

CONSERVATION AREA AUDIT



ALDRIDGE ROAD
& LEAMINGTON
ROAD VILLAS

38



City of Westminster

This Conservation Area Audit was published in April 2004.

Any changes to the conservation area since then will not be reflected in the text or on the maps.

For current information about the listing status of buildings or any other designations, please contact the Council's north area planning team on 020 7641 2924

This report is based on a draft prepared by Alan Baxter and Associates.

Department of Planning and City Development, Development Planning Services, City Hall, 64 Victoria Street, London SW1E 6QP
www.westminster.gov.uk

PREFACE

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 53 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

Although this process was first undertaken with the various designation reports, more recent national guidance (as found in Planning Policy Guidance Note 15 and the English Heritage Conservation Area Practice and Conservation Area Appraisal documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries; analysis of historical development; identification of all listed buildings and those unlisted buildings making a positive contribution to an area; and the identification and description of key townscape features, including street patterns, trees, open spaces and building types.

Given the number and complexity of Westminster's conservation areas the appraisal process has been broken down into three stages, the first of which is complete. This first stage involved the publication of General Information Leaflets or mini-guides for each conservation area covering in brief a series of key categories including Designation, Historical Background, Listed Buildings and Key Features.

The second stage involved the production of Conservation Area Directories for each Conservation Area. A Directory has now been adopted for 51 of the City's conservation areas and includes copies of designation reports, a detailed evaluation of the historical development of the area and analysis of listed buildings and key townscape features.

The City is now working on a programme to prepare Conservation Area Audits for each of its conservation areas. This will form the third and final stage of the appraisal process. As each audit is adopted as Supplementary Planning Guidance it will incorporate the Directory for that conservation area.

CONTENTS

PREFACE

1 INTRODUCTION	5
2 HISTORIC DEVELOPMENT	6
3 CHARACTER OF THE CONSERVATION AREA	8
GENERAL	8
HIERARCHY OF STREETS AND SPACES	9
ARCHITECTURE	11
Overview	11
Landmark buildings	14
Unlisted buildings of merit	14
Roof extensions	17
METROPOLITAN AND LOCAL VIEWS	19
LOCAL TOWNSCAPE DETAIL	20
Railings, boundary walls & enclosure	20
Historic shopfronts	20
Street Furniture	21
Historic floorscapes	21
Trees and landscaping	21
LAND USES	22
NEGATIVE FEATURES AND ENHANCEMENT	23
4 DIRECTORY	24
Designation and extension reports	
Audit adoption report	
Adjacent Conservation Areas	
Other Designations	
Publications and further reading	
Contacts	

1 INTRODUCTION

1.1 The City Council has a statutory duty to review the character and boundaries of its conservation areas. The Audit is the third and final stage of the appraisal process. The overall appraisal strategy is based upon the English Heritage publication Conservation Area Practice.

1.2 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information. This has now been incorporated as part of the Audit providing an Appendix of factual information to the main body of the report.

1.3 The Audit describes both the historical development, and character and appearance of the conservation area. It is designed to identify and explain important local features such as unlisted buildings of merit, unbroken rooflines and local views. In addition the audit also seeks to apply relevant Unitary Development Plan policies to the local context in order to preserve and/or enhance the character and appearance of the area.

1.4 The Conservation Area Audit for Aldridge Road and Leamington Road Villas was adopted as Supplementary Planning Guidance by the Cabinet Member for Customer Services on 13 March 2004. The Aldridge Road and Leamington Road Villas Conservation Area was designated on 19th September 1989. The designation reports can be found in the first part of the Directory at the back of this document.

2 Historic development

2.1 The area stands as a surviving fragment of mid-Victorian residential development bounded on three sides by post 1970's housing. The western side forms part of the boundary between the City of Westminster and the Royal Borough of Kensington and Chelsea, with similar Victorian development on the Kensington and Chelsea side.

2.2 The development of this area was closely linked to the expansion of the Underground, which opened up many areas on the periphery of London. The Metropolitan Line was opened in February 1860 and linked Paddington station with Kings Cross and Farringdon. In 1864 this line was extended south to Hammersmith. In November 1871 two new stations were opened, one at Royal Oak on the Harrow Road and the other at Westbourne Park.

2.3 Development flourished around the new railway stations, with Royal Oak and Westbourne Park providing a nucleus for new settlement. The street pattern of the Aldridge Road Villas and Leamington Road Villas Conservation Area follows the alignment of the railway lines with Tavistock Crescent following the curvature of the Hammersmith line and Aldridge Road Villas aligned to the sidings of Westbourne Park station (see Figure 1).

2.4 No. 25 Aldridge Road Villas has a Blue Plaque on the façade of the building in memory of Sardar Vallabhbhai Patel*, an Indian statesman who resided there from 1910 to 1913.

2.5 The basic pattern of development in the Aldridge Road Villas and Leamington Road Villas Conservation Area has remained the same since the mid-nineteenth century when it was first built. Three sections of the conservation area were destroyed by bombing during WWII and were subsequently redeveloped. Many properties have also been converted into flats.

Mr Patel was born at Nadiad in the Gijurat province of India in 1875, and after setting up as a country lawyer in his early twenties he came to England in 1910 to qualify as a barrister at the Middle Temple. On his return to India in 1913 he set up practice in Ahmedabad and became increasingly prominent in public life. He was a follower and close associate of Mahatma Gandhi in his campaign of public agitation and non co-operation with the British administration.

When India gained independence he became Deputy Prime Minister, and at his death in 1950 was regarded as 'one of the chief architects and guardians of Indian freedom'.

For most of his stay in England Patel lived in Aldridge Road Villas, Westminster.

