


<p style="text-align: center;">London Borough of Hammersmith & Fulham</p> <p style="text-align: center;">CABINET</p> <p style="text-align: center;">10 JULY 2017</p>	
<p>DESIGNATION OF CONSERVATION AREA EXTENSIONS AND CONSERVATION AREA BOUNDARIES -</p> <p>AMENDMENTS AND ADOPTION OF BARCLAY ROAD, BRADMORE AND LAKESIDE/SINCLAIR/BLYTHE ROAD CONSERVATION AREA CHARACTER PROFILES</p>	
<p>Report of the Cabinet Member for Environment, Transport and Residents Services: Councillor Wesley Harcourt</p>	
<p>Open Report</p>	
<p>Classification - For Decision</p> <p>Key Decision: Yes</p>	
<p>Consultation: Legal Services</p>	
<p>Wards Affected: Addison, Avonmore & Brook Green, Hammersmith Broadway, Ravenscourt Park, Town</p>	
<p>Accountable Director: Jo Rowlands, Regeneration, Planning and Housing Services Lead Director</p>	
<p>Report Author: Adam O'Neill, Principal Urban Design and Conservation Officer</p>	<p>Contact Details: Tel: 020 8753 3318 E-mail: adam.o'neill@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

- 1.1. This report seeks a resolution to designate Conservation Area extensions and amend Conservation Area boundaries. The Lakeside/Sinclair Blythe Road Conservation Area would be extended and some properties currently in Brook Green and Melrose Conservation Areas would be transferred into the Lakeside/Sinclair/Blythe Road Conservation Area. Barclay Road Conservation Area would be extended and one property currently partly within Barclay Road Conservation Area would be transferred so that it is wholly within the Walham Green Conservation Area. Officers have determined that the areas included within the Conservation Area extensions and the areas to

be transferred between Conservation Areas are areas of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance.

- 1.2. The proposed extensions and boundary amendments would establish a more logical boundary to the Conservation Areas affected which would properly reflect their special architectural and historic interest. The designation of Conservation Area extensions would enable the Council to exercise its planning powers in relation to Conservation Areas within the extended areas in order to preserve their special architectural and historic interest. Some permitted development rights would be restricted and planning permission would be required for significant demolition works.
- 1.3. This report also seeks a resolution to adopt the Barclay Road, Bradmore and Lakeside/Sinclair/Blythe Road Conservation Area Character Profiles which take account of the recommended designation of the Conservation Area extensions and Conservation Area boundary amendments. A Conservation Area Character Profile is an appraisal which gives a clear assessment of the special interest, character and appearance of the Conservation Area and includes some broad design guidelines. The adoption of the Conservation Area Character Profiles will aid the Council, amenity groups and residents in their efforts to preserve or enhance the character of those Conservation Areas.

2. RECOMMENDATIONS

- 2.1. Cabinet resolve to approve the designation of an extension to the Barclay Road Conservation Area as set out in the plan in Appendix 1 to include the following property: Barclay House, Effie Road.
- 2.2. Cabinet resolve to approve a boundary amendment to the Barclay Road Conservation Area as set out in the plan in Appendix 1 to transfer that part of No. 1 Barclay Road within the Barclay Road Conservation Area to the Walham Green Conservation Area.
- 2.3. Cabinet resolve to approve the designation of an extension to the Lakeside/Sinclair/Blythe Road Conservation Area as set out in the plan in Appendix 2 to include the following properties:
Nos. 1-17 & 2-56 (even) Minford Gardens; Nos. 53-79 (odd), 56-116 (even) & electricity substation Netherwood Road; Nos. 9-11 (odd); St Simon's Church and Hall, The Old Vicarage 15, 17-23a (odd) & electricity substation Rockley Road; Nos. 32-40 (even) & 41-81 (odd) Westwick Gardens.
- 2.4. Cabinet resolve to approve a boundary amendment to the Brook Green Conservation Area as set out in the plan in Appendix 2 to transfer the following properties to the Lakeside/Sinclair/Blythe Road Conservation Area:
Nos. 1-6 (consec.) Beaconsfield Terrace Road; Nos. 24-52 (even) Blythe Road; Nos. 1-7 Hazlitt Mews (consec.); Nos. 2A, 1-7(odd), Onyx House 7A, 9-11 (odd) Hazlitt Road; Nos. 2-26 (even) & 33-47 (odd) Maclise Road.

