set out in our Development Management Policies document which is available from the web page below. The conservation area appraisal and guidance given in this document will also be taken into consideration.

[www.wandsworth.gov.uk/info/856/local\\_development\\_framework](http://www.wandsworth.gov.uk/info/856/local_development_framework)

**4.14** Government guidance is given in the National Planning Policy Framework available from [www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/](http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/)

**4.14** Other parties will be consulted for their views on your proposals and these may include neighbours and amenity groups as well as other council services such as the Conservation and Design Group.

## When will I get approval?

**4.15** It takes eight weeks to process most planning applications (or 13 weeks for major applications). However if the correct information is not provided, the application cannot be validated and you (or your agent) will be told, within 10 days, what information is needed. The 8 or 13 week period only starts when all the necessary forms, drawings, documents and signatures have been received.

## Building control

**4.16** Approval under the Building Regulations is a separate requirement and you should check this with the council's Building Control Service before carrying out your works (See Contacts for)

# Further information and contacts



## FURTHER INFORMATION

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### Council publications

The following documents and guidance are published by the Council and are used in determining planning and tree applications.

Publication	What it contains
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Housing Supplementary Planning Document	Guidance on residential planning matters including: Dwelling standards Conversion of shops to housing Residential extensions Hardstandings for cars
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[www.wandsworth.gov.uk/spd](http://www.wandsworth.gov.uk/spd)

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Local Plan	The Local Plan includes the following documents: Core Strategy Proposals map Development management policies Site specific allocations
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[www.wandsworth.gov.uk/localplan](http://www.wandsworth.gov.uk/localplan)

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Development Management Policies	Policies on : Sustainable development (including managing the historic environment) Housing Town centres Employment The natural environment Community facilities Transport
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[www.wandsworth.gov.uk/localplan](http://www.wandsworth.gov.uk/localplan)

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Sites Specific Allocations Document	Guidance on known development sites in the borough
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[www.wandsworth.gov.uk/localplan](http://www.wandsworth.gov.uk/localplan)

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Tree Strategy for the Borough	The action plan for trees in the Borough
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Tree Care	How to look after your trees
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Trees and the Law	What tree works require permission
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Tree Planting	How to plant trees As above
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[www.wandsworth.gov.uk/trees](http://www.wandsworth.gov.uk/trees) or

[www.wandsworth.gov.uk/downloads/508/tree\\_preservation\\_orders](http://www.wandsworth.gov.uk/downloads/508/tree_preservation_orders)

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## **Government policy and guidance**

### **The Planning Portal**

A primary resource for planning advice to the public. The website contains a useful 'interactive house' to show what alterations require planning permission.  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### **National Planning Policy Framework**

Government planning guidance. Published 2012  
[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)

### **The London Plan**

Published by the Mayor of London, July 2011.  
[www.london.gov.uk/priorities/planning/londonplan](http://www.london.gov.uk/priorities/planning/londonplan)

### **English Heritage publications**

These and many documents, as well as a guide to conservation planning, are available on English Heritage's website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

**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

**Understanding Historic Buildings: A Guide to Good Recording Practice** by English Heritage (Product code 51125) 2006

## 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](http://www.buildingconservation.com)

**Conservation of Historic Buildings** by B.M. Fielden (Architectural Press)

**Informed Conservation** by Kate Clark. Available from English Heritage

**Old House Care and Repair** by Janet Collings (Donhead) [www.oldhouse.info](http://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)

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

**The Elements of Style**, An Encyclopaedia of English Architectural Detail, edited by Stephen Calloway (Mitchell Beazley)