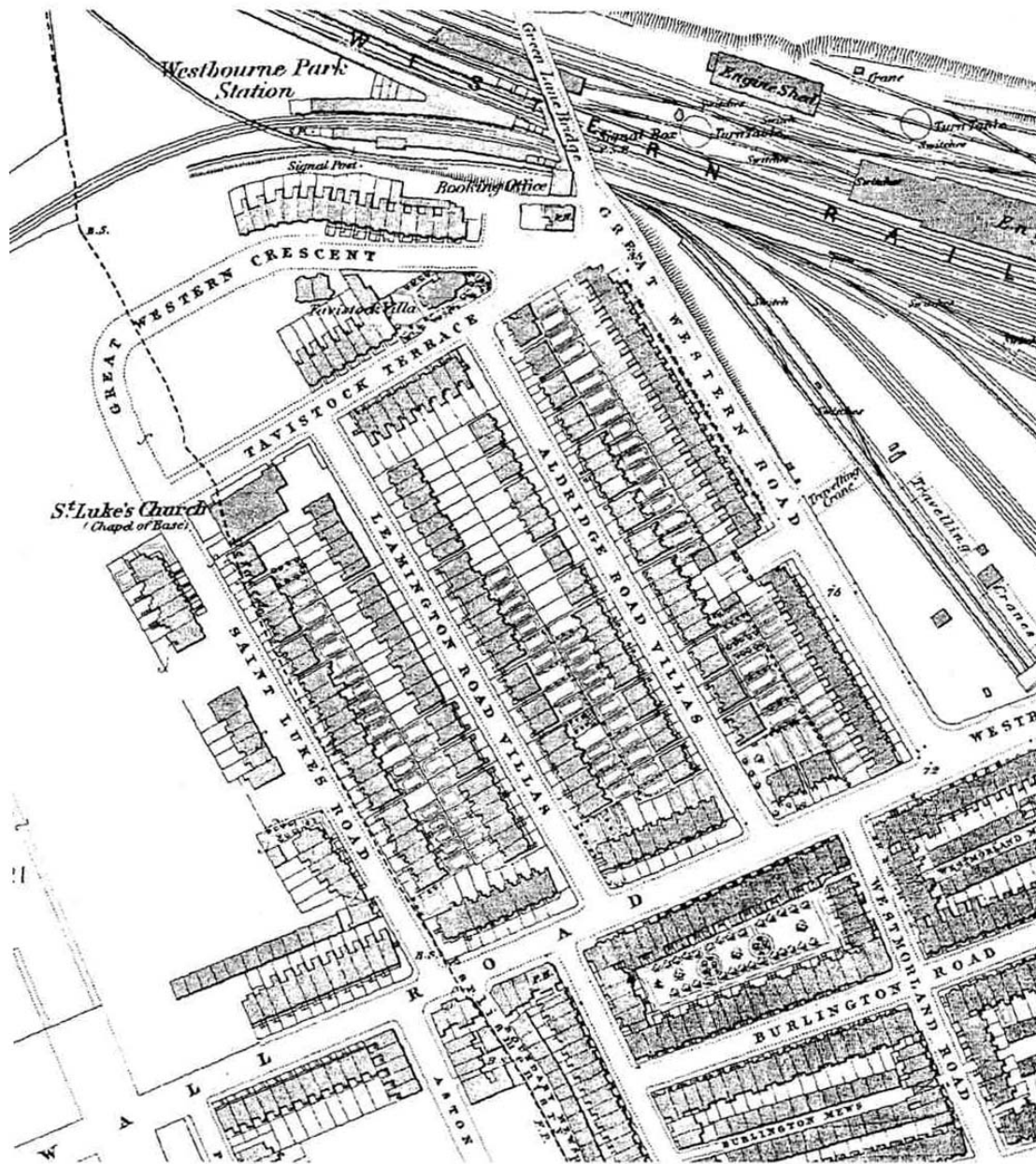


Figure 1. Ordnance Survey Map 1870

3 Character of the conservation area

GENERAL

3.1 The Aldridge Road Villas and Leamington Road Villas Conservation Area consists of an area bounded by Tavistock Road to the north, St Luke's Road to the West and Westbourne Park to the South. The eastern boundary is formed by the rear of the properties on Aldridge Road Villas. The area also includes a section at the north east end of Tavistock Road, defined at the rear by Tavistock Crescent. The western side of the conservation area abuts the Borough of Kensington and Chelsea.



Figure 2: Boundaries of the Conservation Area

3.2 The area is of a homogenous character, consisting of mid-Victorian residential terraces and villas upon a highly regular subdivision. It is framed to the north, east and south by post-1970s residential development. There is an area of similar Victorian development to the west in the Royal Borough of Kensington and Chelsea. A pub, chapel and station façade surround a more open area at the northernmost part of the Tavistock Road. The mature street trees are a characteristic feature in this area.

3.3 It is necessary to look at specific components of the built fabric of the conservation area in order to gain a full understanding of the character and

appearance of the area. This will range from an analysis of views of metropolitan or local importance to the identification of local townscape qualities such as notable shopfronts. Individually and collectively these factors will define the unique character of an area and should be considered fully in the determination of any application.

3.4 The adopted Unitary Development Plan provides the policy basis for the determination of applications and the relevant policy or policies are referred to where appropriate.

HIERARCHY OF STREETS AND SPACES

3.5 The hierarchy of the street pattern and its interrelationship with the open space network will define the overall framework of an area. Within this the importance of the grain of development in terms of plot patterns and building lines will establish the pattern of the built form. All of these factors will affect the character of an area dictating the scale of development and the level of enclosure.

3.6 For the purposes of the conservation area audits the council has defined 3 categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are:

Primary routes and spaces
Secondary routes and spaces
Intimate routes or spaces

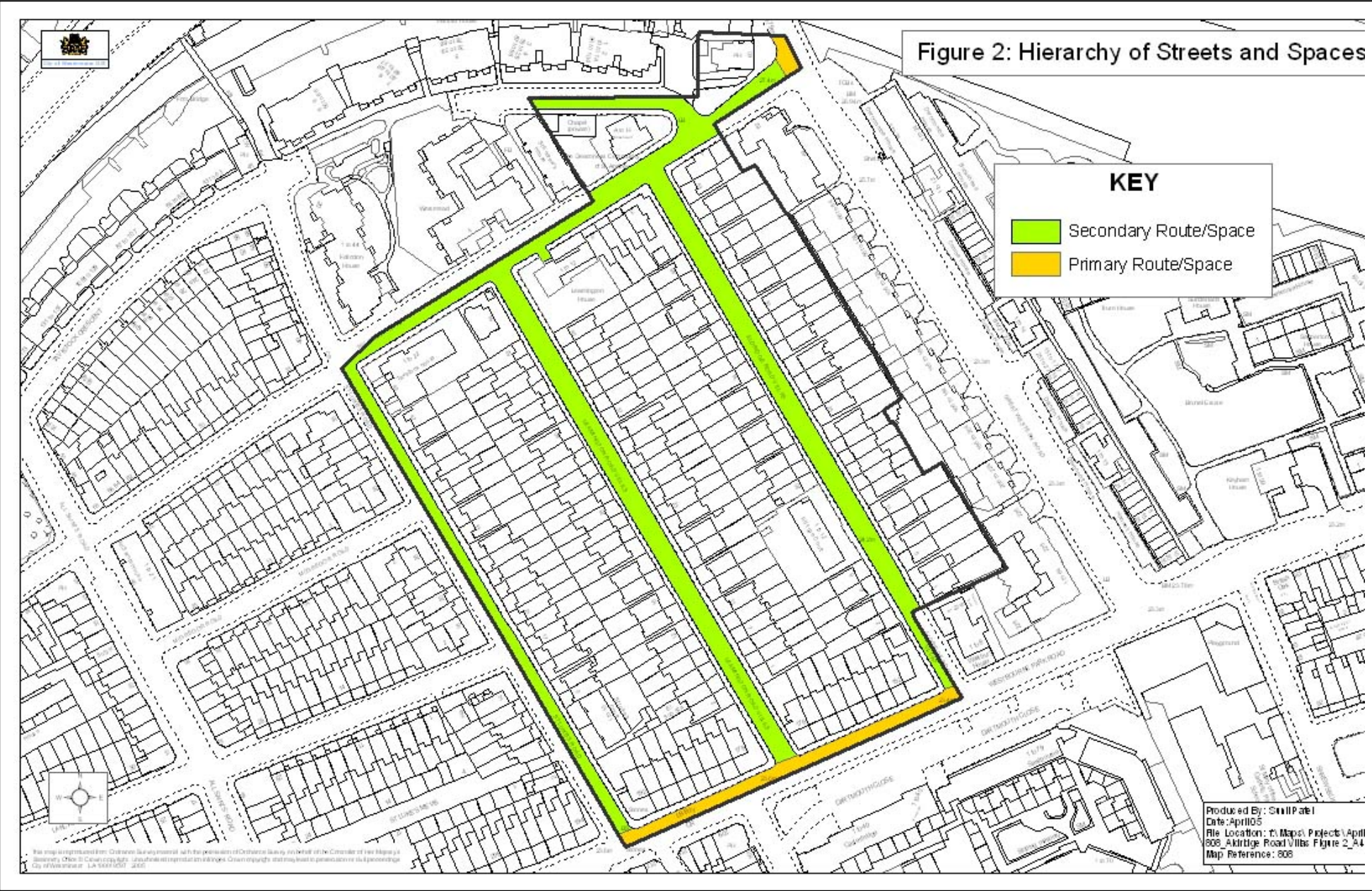
3.7 Westbourne Park Road, forming the south boundary of the conservation area, constitutes a primary route. The Great Western Road, a major route also defines the limit of the conservation area at the junction with Tavistock Road.

