

	London Borough of Hammersmith & Fulham CABINET 6 OCTOBER 2014
BRADMORE CONSERVATION AREA - EXTENSION	
Report of the Cabinet Member for Environment, Transport and Residents' Services : Councillor Wesley Harcourt	
Open Report	
Classification - For Decision	
Key Decision: - Yes	
Wards Affected: Hammersmith Broadway	
Accountable Executive Director: Nigel Pallace, Executive Director Transport and Technical Services	
Report Author: Adam O'Neill, Principal Urban Design and Conservation Officer	Contact Details: Tel: 020 8753 3318 E-mail: adam.o'neill@lbhf.gov.uk

1. EXECUTIVE SUMMARY

- 1.1. This report seeks a resolution to designate an extension to the Bradmore Conservation Area in response to requests from local residents, amenity groups and ward members. Officers have determined that the area as set out in the attached plan is an area of special architectural and historic interest the character and appearance of which it is desirable to preserve and enhance.
- 1.2. The proposed extension would establish a more logical boundary to the Conservation Area properly reflecting the extent of the special architectural and historic interest of the predominantly Victorian residential area between Goldhawk Road and Glenthorne Road in advance of public consultation on the Bradmore Conservation Area Character Profile. The designation of an extension to the Bradmore Conservation Area would enable the Council to exercise its planning powers in relation to Conservation Areas within the extended area in order to preserve and enhance its special architectural and historic interest. These powers include restrictions of some permitted development rights, extra controls over the display of advertisements, a requirement to give notice in relation

to works to trees and planning permission would be required for significant demolition works.

2. RECOMMENDATION

- 2.1 That approval be given to the designation of an extension to the Bradmore Conservation Area as set out in the plan in Appendix 1 to include the following properties: Nos. 2-26 (even) & Nos. 1-21 (odd) Brackenbury Gardens; Nos. 1, 1A, Brickfields House 1B & 3-15 (odd) Brackenbury Road; Nos. 1-9 Providence Villas, Brackenbury Road; Nos. 155-163 (odd) Goldhawk Road; Nos. 18-22 (consec.) Sycamore Gardens; Nos. 26-48 (even) Glenthorne Road; Overstone House & Nos. 2-92 (even) & Nos. 1-71 (odd) Overstone Road; Nos. 2-26 (even) & Nos. 30-76 (even) & Nos. 1-63 (odd) Southerton Road; Nos. 2-16 (even) Iffley Road and Nos. 1-17 (consec.) Kilmarsh Road.

3. REASONS FOR DECISION

- 3.1. It is considered that the area included within the proposed Bradmore Conservation Area extension, as set out in the plan in Appendix 1, is of special architectural and historic interest, the character and appearance of which it is desirable to preserve or enhance through Conservation Area designation in accordance with s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. INTRODUCTION AND BACKGROUND

- 4.1. The boundary of the Bradmore Conservation Area was last amended in 1991. The Council has a statutory duty to review the boundaries of its Conservation Areas from time to time. In recent years officers have received requests from residents, local amenity groups and ward members for the Bradmore Conservation Area to be extended.
- 4.2. Officers are currently drafting a Conservation Area Character Profile for the Bradmore Conservation Area which together with an analysis of resident requests has identified the need to extend the Conservation Area to create a more logical boundary and properly reflect the extent of the special architectural and historic interest of the predominantly Victorian tight knit residential area between Goldhawk Road and Glenthorne Road. Officers have identified the area shown on the attached plan as being of special architectural and historic interest. The extended area will be included in the Conservation Character Profile which will be consulted on in the autumn.

5. PROPOSAL AND ISSUES

- 5.1. The proposed extension would extend the Conservation Area to include properties to the south east and north of its current boundary as set out in the plan in Appendix 1.
- 5.2. To the south east properties within Iffley Road, Kilmarsh Road, Overstone Road and Southerton Road would be included in the Conservation Area. These streets form a mid to late Victorian residential development contiguous and contemporaneous with the residential streets in the existing Bradmore Conservation Area and are also of special architectural and historic interest. The proposed southern boundary along Glenthorne Road would provide a strong edge to the Conservation Area, the boundary to the east largely aligns with the boundary of the Hammersmith Grove Conservation Area. Most of the properties to be included are two or three storey terraced houses, many with semi-basements, and date from the 1860s-1880s in the period following the opening of the Hammersmith and City Line. The extended area would also include the Edwardian former Methodist Chapel at Nos. 30-32 Southerton Road and the Victorian Dartmouth Castle Public House, 26 Glenthorne Road which is on the Local Register of Buildings of Merit.
- 5.3. To the north predominately mid to late Victorian properties within Brackenbury Gardens, Brackenbury Road, Goldhawk Road and Sycamore Gardens would be included in the Conservation Area. These properties are contiguous and contemporaneous with the residential streets in the existing Bradmore Conservation Area and are also of special architectural and historic interest. Providence Villas which date from the 1980s are included due to their close relationship with Brackenbury School, their architectural detail and their role in enclosing the streetscene at the entrance to the Conservation Area. The proposed northern boundary along Goldhawk Road would provide a strong edge to the Conservation Area. The extended area would also include the Buildings of Merit at: 1, 1A and Brickfields House, 1B Brackenbury Road, the parade of shops at Nos. 155-161 (odd) Goldhawk Road and the former Brackenbury PH at 163 Goldhawk Road.
- 5.4. Designation of an extension to the Bradmore Conservation Area will enable the Council to exercise its planning powers in relation to Conservation Areas within the extended area in order to preserve and enhance its special architectural and historic interest. Some permitted development rights to properties within the Conservation Area extension would be restricted as a result of designation including the installation of satellite dishes on front elevations and the erection of rear or side roof extensions to single dwelling houses. Such works would require planning permission. However designation is unlikely to result in a significant increase in planning applications since most properties in the Conservation Area extension are in flats or have flat or valley roofs and therefore do not currently benefit from permitted development rights for roof extensions. Significant or total demolition of a building within the