**The English Terraced House**, by Stefan Muthesius (Yale 1982)

**The Repair of Historic Buildings** by Christopher Brereton. Available from English Heritage

**The Survey of London: Battersea** (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)

## Useful organisations and websites

Planning Portal	<a href="http://www.planningportal.gov.uk">www.planningportal.gov.uk</a>
Planning Aid for London	<a href="http://www.planningaidforlondon.org.uk">www.planningaidforlondon.org.uk</a> 020 7247 4900
Funds for Historic Buildings	<a href="http://www.ffhb.org.uk">www.ffhb.org.uk</a>
HELM: Guidance on the historic environment from across the country compiled by English Heritage	<a href="http://www.helm.org.uk">www.helm.org.uk</a>
English Heritage	
• London Region	<a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a>
• Customer Services (publication requests, etc)	020 7973 3000 0870 333 1181
Georgian Group	<a href="http://www.georgiangroup.org.uk">www.georgiangroup.org.uk</a> 087 1750 2936
Victorian Society	<a href="http://www.victoriansociety.org.uk">www.victoriansociety.org.uk</a> 020 8994 1019
Twentieth Century Society	<a href="http://www.c20society.org.uk">www.c20society.org.uk</a> 020 7250 3857



Society for the Protection of Ancient Buildings (SPAB)	<a href="http://www.spab.org.uk">www.spab.org.uk</a> 020 7377 1644
SAVE Britain's Heritage	<a href="http://www.savebritainsheritage.org">www.savebritainsheritage.org</a> 020 7253 3500
Images of England: Details and pictures of listed buildings nationwide	<a href="http://www.imagesofengland.org.uk">www.imagesofengland.org.uk</a>
Pastscape: information on archaeological and architectural heritage	<a href="http://pastscape.english-heritage.org.uk/">http://pastscape.english-heritage.org.uk/</a>
Climate Change and Your Home: information about energy efficiency in old houses	<a href="http://www.climatechangeandyourhome.org.uk/live/homepage.aspx">www.climatechangeandyourhome.org.uk/live/homepage.aspx</a>
Building Conservation Directory: Articles and specialist craftsmen	<a href="http://www.buildingconservation.com">www.buildingconservation.com</a> 01747 871717
Work out your carbon footprint	<a href="http://carboncalculator.direct.gov.uk">http://carboncalculator.direct.gov.uk</a>
Heritage Gateway: comprehensive national and local historic environment resources	<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>
Wandsworth Historical Society	<a href="http://www.wandsworthhistory.org.uk">www.wandsworthhistory.org.uk</a>

## Public archives

### Wandsworth Heritage Service

Battersea Library  
265 Lavender Hill  
SW11 1JB

Tel: 020 8871 7753

Email: [heritage@wandsworth.gov.uk](mailto:heritage@wandsworth.gov.uk)

See the council's website for opening times.

### London Metropolitan Archive

40 Northampton Road  
Clerkenwell  
London  
EC1R 0HB

[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/)

## Council contacts

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

Tel: 020 8871 6000

Email: [boroughplanner@wandsworth.gov.uk](mailto:boroughplanner@wandsworth.gov.uk)

General planning enquiries	020 8871 6636
Development Control teams	020 8871 7657
Conservation & Design Group	020 8871 6646 or 6631
Planning enforcement team	020 8871 6559
Building Control	020 8871 7620
On Street Services Office	020 8871 6708 <a href="http://www.wandsworth.gov.uk/forms/form/181/street_defects">www.wandsworth.gov.uk/forms/form/181/street_defects</a>
Arboricultural Service	020 8871 6372
Wandsworth's Local Studies Centre	020 8871 7753





This document was approved by the council's executive  
on 20 March 2006.

If you have difficulty reading this document or  
require further information, please contact:

email: [ConsUrbDesign@wandsworth.gov.uk](mailto:ConsUrbDesign@wandsworth.gov.uk)

Telephone: 020 8871 6646

Wandsworth Council  
Planning Services  
Conservation and Design Group  
Town Hall  
Wandsworth High Street  
Wandsworth  
London  
SW18 2PU

Or view the document on our website:  
[www.wandsworth.gov.uk/planning/conservation](http://www.wandsworth.gov.uk/planning/conservation)