3.8 The other routes within the conservation area are quiet residential streets with some arcades of trees. They are therefore considered to be secondary routes.

3.9 There are no public intimate routes or spaces within the Conservation area. There are glimpsed views between the buildings of private garden spaces to the rear. **Figure 3** shows the hierarchy of streets and spaces.

Dominant patterns should be respected and where historic patterns remain these should be protected and reflected in any proposed schemes. Policies DES1 A 2, 4, 5, 6, 7 and DES 12 should be consulted.

Figure 2: Hierarchy of Streets and Spaces



ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

Overview

3.10 The architectural characteristics of the conservation area form a cohesive group of a variety of terraces and villas following the same style. Other development from the same period can be found, as well as post Second World War infill. The majority of the conservation area represents a single phase of development.

Terraced Development and Villas

3.11 The mid-Victorian terraces within the conservation area are mainly three storey buildings over basements. The terraces are mainly parapetted, concealing butterfly roofs. The villas are semi-detached and generally three storeys with hipped roofs over basements. Both terraces and villas are extensively decorated with stucco, and have timber sash windows throughout. There has been almost complete survival of the characteristic gaps between both terraces and villas in the area, providing a sense of openness and breaking up of hard built edges with glimpses of greenery beyond.

Aldridge Road Villas

3.12 On Aldridge Road Villas the semi-detached villa form dominates. These are three storey buildings over basements with shallow hipped roofs (many with dormers) mainly in clay tile. The villas to the south end of the road have projecting porches, while those to the north end have half projecting porches.

3.13 The three and a half short terraces on Aldridge Road Villas respect the roofline established by the villas. These have parapetted roofs, some with mansard extensions. The terrace at nos. 20-24 Aldridge Road Villas is the truncated remains of a former six house terrace to match that facing on the east side of the road. Both the terraces and villas have timber sash windows throughout. The terrace at nos. 13-23 is inscribed with the words Aldridge Villas and the date 1866.

Leamington Road Villas

3.14 Unlike in Aldridge Road Villas, the terrace form dominates in Leamington Road Villas. There are strong and consistent parapetted rooflines, and the repeated styling to the front elevations makes for a regular, rhythmic streetscape.

3.15 Nos. 42-52 Leamington Road Villas form a particularly fine terrace with projecting pillared porticos, vermiculated, banded gate piers, a balcony with fine cast iron screens incorporating the tops of the porticos and consoled pediments to the first and second floor windows.

3.16 The long terrace, nos. 21-40, also boasts a first floor balcony, rusticated stucco to the ground floor and decorated window surrounds.

3.17 The buildings to the southern end of Leamington Road Villas have smooth rendered ground floors, and a much simpler detailing to upper floors.

Westbourne Park Road

3.18 The development on the north side of Westbourne Park Road falls within the Conservation area and consists of two matching terraces. The terraces are of three storeys over basements with parapetted roofs, timber sash windows and recessed porches. Each property has a bay window to the basement and ground floors.

3.19 The buildings represent a single phase of development by one developer and are thus very consistent in detailing. The backs appear relatively unaltered, though many of the buildings are painted.

St Luke's Road

3.20 The buildings to the east side of St Luke's Road fall within the conservation area; those to the west are in the Royal Borough of Kensington and Chelsea. The development consists of pairs of villas and a short terrace to the north end of the road with a longer terrace to the south. The different buildings appear to have been developed separately as they display a number of differences in details, while maintaining a consistency of general characteristics such as roofline and protruding porches.

3.21 The roofline of St Luke's Road is parapetted with many mansard extensions; some in slate and some in clay tile. Both villas and terrace are four storeys over a basement, and have timber sash windows throughout.

Tavistock Road

3.22 Nos. 3-9 Tavistock Road are a highly decorated four storey terrace over basements. With rusticated stucco decoration to the ground floor and pedimented first and second floor windows the terrace has a cast iron balcony to the first floor and bootscrapes survive in the porches of each property. The terrace has timber sash windows throughout.

Freestanding Buildings

3.23 Freestanding buildings within the conservation area include St Andrews House and Chapel on Tavistock Crescent, a former vicarage at no. 54 Leamington Road Villas and the Metropolitan Public House on Tavistock Road.

3.24 St Andrew's private chapel is a red brick Victorian gothic construction with a steep clay tiled gable roof and stained glass windows to each elevation. There is some detailing in stone and moulded brickwork, particularly around the windows. The chapel has a modern extension in matching materials to the south side.

3.25 No. 54 Leamington Road Villas, on the corner of Tavistock road is St Luke's vicarage, formerly attached to a church on St Luke's Road. Built in yellow brick this 3 storey Victorian gothic revival vicarage has square

headed windows capped with stone with pointed arches in the brickwork above, infilled with herringbone brickwork. The gable roof is repeated in the porch to Leamington Road Villas. The windows are timber sash throughout, with the exception of a lunette above the porch.

3.26 The Metropolitan Public House on the Great Western Road is a three storey building built in yellow stock brick with red brick extension to the rear. The first floor windows have pediments with consoles and there are timber sash windows throughout. Doors to the rear extensions have coloured mullioned fanlights. There is corbelling and a cornice to the second storey parapet, concealing the roof form.

Post-Victorian Development

3.27 Several Plots within the conservation area suffered bomb damage during WWII, and were subsequently redeveloped. Leamington House on Tavistock Street, St Luke's Court on Road St Luke's and Aldridge Court on Aldridge Road Villas are all post WWII redevelopment

3.28 Hanmer Court is a four storey yellow brick modern flatblock with tiled roof on Tavistock Crescent. The building has modern timber sash windows, and four storey bay windows to the south and east sides. There are grey soldier courses to each storey

3.29 Leamington House is a post WWII flatblock in yellow brick. Built to four storeys with metal casement windows and metal balconies to the Tavistock Road elevation, the building is in a poor state of repair.

3.30 At the south end of St Luke's Road is St Luke's Court, a five storey block of brick with small balconies to each floor to the left and right of the façade. St Luke's Court has metal casement windows and a copper porch over the main entrance. Built following WWII bomb damage to existing buildings, St Luke's Court respects the building line of the Victorian development, though contains an extra storey.

3.31 The gap left by WWII bomb damage to nos. 10-18 Aldridge Road Villas has been filled by Aldridge Court, a four storey brick flatblock. The building has metal casement windows arranged in three groups of three, and the roof is shallow hipped.

3.32 On the corner of St Luke's and Tavistock Roads, is Tavistock Mansions on the site of the former Metro Club. Tavistock Mansions is a four storey 1993 block over a gated underground car park, with pedimented windows and doorway and timber sash windows. Tavistock Mansions stand on the site of the former St Luke's Church, demolished in the late twentieth century. A concrete plaque adjacent to the driveway reads 'The Metro Club'.

3.33 A street and basement level infill development to the rear of 164 Westbourne Park Road was added c.1988.

Any proposal should take into account the character of its context. Policies , DES1 A 3 and 4 and DES4 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions

DES4B should be referred to for scholarly replicas within terraces of unified townscape and/or DES4A in terms of respecting adjoining buildings in areas of varied townscape.

Landmark buildings

3.34 There are no landmark buildings within the conservation area. However, there are a number of buildings which form important elements or focal points in local views (see section 3.43).

Unlisted buildings of merit

3.35 The vast majority of the buildings are in keeping with the character of the conservation area or the respective sub-areas within, most contributing in a positive manner. Those properties or developments which are considered to harm the character of the conservation area are identified in the section 'Negative Buildings' below

3.36 There are numerous buildings or groups of buildings that are not listed but are considered to be of special merit. These are buildings which may be considered for listing at a future date and are of local significance. They are defined in the Audits as unlisted buildings of merit.