- 2.5. Cabinet resolve to approve a boundary amendment to the Melrose Conservation Area as set out in the plan in Appendix 2 to transfer the following properties to the Lakeside/Sinclair/Blythe Road Conservation Area: Cornwall Mansions & Nos. 177-183 Blythe Road; Nos. 99 & Church Hall 108 Lakeside Road.
- 2.6. Cabinet resolve to adopt the Barclay Road, Bradmore and Lakeside/Sinclair/Blythe Road Conservation Area Character Profiles as set out in Appendices 3-5.

3. REASONS FOR DECISION

- 3.1. It is considered that the areas included within the proposed Conservation Area extensions and areas to be transferred between Conservation Areas as set out in the plans in Appendices 1-2, are of special architectural and historic interest, the character and appearance of which it is desirable to preserve or enhance in accordance with s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.2. The adoption of Conservation Area Character Profiles represents a first step towards the formulation and publication of proposals for the preservation and enhancement of the affected Conservation Areas in accordance with s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The adoption of Conservation Area Character Profiles will assist the Council in the exercise of its planning functions to preserve or enhance the character or appearance of Conservation Areas in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. PROPOSAL AND ISSUES

Barclay Road Conservation Area extension as shown on the plan in Appendix 1

- 4.1 The proposed extension would extend the Barclay Road Conservation Area to include Barclay House, Effie Road. Barclay House was originally built as offices by Sir Robert MacAlpine and son Ltd in 1947-49 for the Metropolitan Borough of Fulham Electricity Department. The five storey tower on the corner has robust, vertical proportions with three storey Crittall style windows set in stone mullions and architraves above the main entrance canopy. Flagpoles emphasise the verticality. The primary entrance has an attractive porch with projecting stone canopy and stone surrounds. The main three storey body of the building has more horizontal proportions established by the first and second floor Crittall framed fenestration pattern. The ground floor has stone cladding. The metal railings and stone piers along the front boundary are also evocative of the Art Deco style. The modern additional floor is recessive with raised seam metal panels. The building provides a strong sense of enclosure to the street in Effie Road and is now in educational use. The extension would

properly reflect the special architectural and historic interest of the Conservation Area.

Transfer of one property from the Barclay Road Conservation Area to the Walham Green Conservation Area as shown on the plan in Appendix 1

- 4.2 The boundary between Barclay Road Conservation Area and Walham Green Conservation Area would be amended to include all of No. 1 Barclay Road, a former commercial building which has been extended and converted to residential use since the Conservation Area was originally designated, within the Walham Green Conservation Area. The property is currently split between two Conservation Areas and the proposed boundary amendment would reflect the current demise.

Lakeside/Sinclair/Blythe Road Conservation Area extension as shown on the plan in Appendix 2

- 4.3 The proposed extension would extend the Lakeside/Sinclair/Blythe Road Conservation Area to the west to include the predominantly late Victorian residential development to the east of Rockley Road and the Grade II listed St Simon's Church and Hall, Rockley Road, which forms a landmark. The whole of the junction of Richmond Way, Sinclair Gardens, Netherwood Road, Westwick Gardens and Minford Gardens, which forms a node within the street layout and a gateway to the Conservation Area from Shepherds Bush town centre, would be included in the Conservation Area. The development within the extension is contiguous and contemporaneous with the residential development in the adjacent Lakeside/Sinclair/Blythe Road Conservation Area and there are significant similarities with the architectural style and scale of properties already within the Lakeside/Sinclair/Blythe Road Conservation Area. The extension to the Lakeside/Sinclair/Blythe Road Conservation Area would therefore properly reflect its special architectural and historic interest.

Transfer of properties from the Brook Green Conservation Area to the Lakeside/Sinclair/Blythe Road Conservation Area as shown on the plan in Appendix 2

- 4.4 The boundary between the Lakeside/Sinclair/Blythe Road Conservation Area and the Brook Green Conservation Area would be amended to create a more logical boundary between the two Conservation Areas. The Victorian residential development and shopping parades in the part of the Brook Green Conservation Area to be transferred to the Lakeside/Sinclair/Blythe Road Conservation area are remote from the residential core of Brook Green and separated from it by the large grounds of Blythe House (former Post Office Savings Bank HQ). The development in the area to be transferred is contiguous and contemporaneous with the residential development in the adjacent Lakeside/Sinclair/Blythe Road Conservation Area and there are significant similarities with the architectural style and scale of properties already within the Lakeside/Sinclair/Blythe Road Conservation Area. The transfer of properties to the Lakeside/Sinclair/Blythe Road Conservation Area would therefore properly reflect the special architectural and historic interest of the area to be transferred.