Conservation Area would also require planning permission. Additional controls over the display of advertisements and a requirement to give notice of works to trees would also apply. Any planning application within the extended area would be assessed against the policies relating to Conservation Areas in the Core Strategy, Development Management Local Plan and Planning Guidance SPD.

6. OPTIONS AND ANALYSIS OF OPTIONS

- 6.1. Officers have incorporated all resident and amenity group suggestions received in relation to an extension of the Bradmore Conservation Area into the recommendation. Officers are satisfied that the extended area meets the statutory requirement of being an area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance and that it would be appropriate to include it within the Bradmore Conservation Area.

7. CONSULTATION

- 7.1. There is no statutory requirement for public consultation in relation to the designation of Conservation Areas or an extension of an existing one. All property owners and occupiers within the extended area and local amenity groups will be notified of the Conservation Area extension once it is designated. Requests for an extension to the Conservation Area have been received in recent years from local residents, the Brackenbury Residents Association, the Hammersmith Society, Hammersmith and Fulham Historic Buildings Group and ward Councillors. English Heritage guidance supports such community led proactive identification of designation potential.
- 7.2. In February 2011 local residents carried out a survey to obtain residents' views on a Conservation Area extension and delivered a questionnaire to households in Iffley Road (southern part), Kilmarsh Road, Overstone Road and Southerton Road. Local residents report that of the 51 questionnaires returned, 43 responses were in support of designation of a Conservation Area extension.

8. EQUALITY IMPLICATIONS

- 8.1. An Equality Impact Assessment has been completed. All impacts on protected characteristic groups have been assessed to be neutral.

9. LEGAL IMPLICATIONS

- 9.1. Under s.69 of the Planning (Listed Buildings and Conservation Areas Act) 1990 Local Planning Authorities are required from time to time to determine which parts of their area are areas of special architectural or

historic interest, the character or appearance of which it is desirable to preserve or enhance. Local Planning Authorities are also required to determine whether any further areas should be designated. The recommendation would fulfil that requirement in relation to the Bradmore Conservation Area.

9.2. Designation of an extension to the Bradmore Conservation Area will mean that some permitted development rights to properties under the Town and Country Planning (General Permitted Development) Order 1995 will be restricted. The effect of removal of permitted development rights is that a householder will need to obtain formal planning permission before undertaking the categories of development restricted.

9.3. The Council will exercise its planning powers in relation to Conservation Areas within the extended area in order to preserve and enhance its special architectural and historic interest. These powers include control over significant demolition, a requirement to give prior notice of works to trees and restrictions on the display of advertisements.

9.4. Under the Human Rights Act 1998, the Council must not act in a way which is incompatible with the rights referred to in the Act. There is an exception to this, in that the Council will not be acting unlawfully if Acts of Parliament mean that it cannot act in any other way. The relevant human rights in this instance are the:

- right to respect for the home, under Article 8; and
- right to peaceful enjoyment of possessions, under Article 1 of Protocol 1.

These rights are not absolute, and may lawfully be infringed in certain defined circumstances. Where infringement is permissible, it must occur in accordance with, or subject to the conditions provided for by, the law. It must also be proportionate; ie, it must achieve a fair balance between competing interests and not go beyond what is strictly necessary to achieve the purpose involved. In the case of Article 8, permitted infringements include those necessary for the protection of the rights and freedoms of others. With regard to Article 1 of Protocol 1, controls over the use of property are permissible where in the public interest.

9.5. Implications verified by Adesuwa Omoregie, Solicitor (Planning, Highways and Licensing) – Tel. no. 020 8753 2297.

10. FINANCIAL AND RESOURCES IMPLICATIONS

10.1. There are no major financial or resources implications relating to designating an extension to a Conservation Area. The minor costs of designation and notification of owners and occupiers will be met from existing budgets. The recommendation is unlikely to generate a significant increase in the number of planning applications received.

10.2. Implications verified by Mark Jones, Director for Finance and Resources (TTS) – Tel. no. 020 8753 2581.

11. RISK MANAGEMENT

11.1. There are no risk management issues associated with the recommendation.

12. PROCUREMENT AND IT STRATEGY IMPLICATIONS

12.1. There are no procurement issues contained in this report.

12.2. Implications verified by:
Alan Parry, Procurement Consultant (TTS) – Tel. no. 020 8753 2581.

LOCAL GOVERNMENT ACT 2000 **LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Requests for extension to Bradmore Conservation Area	Adam O'Neill, x3318	TTS

LIST OF APPENDICES:

Appendix 1: Plan showing boundary of existing Bradmore Conservation Area and proposed extension