3.37 This may be due to their townscape or group value, their contribution to the overall character of the area, their inherent architectural qualities or historic association. By definition these properties are of particular value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will be resisted.

3.38 The following unlisted buildings are considered to be of merit: These are also shown on the map at **Figure 4**.

Aldridge Road Villas

Nos. 1-53 consecutive (odd)

Nos. 2-8 (even) consecutive

Nos. 20-48 (even) consecutive

Leamington Road Villas

Nos. 1-49 consecutive (odd)

Nos. 2-54 consecutive (even)

St Luke's Road

Nos. 9-47 consecutive (odd)

Tavistock Road

No. 1

Nos. 3-9 consecutive (odd)

Great Western Road

No.60 (The Metropolitan public house)

Tavistock Crescent

Chapel (Private)

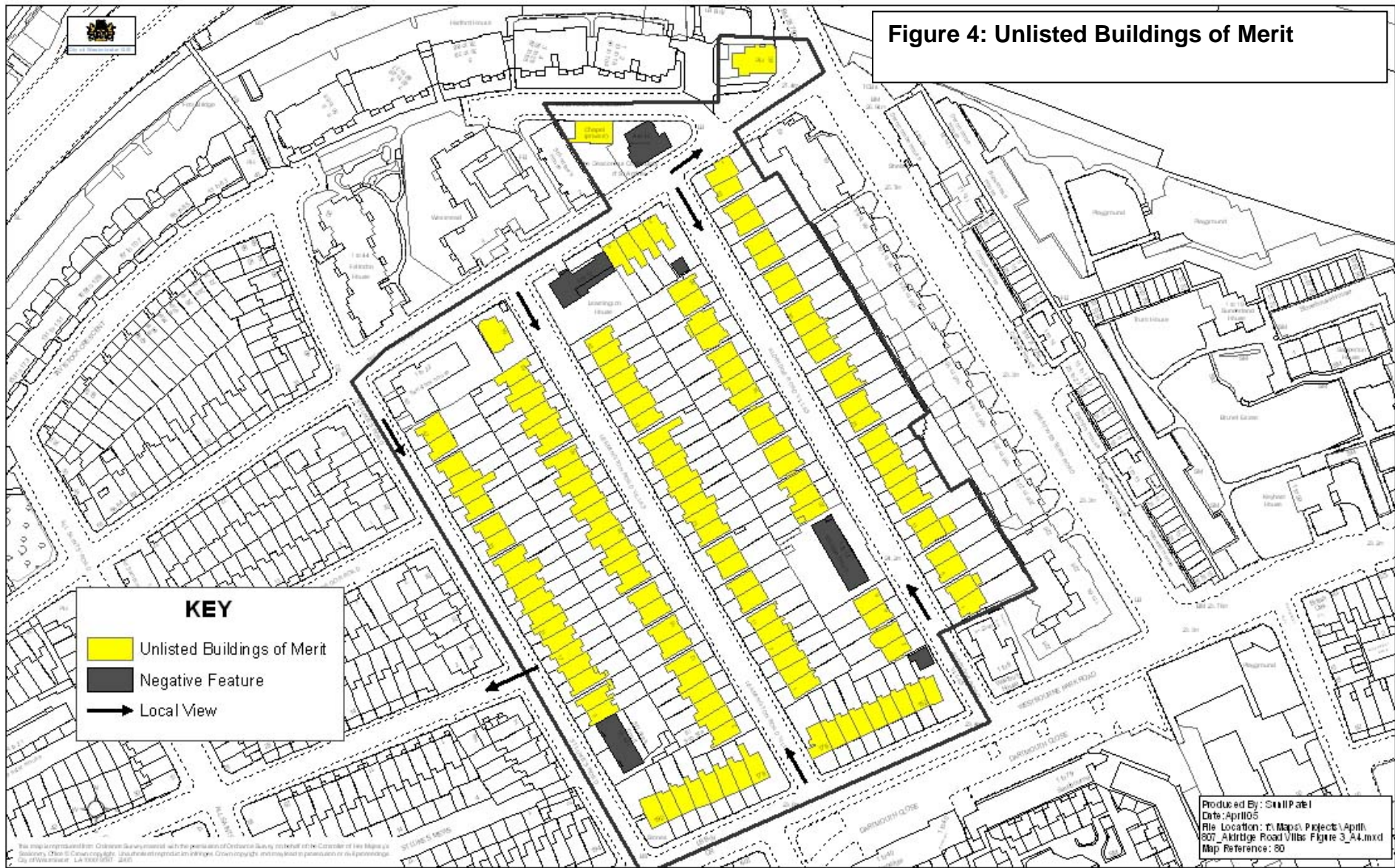
Westbourne Park Road

Nos. 160-176 consecutive (even)

Nos.178-192 consecutive (even)

Policy DES9 2 states that permission will not normally be given for proposals which involve the demolition or partial demolition of buildings which contribute positively to the character and appearance of the conservation area. Permission will only be granted where it can be demonstrated that the existing building cannot be repaired or adapted so as to extend its useful life and that the proposed development will preserve or enhance the character or appearance of the area.

Figure 4: Unlisted Buildings of Merit



Roof extensions

3.39 Roof profiles are an important element which can influence the character and appearance of the conservation area. As a result roof extensions are not always acceptable as they can have a negative impact on this. Policy DES6A highlights instances where roof extensions would not be acceptable. This includes terraces where the existing roofline is largely unimpaired by any extensions or alterations; buildings that are significantly higher than their neighbours; buildings or terraces which are complete compositions or which have existing roof extensions; where there is an unbroken line of butterfly roofs; and where a roofline is visible in long views of public spaces.