Transfer of properties from the Melrose Conservation Area to the Lakeside/Sinclair/Blythe Road Conservation Area as shown on the plan in Appendix 2

- 4.5 The boundary between the Lakeside/Sinclair/Blythe Road Conservation Area and the Melrose Conservation Area would be amended to create a more logical boundary between the two Conservation Areas. A small number of late Victorian mostly residential properties which front onto Blythe Road and/or Lakeside Road would be transferred to the Lakeside/Sinclair/Blythe Road Conservation Area, thereby placing the contemporaneous and contiguous development fronting these streets within the same Conservation Area. The transfer of properties to the Lakeside/Sinclair/Blythe Road Conservation Area would therefore properly reflect the special architectural and historic interest of the area to be transferred.
- 4.6 Designation of these Conservation Area extensions will enable the Council to exercise its planning powers in relation to Conservation Areas within the extended areas in order to preserve and enhance their special architectural and historic interest.

Adoption of the Barclay Road, Bradmore and Lakeside/Sinclair/Blythe Road Conservation Area Character Profiles in Appendices 3-5

- 4.7 This report also seeks a resolution to adopt the Barclay Road, Bradmore and Lakeside/Sinclair/Blythe Road Conservation Area Character Profiles which take account of the recommended designation of the Conservation Area extensions and Conservation Area boundary amendments. A Conservation Area Character Profile is an appraisal which gives a clear assessment of the special interest, character and appearance of the Conservation Area and includes some broad design guidelines. The adoption of the Conservation Area Character Profiles will aid the Council, amenity groups and residents in their efforts to preserve or enhance the character of each Conservation Area and will provide support to policies relating to heritage assets in the Local Plan and the design guidelines in the Planning Guidance SPD.

5. OPTIONS AND ANALYSIS OF OPTIONS

- 5.1 Officers are satisfied that the extended areas and areas to be transferred between Conservation Areas meet the statutory requirement of being areas 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 them within the relevant Conservation Areas.
- 5.2 Both the Barclay Road and Lakeside/Sinclair/Blythe Road Conservation Areas currently share some boundaries with other conservation areas and some adjacent areas that are not currently incorporated within conservation areas. In addition to those areas referred to in paragraphs 2.2 and 2.3, officers surveyed areas not currently incorporated to assess their architectural and historic interest and potential for inclusion within extended boundaries. Those areas on the boundaries of the Barclay Road Conservation Area are comprised of modern developments that are neither contiguous or

contemporaneous with the conservation area. Those areas close to the Lakeside/Sinclair/Blythe Road Conservation Area are mixed in character with some Victorian development interspersed with post war and modern blocks. Officers consider that in both cases, those areas have insufficient architectural or historic interest to merit inclusion within the relevant conservation areas.

- 5.3 Officers have incorporated all suggestions received from residents and amenity groups during the consultation process into the Conservation Area Character Profiles.

6. CONSULTATION

- 6.1. Whilst there is no statutory requirement for public consultation in relation to the designation of Conservation Areas, extensions of existing Conservation Areas or transfers of properties between Conservation Areas, consultation was carried out as set out below in paragraph 6.3. All property owners and occupiers within the extended or transferred areas as well as local amenity groups, Historic England and the Secretary of State will be notified of the Conservation Area extensions and boundary amendments once they are designated.
- 6.2. As part of the production of the Conservation Area Character Profiles there has been significant engagement between Officers, residents and representatives of the relevant amenity groups. Meetings were held with representatives of the amenity groups including the Brackenbury Residents Association in respect of the Bradmore Conservation Area Character Profile. Workshops have been held with residents and amenity groups in relation to the Lakeside/Sinclair/Blythe Road and Barclay Road Conservation Area Character Profiles including representatives from the Sinclair Road Residents Association, the Sinclair, Milson and Hofland Roads' Residents' Association and the Barclay Road Residents Association.
- 6.3. The draft Conservation Area Character Profiles included details of the proposed Conservation Area extensions and boundary amendments and were made available on the Council's website. The Lakeside/Sinclair/Blythe Road Conservation Area consultation was open between 11th July 2016 and 30th September 2016 and two responses, both positive, were received. The Bradmore and Barclay Road Conservation Area consultations were open between 27th February 2017 and 31st March 2017, one response was received in relation to Bradmore Conservation Area, again positive.

