

Potential additional Conservation Areas in Barnes

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) places a duty on councils to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance as conservation areas.

Suggestions were put forward through the Village Planning events and consultations that took place in November and December 2014 for a number of areas in Barnes to be considered as Conservation Areas.

In response to those requests the Council has undertaken an initial assessment, taking account of the guidance paper 'Understanding Place: Conservation Area Designation, Appraisal and Management' produced by English Heritage¹ and the National Planning Policy Framework.

This paper has been provided to set out which areas it is proposing to explore further as potential conservation areas and the next steps that the Council will follow in potentially designating any such areas. It should be noted that a proposal to investigate further the potential to designate a conservation area does not mean that such a designation will automatically be brought into effect.

The areas the Council consider may have sufficient special architectural or historic interest for the purposes of Section 69 of the Act are as follows:

1. The 'Little Chelsea' area of Barnes – including Charles Street, Thorne Street, Archway Street, Westfields Avenue, the western end of Railway Side, and the eastern side of White Hart Lane.
2. Elm Grove
3. Madrid Road
4. Westmoreland Road
5. Elm Bank Gardens

The Edwardian Houses along Lonsdale Road from the boundary of Castelnu Conservation Area up to, and including No 99 Lonsdale Road will be assessed in respect of their potential to be designated as Buildings of Townscape Merit.

The areas where the Council consider that there is insufficient special architectural or historic interest to meet the criteria for exploring further the potential for Conservation Area status are:

1. Lyric Road/St Anne's Road/Melrose Road
2. Meredyth Road
3. Cardigan Road

¹ The Guidance can be viewed at <https://www.english-heritage.org.uk/professional/advice/advice-by-topic/landscape-and-areas/conservation-area-guidance/>

4. Rocks Lane
5. Rosslyn Avenue/Treen Avenue
6. Westwood Road/Leconfield Avenue

The Council is asking for views and comments, as part of the consultation on the draft Village Planning Supplementary Planning Guidance for Barnes, on its initial assessment. In responding either to the questionnaire or separately by email or letter, if you consider that there are areas which should be explored further, it would be helpful if information is provided which identifies the special architectural and/or historic attributes of the individual areas.

Next steps

The process for considering and potentially designating Conservation Areas will be undertaken separately from the adoption of the Village Planning Guidance Supplementary Planning Document (SPD) for Barnes

The Council will consider the responses to the consultation. It will then undertake a more detailed assessment of each area where it is satisfied that the initial information provided suggests that the area has sufficient architectural and/or historic interest. The findings will then be presented to the Cabinet member for Environment, Business and Community. It is the Council's normal practice to then consult voluntarily prior to the designation of a new conservation area and to take into account representations before a decision is made. The consultation would include all households and businesses within the proposed areas and relevant local societies. Following this consultation a formal decision will be made with respect to each proposed conservation area.

February 2015