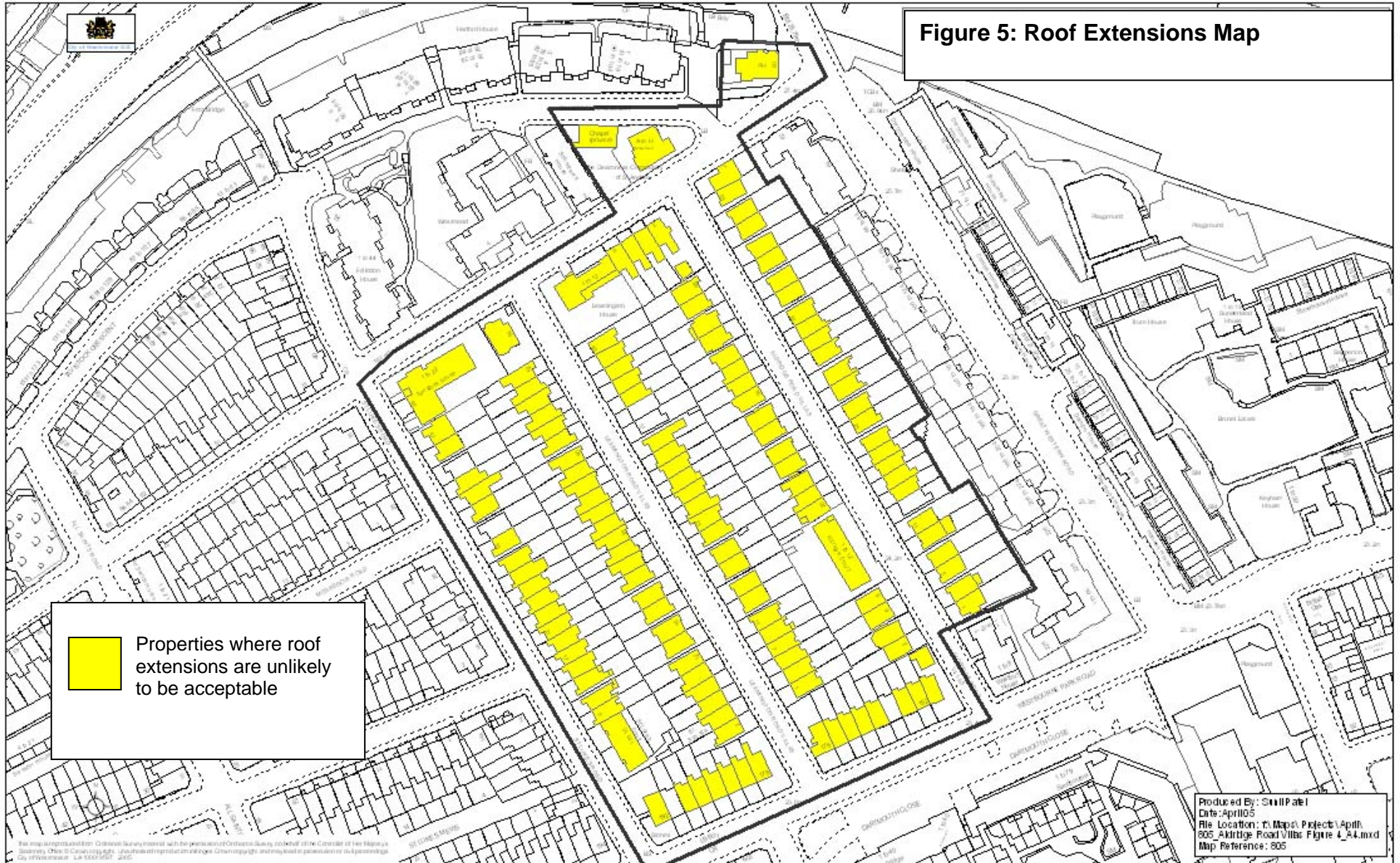
3.40 Many terraces and villas remain unaltered by roof extensions preserving their original roof forms and unaltered skylines. In a few instances the number of roof extensions in a terrace has altered the skyline to such an extent that it is considered that the remaining properties may be able to accommodate such extensions in townscape terms, depending upon their detailed design. The properties identified as likely to be unacceptable for roof extension without proper justification are shown in **Figure 5**.

3.41 The policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension would not harm the proportions or the architectural integrity of the building or terrace. Policy DES6 states that a roof extension should always compliment the appearance of the existing building and should not adversely affect the character and appearance of the conservation area.

Policy DES6A highlights instances where roof extensions are likely to be unacceptable in townscape terms without proper justification.

Further advice is given in the publication 'Roofs. A Guide to Alterations and Extensions on Domestic Buildings (1995).

Figure 5: Roof Extensions Map



METROPOLITAN AND LOCAL VIEWS

3.42 The Unitary Development Plan defines two categories of views in Policy DES15 which contribute to Westminster's townscape and historic character. The following section of the audit identifies local views in the conservation area and provides a preliminary list of views which are considered to be of Metropolitan importance. A separate Borough wide document will be produced identifying views of Metropolitan Importance which will undergo full consultation before being adopted as Supplementary Planning Guidance.

3.43 Full consideration must be given to the impact of any development proposals on important metropolitan and local views both within the conservation area and into and out of it.

METROPOLITAN VIEWS

3.44 No metropolitan views have been identified within the conservation area.

LOCAL VIEWS

3.45 There are important local views and vistas within the conservation area. These are shown in **Figure 4** and include:

- View northwest along Aldridge Road Villas.
- View southeast along Aldridge Road Villas.
- View northwest along Leamington Road Villas.
- View southeast along Leamington Road Villas.
- View northeast along Tavistock Road toward Metropolitan Public House and rear of Westbourne Park Station.
- View southeast along St Luke's Road.
- View southwest along Lancaster Road into RB Kensington and Chelsea.
- View northeast along Tavistock road.

3.46 There are many glimpses through gaps between buildings into private garden areas and along rear elevations of properties which add to the character of the conservation area. The gaps between terraces and villas are of great importance in emphasising the leafy suburban character of the area.

In the Unitary Development Plan Policy DES14 seeks to protect strategic views across the city, resisting development that impinges or adversely affects these views. Policy DES15 seeks to protect metropolitan and local views.

CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

3.47 Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from specific building detailing, characteristic building elements, boundary treatments to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Westminster as well as enhancing individual areas of character within the City.

Railings, Boundary Walls & Enclosure

3.48 Railings and boundary walls can contribute significantly to the character of a conservation area. The City Council considers that they should be protected and properly maintained. They add interest and richness and provide a sense of enclosure marking the boundaries between public and private spaces. The City Council has, in some cases, control over the removal of historic boundary treatments.

3.49 The enclosure of front gardens is a characteristic feature of the conservation area. Original railings survive in parts of the conservation area, particularly in Aldridge Road Villas and the terrace at 3-7 Tavistock Road. There is less survival of original railings on Westbourne Park Road and St Luke's Road though many properties throughout the conservation area retain their original boundary walls, and in Leamington Road Villas. This is disrupted in a few instances by front garden parking, particularly on Westbourne Park Road. Any further proposals for front garden parking will be resisted in line with the Council's SPG Front Garden Parking and policy TRANS 26 in the UDP. Some buildings on Leamington Road Villas have fine rendered gate piers.

The relevant City Council policies in respect of these are DES7 G and TRANS 26. Further guidance can be found in the SPGs 'Railings in Westminster A guide to their design, repair and maintenance' and 'Front Garden Parking: A guide to legislation and design'.
--

Historic Shopfronts

3.50 Shopfronts, including non-original ones of an appropriate design, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area and can be of historic and architectural interest in their own right.

3.51 The only commercial premises within the conservation area is the Metropolitan Public House. The main part of the building is constructed from yellow stock brick and is decorated with stucco and glazed tile to the ground floor. The windows and doors are semi-circular architraved.

The relevant City Council policies concerning historic shopfronts and the design of new ones are DES5 C, and the policy relating to signs is DES8. Reference should be made to the design guide 'Shopfronts, Blinds and Signs: 'A Guide to their Design' (1990) and 'Advertisement Design Guidelines' (1992).

Street Furniture

3.52 Westminster has an outstanding heritage of interesting and historic street furniture, many of them listed. The appropriate maintenance and protection of these is important as is the need to prevent modern street clutter from detracting from their setting.

3.53 The street furniture in the conservation area is modern utilitarian, with the exception of St Luke's Road which has modern 'heritage' streetlamps, installed by the Royal Borough of Kensington and Chelsea. There are also modern bollards within the conservation area.

Policy DES7 C & F intends to protect these historic and characteristic features of the street scene.

Historic Floorscapes

3.54 Historic floorscapes are important elements in the townscape of an area and often an integral part of landscaping schemes in an urban environment. This can include major city squares or a mews development. Paving, if well designed and maintained and in suitable quality materials, will contribute to the townscape qualities of an area, often by providing a backdrop to the surrounding built fabric.

3.55 Many of the villas and terraces retain their original tessellated floor tiles and York Stone steps to front entrances.

Trees and Landscaping

3.56 Trees provide significant amenity value in an urban environment in both visual and environmental terms. They are important elements in the character and appearance of a conservation area contributing to the townscape in many ways. This can range from a single specimen providing a focal point, a group of mature trees forming part of an historic planting scheme or street trees forming an integral part of an estate layout.

3.57 Avenues of mature plane and Lime trees form an important element of the character of the conservation area. Aldridge Road Villas is arcaded along almost its entire length, while Leamington Road Villas and St Luke's Road both retain significant stretches. Many of the trees within the Conservation Area are subject to Tree Preservation orders, either individually or in groups, and the vast majority of these are located within the

front gardens of the terraces and villas. A map showing protected trees can be found in the directory, at the back of this document.