7. EQUALITY IMPLICATIONS

- 7.1. The Council has had due regard to its Public Sector Equality Duty contained in s.149 of the Equality Act 2010.

8. LEGAL IMPLICATIONS

- 8.1. 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. Furthermore Local Planning Authorities are also required to determine whether any further areas should be designated. The recommendations in this report would fulfill that requirement in relation to the Conservation Areas affected.
- 8.2. Some permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to properties within the Conservation Area extensions 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 properties with hipped or pitched roofs. Such works would instead require planning permission to be obtained from the Council. Significant or total demolition of a building within the Conservation Area extensions would also require planning permission as a result of designation. Some deemed consent rights for the display of advertisements would be restricted, which would have the effect of requiring advertisement consent to be obtained from the Council. Works to trees would require 6 weeks prior written notice to be given to the Council.
- 8.3. Designation of extensions to Conservation Areas will enable the Council to exercise its planning powers in relation to Conservation Areas within the extended areas in order to preserve and enhance their special architectural and historic interest. 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.
- 8.4. 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 but qualified rights, and they 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 they are in the public interest. The right of a person to undertake changes to their property, in reliance on permitted development rights, is covered by the qualifications to these two Articles.

- 8.5 As the Council's powers for controlling the exercise of permitted development rights are contained and subject to the procedures set out, in the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), their use occurs within the provisions laid down by the law and is proportionate. The effect of the removal of permitted development rights is that a householder will need to obtain formal planning permission before undertaking the categories of development restricted. This creates a further safeguard, in that if planning permission is refused by the Council, then the usual right of appeal to the Secretary of State is available.
- 8.6 Under s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities have a duty from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.
- 8.7 Under s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 8.8 Implications verified by: Sally Fleming, Planning Solicitor, x2784.

9 FINANCIAL IMPLICATIONS

- 9.1 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. There are no major financial or resources implications relating to the adoption of Conservation Area Character Profiles.
- 9.2 Implications verified by: Gary Hannaway, Head of Finance, x6071.

10 IMPLICATIONS FOR BUSINESS

- 10.1 The Conservation Area extensions will result in some restrictions to permitted development rights and deemed consent rights for businesses and an application to the Council for such works would be required. Conservation Area designation is often a stimulus for greater civic pride and investment in the built environment of an area which benefits business in general. Business will benefit from greater clarity on the special interest of each Conservation Area, which will be provided by the Conservation Area Character Profiles.

11 COMMERCIAL IMPLICATIONS

- 11.1 There are no commercial implications associated with the recommendations.

11.2 Implications verified by: Michael Hainge, Commercial Director, x6992

12 SOCIAL VALUE IMPLICATIONS

- 12.1 As recognised by Historic England, the designation of Conservation Areas can have a positive economic, social and environmental effect, enhancing the wellbeing of the communities affected. Examples of social value arising from the designation of Conservation Areas include greater pride in the built environment, higher standards of property maintenance, better design of new development, promotion of local community identity, the fostering of good relations between neighbours and the establishment of residents' associations which leads to greater community cohesion. The adoption of Conservation Area Character Profiles will assist in promoting the designation of Conservation Areas and will therefore enhance the opportunities for social value to be realised.

13 BACKGROUND PAPERS USED IN PREPARING THIS REPORT

- 13.1 None

LIST OF APPENDICES:

Appendix 1 – Plan of proposed Barclay Road Conservation Area extension and boundary amendments including transfer of part of one property to Walham Green Conservation Area

Appendix 2 – Plan of proposed Lakeside/Sinclair/Blythe Road Conservation Area extension and boundary amendments including transfer of properties from Brook Green and Melrose Conservation Areas into Lakeside/Sinclair/Blythe Road Conservation Area

Appendix 3 – Barclay Road Conservation Area Character Profile

Appendix 4 – Bradmore Conservation Area Character Profile

Appendix 5 – Lakeside/Sinclair/Blythe Road Conservation Area Character Profile