3.58 Other species making a positive contribution to the conservation area include Black Poplar, Locust, Weeping Ash, Sycamore, Tree of Heaven, Lombardy Poplar, Thorn Tree and Birch.

3.59 The visual impact of this planting is fundamental in defining the character and appearance of the area. The mature trees which line the streets are a distinctive and attractive feature of the conservation area. They help soften the appearance of the properties, and serve to emphasise the regularity of the built form providing a unifying quality to the townscape.

3.60 The City Council recognises that the large number of lime trees in front gardens in the conservation area can cause inconvenience for residents, in particular because the trees support populations of aphids which, in summer months, secrete sticky honeydew onto surfaces below the trees. Whilst applications to remove lime trees are likely to be resisted in line with UDP policies, proposals for maintenance by crown reduction of the trees will be treated sympathetically. However, the City Council will continue to review this approach in line with public representations and any decisions by central Government on appeals against the Council's refusal of consent to remove trees.

UDP policy ENV 14 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area. Advice on trees and their protection is given in the City Council design guide, Trees and Other Planting on Development Sites.

CHARACTERISTIC LAND USES

3.61 The contribution of land uses to the character and appearance of a conservation area is of importance. This will not only have a direct influence on the building typology or make-up of an area but also on the nature and use of the public spaces and streets. Particular uses may be of historic or national importance and will have dictated the evolution of an area.

3.62 The land use in the conservation area is almost exclusively residential, consisting of terraced and semi-detached houses with many converted into flats. The use is more mixed to the northeastern end of Tavistock Road, where a public house is sited on the corner of the Great Western Road and a private chapel fronts onto Tavistock Crescent.

The City Council will consider the contribution of existing and proposed uses to the character or appearance of the conservation area. DES9 D is the relevant UDP policy

NEGATIVE FEATURES

3.61 Negative features detract from the special character of an area and present the opportunity for change which will enhance the character and appearance of an area. It may be that simple maintenance works could remedy the situation or in some cases there may be the opportunity to redevelop a particular site.

3.62 Those buildings or features considered to have a negative impact on the character and appearance of the conservation area are shown on figure 3 and include:

The spread of front garden parking within the Conservation area, particularly on Westbourne Park Road.

Tavistock Road

Leamington House

Garage to rear of No.3

St Luke's Road

St Luke's Court

Aldridge Road Villas

Aldridge Court

Modern Garage and Flat to rear of 164 Westbourne Park Road

<p>The city council will take appropriate steps to ensure the preservation and enhancement of its conservation areas. Any proposal will be judged against policies DES1 and DES9.</p>

DIRECTORY

DESIGNATION AND EXTENSION REPORTS

LISTED BUILDINGS - list and show on map

OTHER DESIGNATIONS – show on map

- Adjacent conservation areas

- Strategic views

- Areas of archaeological priority

- Article 4 directions

- Regulation 7 direction

PUBLICATIONS - list

- Design Briefs and Guidelines

- Further reading.

Designation Reports

Proposed Conservation Area
January 1989
Designation Report
(Aldridge Road Villas - Leamington Road Villas)

31st

Results of Consultation on proposed Aldridge
1989
Road Villas/Leamington Road Villas
Conservation Area

19th September

ITEM NO. 9

CITY OF WESTMINSTER

STATUS : GENERAL RELEASE
COMMITTEE : PLANNING AND DEVELOPMENT
DATE : 31 JANUARY 1989
REPORT OF : DIRECTOR OF PLANNING AND
TRANSPORTATION
SUBJECT : ALDRIDGE ROAD VILLAS - LEAMINGTON ROAD
VILLAS -
PROPOSED CONSERVATION AREA DESIGNATION
WARD : WESTBOURNE
BACKGROUND PAPERS : LIST ATTACHED

SUMMARY

The Town Planning (Applications) Sub-Committee at its meeting on 12 January 1989 asked for a report considering whether the area shown on the attached plan has sufficient merit to justify Conservation Area designation.

The area contains a number of buildings of townscape importance which contribute to the character of the area. They are neither listed nor within an existing conservation area boundary.

Committee approval is now sought to proceed with consultations for a proposed designation as a conservation area, with a view to formal designation later this year.

RECOMMENDATION

That the proposed Leamington/Aldridge Road Villas Conservation Area, as indicated on Plan No. CA/ALV/001 (on display) be approved for consultation purposes and that consultations be carried out with local amenity societies, owners and residents and such other consultees as the Committee directs.

That the results of consultation be assessed and reported back to the Committee to approve the designated conservation area as subsequently defined.

BACKGROUND

When considering an application for the redevelopment of St Andrew's House, 12 Tavistock Crescent at their meeting on the 12 January 1989 the Town Planning (Application) Sub-Committee asked for a report to this Committee on the possibilities of protecting the property

from demolition via Conservation Area designation. This would only be possible, however, in conjunction with the adjoining streets previously considered for designation.

PROPOSED CONSERVATION AREA

4.1 The area consists of a small and cohesive group of streets bounded on the western side by the borough boundary, Westbourne Park Road on the south, and the rear of the Great Western Road redevelopment on the east. The northern boundary is formed by the railway line and the redevelopment of Tavistock Crescent. The area includes the station buildings on Great Western Road and the neighbouring public house and St Andrew's Community buildings (which includes 12 Tavistock Crescent).

4.2 The area is backed by an area of similar character in the adjoining borough (Royal Borough of Kensington and Chelsea). On the north, east and south boundaries the area is adjacent to areas of redeveloped housing, which to some extent sets up a visual barrier; however this does establish a clear identity for the area as a surviving fragment of Victorian development.

4.3 To justify designation as a conservation area, an area should be of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This area certainly includes elements of architectural interest, and the buildings have a richness of detail and design which is comparable with buildings in the adjoining conservation area. Westbourne Park Station and the adjoining Metropolitan public house are considered to be of architectural and historic interest. Although the area has been in decline for a number of years and in some cases the original detailing has been lost or has substantially deteriorated, there are a substantial number of Victorian buildings in close to original condition or which are capable of sympathetic repair. In recent years an increasing number of applications have been received for rear and roof level extensions.

4.4 Aldridge Road Villas contains a mixture of mid-Victorian semi-detached villas, with stuccoed Ionic and Corinthian porches and bays, heavily architraved upper floor windows, and broad overhanging eaves. These are adjacent to groups of brick and stucco mid to late Victorian terraces, some with elaborate dentilled cornices, semi-circular architraved windows and stuccoed, canted bay windows at ground and first floors.

4.5 Leamington Road Villas contains some more elaborate pairs of semi-detached villas with Corinthian porches and rusticated architraves to first floor windows. There are some notable groups of terraces, one in particular, 21 to 35, having interesting stuccoed window valances on ground and first floors with pairs of linked Tuscan porches. The gothic-style former vicarage building (No. 54) dominates the northern end of this street.

4.6 St Luke's Road (the west side of which is in the Royal Borough of Kensington and Chelsea) contains a series of mid-Victorian terraces with stuccoed ground floor bays and porches and elaborate pedimented first floor windows. In some cases the group is surmounted by a series of pedimented "Flemish" style gable dormers.

4.7 In 1988 the community of St Andrew who occupy a modern building and a Victorian house and chapel on Tavistock Road submitted an outline planning application for the redevelopment of the Victorian House. This application was reported to the Town Planning (Applications) Sub-Committee on 12 January 1989 who requested that the application be deferred for the issue of potential conservation area status to be reported to this committee. The stucco and stock brick 3 storey house is a good example of a

detached mid-Victorian villa and occupies a very important location being highly visible along Tavistock Road (from Great Western Road) and along Aldridge Road Villas (from Westbourne Park Road).

4.8 The north-eastern edge of the area includes the Metropolitan Line station and ancillary structures and the Metropolitan Public House, which was opened in 1866. The station facade has a Byzantine character with semi-circular polychrome brick arches, and the cast-iron structure over the platforms contains decorated floral capitals and brackets. The Station was opened three years after the completion of the first section of the then Metropolitan Railway, the oldest line of the underground network.

4.9 A detailed survey has been carried out and the buildings placed in categories according to their architectural quality, condition and the contribution which they make to the character and appearance of the area.

4.10 The categories used were as follows:

A. Buildings which make a significant contribution to the character and appearance of the area. These are included in this category because they have architectural or decorative features of good quality and are in good structural and decorative order. They also have group value in nearly all cases. Examples are Nos. 6 and 8 Aldridge Road Villas, a pair of semi-detached "villa" houses typical of this street, with hipped roof-forms (similar to those in Newton Road and Westbourne Park Road), and Nos. 21 to 35 Leamington Road Villas, which have unusual decorative stucco features.

B. Buildings which made a contribution to the character and appearance of the area, but are not of significant architectural quality, or were originally of good quality but have been devalued by unsympathetic alterations or by severe neglect of fabric. An example is 37 to 40 Leamington Road Villas.

C. The remaining sites have been redeveloped in the post war period with undistinguished plain buildings which make no contribution to the character of the area, and in one case, the Metro club, on the corner of Tavistock Street and St Luke's Road, have had a detrimental effect on the street scene.

4.11 149 buildings in this area, including the station and its associated structures fall within the following categories:

73 (49%) are in category A.

71 (48%) are in category B.

5 (3.0%) are in category C, but it must be noted that they are larger in scale than the individual terraced properties, and therefore have more impact than these figures suggest.

4.12 There are a large number of trees in the area, mostly in the private front and rear gardens. In the northern part there are six large mature Plane trees of high amenity value, not all protected by Tree Preservation Orders at this moment. The very large Plane tree in the garden of the Convent at the northern end of Aldridge Road Villas is of great townscape value and is not subject to the Tree Preservation Order. There are several other mature Planes in the rear gardens as well as an interesting variety of other mature specimens including Black Poplar, Ash, Sycamore, Tree of Heaven, Lime and Lombardy Poplars.

4.13 The arcadian quality of the streets is most notable in Aldridge Road Villas. The majority of trees here are limes forming a continuous canopy, especially on the eastern side; a similar group of limes exists at the north-eastern end of Leamington Road Villas. The trees in the area generally however have suffered from neglect. The extension of the Conservation Area would of course give a degree of protection to trees throughout the area. More selective protection could be obtained by the wider use of Tree Preservation Orders.

5. RESOURCE IMPLICATIONS

5.1 Experience of other Conservation extensions or designations suggests that the work involved in this Conservation Area designation will result in additional workload and a slight adjustment to the Departments priorities.

6. CONCLUSION

6.1 The survey of the quality of the buildings in the area reveals that approximately half the buildings are of notable architectural interest. The remaining properties whilst not having sufficient merit in themselves to justify designation, do play an important role in terms of scale and character to the setting of the better properties.

Local Government (Access to Information) Act 1985 Background Papers

Report to Town Planning (Applications) Sub-Committee 12 January 1989 re: St Andrews House, Tavistock Road, W11.

CITY OF WESTMINSTER

STATUS : GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 19 SEPTEMBER 1989

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT : RESULTS OF CONSULTATION ON PROPOSED
ALDRIDGE ROAD VILLAS/LEAMINGTON ROAD
VILLAS CONSERVATION AREA

WARD WESTBOURNE

BACKGROUND PAPERS : NIL

1. SUMMARY

1.1 Consultations on the proposed Aldridge Road Villas/Leamington Road Villas Conservation Area have now been completed following Committee approval on the 31 January 1989. This report presents the response from those persons who were consulted and seeks approval for the designation of Aldridge Road Villas/Leamington Road Villas as a Conservation Area.

2. RECOMMENDATIONS

2.1 That the area shown in figure 1 be designated as the Aldridge Road Villas/Leamington Road Villas Conservation Area, under the provisions of Section 277 of the Town and Country planning Act 1971.

2.2 That the Director of Planning and Transportation be authorised to publish a notice of the designation, with the effects of designation specified, in the London Gazette and at least one local newspaper circulating in the area; to give notice to the Secretary of State for the Environment, English Heritage and the adjoining Borough (Kensington and Chelsea) and to take such other steps as may be necessary to implement the designation.

3. BACKGROUND

3.1 The area shown in figure 1 includes a number of buildings of considerable architectural and townscape interest. It is considered that because of its cohesiveness it merits designation as a Conservation Area separate from the Westbourne Conservation Area.

4. RESULTS OF CONSULTATION

4.1 A schedule of those persons who were consulted is attached. Initially a letter was sent to each address on the schedule and a second letter was sent out in April 1989 in response to queries received. In the period up to 20 June 23 written replies were received, of which 16 were in favour of designation, 1 was opposed to designation, and 6 expressed no opinion directly related to its merits. The number of replies represents 11% of the persons who were consulted.

4.2 The observations and suggestions included the following points:

- i) Prohibit estate agents boards
- ii) Issue rules to refuse storage in front gardens
- iii) Restrict changes of use
- iv) Enforce retention of architectural features
- v) Enforce by-laws re use of balconies/front gardens for drying purposes
- vi) Control workmanship quality in redevelopments/conversions (3 replies)
- vii) Enforce controls over building works (skips etc)
- viii) Address problems of decayed/derelict buildings
- ix) Make grants for restoration available (3 replies)
- x) Tulip tree and gingko biloba suggested as street trees
- xi) Get buses out of Aldridge Road Villas (2 replies)
- xii) Exclude properties to north of Tavistock Road from C A
- xiii) Council properties to be repaired
- xiv) Refuse applications for large extensions
- xv) Encourage maintenance of trees (2 replies)
- xvi) Stop subdivision of houses into small flats

4.3 The Civic Trust have no comments on the proposals.

4.4 Housing workers at Westminster Association for Mental Health were all in favour.

4.5 Gould and Company (Chartered Surveyors), writing on behalf of the Community of St Andrew, owners of St Andrew's House, 2 Tavistock Road, objected to the proposal insofar as there appeared to be no logical reason to exclude St Andrew's House from previously-accepted criteria for redevelopment which had been applied to the area north of Tavistock Road (see para 4.2.xii above). In addition Gould and Company consider that the logical boundary of the conservation area should be Tavistock Road and that St Andrew's House, by virtue of its siting on the north side, does not therefore relate to the proposed Conservation Area.

5. COMMENTS ON THE OBSERVATIONS

5.1 As regards the area covered by the proposal the only significant comment was the objection by Gould and Company to the inclusion of St Andrew's House within the Conservation Area. In response to their argument it should be stated that St Andrew's House, the public house at 60 Great Western Road and Westbourne Park Station are all good Victorian buildings of conservation area standard, all contiguous to each other and to

Aldridge Road and Leamington Road Villas. St Andrew's House is particularly prominent in views from Aldridge Road Villas, and, taken in conjunction with the public house and the station which are themselves a prominent group in this part of Great Western Road, forms an important part of the historic character and importance of the area. No alterations are therefore recommended.

5.2 As to the other points raised, several are matters which are dealt with under standard procedures. They reflect a view that the Council should be seen to be taking enforcement action where appropriate. Some, referring to recent large extensions, poor workmanship, removal of architectural features etc., imply such alterations have already disfigured the area and it will soon be too late to save some of the character of the streets. The question of financial assistance was raised by three respondents. Conservation area status does of course bring with it potential availability of English Heritage grants for buildings and for environmental works and the possibility of setting up a Town Scheme for comprehensive improvements.

5.3 The request for out of service buses to stop using Aldridge Road Villas as a short cut to their garage was passed to London Buses Central West, whose manager has given instructions that the practice cease.

SCHEDULE OF CONSULTEES

The occupiers:

Aldridge Road Villas

1-53 (odd)
2-8 (even)
1-12 Aldridge Court
20-48(even)

Great Western Road

60 (The Metropolitan Public House)

Leamington Road Villas

1-49 (odd)
2-54 (even)

St Luke's Road

9-47 (odd)
1-10 St Luke's Court

Tavistock Road

1-9 (odd)
1-12 Leamington House
2 (St Andrew's House)

Westbourne Park Road 160-192 (even)

Public Bodies:

The Civic Trust
Historic Buildings & Monuments Commission
The Victorian Society
Bayswater Residents Association
British Rail Property Board
London Regional Transport
Royal Borough of Kensington & Chelsea
Westbourne Neighbourhood Association

Councillors:

Councillor Mr Vincent Alien Councillor Mr Andrew Dismore Councillor Ms J B Provost

AUDIT ADOPTION REPORT

Item No.

Decision-maker	Date	Title of Report
CABINET MEMBER FOR CUSTOMER SERVICES		Aldridge Road and Leamington Road Villas Conservation Area – Adoption of Conservation Area Audit as Supplementary Planning Guidance.
CLASSIFICATION FOR GENERAL RELEASE		Report of
		Director Planning and City Development
Wards Involved	Westbourne	
Policy Context	The Civic Renewal Initiative has a target to adopt 8 Conservation Area Audits as supplementary planning guidance by 2003/04 in order to implement the programme to prepare audits for the City's 53 conservation areas. The review of conservation area boundaries forms part of this process	
Financial Summary	<i>There are no financial implications arising from this report at this stage.</i>	

Summary

1.1 National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 53 conservation areas and to consider the designation of further ones. The Council wishes to adopt the Aldridge Road and Leamington Road Villas Conservation Area Audit following full consultation and a public meeting where boundary extensions were proposed. This report takes on board comments received in writing and at the public meeting following a comprehensive programme of consultation on the draft Audit. The Chairman of the Planning and Development Committee has been consulted on the report and concurs with the proposed recommendations.

RECOMMENDATIONS

2.1 That the Cabinet Member for Customer Services resolves to adopt the Aldridge Road and Leamington Road Villas Conservation Area Audit (attached in Appendix 4) as Supplementary Planning Guidance.

3 Background Information

3.1 On 22 October 1998, Sub-Committee agreed a priority list of conservation areas to be audited as part of the City Council's comprehensive review of its then 51 conservation areas (there are now 53). This review is a statutory duty and an updated timetable is being progressed.

3.2 Given the complexity and scale of the City's conservation areas this process has been broken into three stages involving the production of mini-guides (General Information Leaflets), directories and audits. The audits represent the third and final stage of the preparation of appraisals of all of the Borough's 53 conservation areas. Boundary reviews have been undertaken by consultants in conjunction with the preparation of Conservation Area Audits.

4 Detail

4.1 The Aldridge Road and Leamington Road Villas Conservation Area Audit was adopted for consultation on 7 August 2003. Extensive public consultation, including a public meeting, has resulted in general support for the Audit. English Heritage welcome the audit and hope it will be adopted as supplementary planning guidance. A summary of correspondence received and the Council's response can be found in Appendix 3. Comments made during the public meeting are summarised in the minutes of the meeting. These are also covered in Appendix 3.

Original written consultation

4.3 16 letters of consultation were issued on 3 September 2003 to local amenity groups, national bodies, ward Councillors and local organisations and businesses. See list in Appendix 1.

4.4 No written responses were received commenting on the content of the audit. The points that were raised are summarised in Appendix 3 and the main issues are discussed in this section. The amended Audit, new text shown in bold, is included in Appendix 4.

Public meeting

4.5 The letter of 3 September 2003 also invited local groups, national bodies, ward Councillors and local organisations or businesses to attend a public meeting on 3rd June 2003 to discuss the Aldridge Road and Leamington Road Villas Conservation Area Audit.

- This was also advertised 2 weeks in advance in the local paper; and

- 10 site notices were put up in the conservation area with details of the meeting.

4.6 The meeting was chaired by Councillor Duncan Sandys, and attended by 4 people (See Appendix 2). The audit was presented to the meeting.

5 Proposed Extensions to the Conservation Area

5.1 No extensions to the conservation area were proposed at the public meeting. Aldridge Road and Leamington Road Villas Conservation Area is surrounded on three sides by post war development which is not considered suitable for designation as conservation area at this time, and on the fourth side by the Royal Borough of Kensington and Chelsea.

6 Financial Implications

6.1 There are no financial implications arising from this report at this stage. Expenditure costs will be met from existing revenue budgets.

7 Legal Implications

7.1 Under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 every local authority “shall from time to time determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. Planning Policy Guidance Note 15 ‘Planning and the Historic Environment’ interprets this responsibility by advising local authorities to periodically review existing conservation areas and their boundaries.

8 Consultation

8.1 A comprehensive programme of consultation was undertaken, see section 4, involving English Heritage, national amenity societies, local resident groups and ward Councillors.

9 Human Rights Act 1998

9.1 The Human Rights Act came into force in England on 2 October 2000. It gives teeth to the European Convention on Human Rights (ECHR), which was ratified by the UK in 1951 and has been in force since 1953. The Act confers the direct protection of English law in relation to Convention rights. For the purposes of the role of a local planning authority the relevant provisions are: Article 2 - right to life, Article 6 – right to a fair hearing, Article 8 - right to respect for private and family life, Article 14 – prohibition of discrimination and Article 1 of the First Protocol - protection of property.

10 Conclusion

10.1 The Aldridge Road and Leamington Road Villas Conservation Area Audit has been through a comprehensive programme of public consultation. The adoption of such documents as Supplementary Guidance is a statutory duty and the Aldridge Road and Leamington Road Villas Conservation Area Audit will help guide development sympathetically in the future. This document has gained considerable public support. This document specifically relates Council UDP policies to the local area as encouraged by best practice. Failure to do so would weaken the Councils' position in implementing its Borough wide policies when determining applications.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT TOBY CUTHBERTSON ON 020 7641 8705; EMAIL ADDRESS tcuthberston@westminster.gov.uk ; FAX NUMBER 020 7641 2338

BACKGROUND PAPERS

1. Report to Planning and Development Committee, 13 July 2000.
2. Aldridge Road and Leamington Road Villas Conservation Area mini-guide
3. Minutes of public meeting
4. Letters from:
English Heritage
Crispin Twedell

**APPENDIX 1
LIST OF CONSULTEES**

English Heritage
Victorian Society
SPAB
Westminster Property Owners Association
Councillor Boothroyd
Councillor D'Cruz
Councillor Stockill
Head of Parks and Leisure
Senior Arboricultural Officer
Policy Manager WCC
South East Bayswater Association
Bayswater Residents Association
Westbourne Neighbourhood Association
North Paddington Society
Royal Borough of Kensington and Chelsea

**APPENDIX 2
ATTENDEES OF PUBLIC MEETING**

Nick Pring – Metropolitan Public House
Hugh Godsal
Sue Twedell
John Zamit – South East Bayswater Residents Association

Council:

Councillor Sandys (Chair)
Rosemarie MacQueen
Rachel Haworth
Toby Cuthbertson

APPENDIX 3

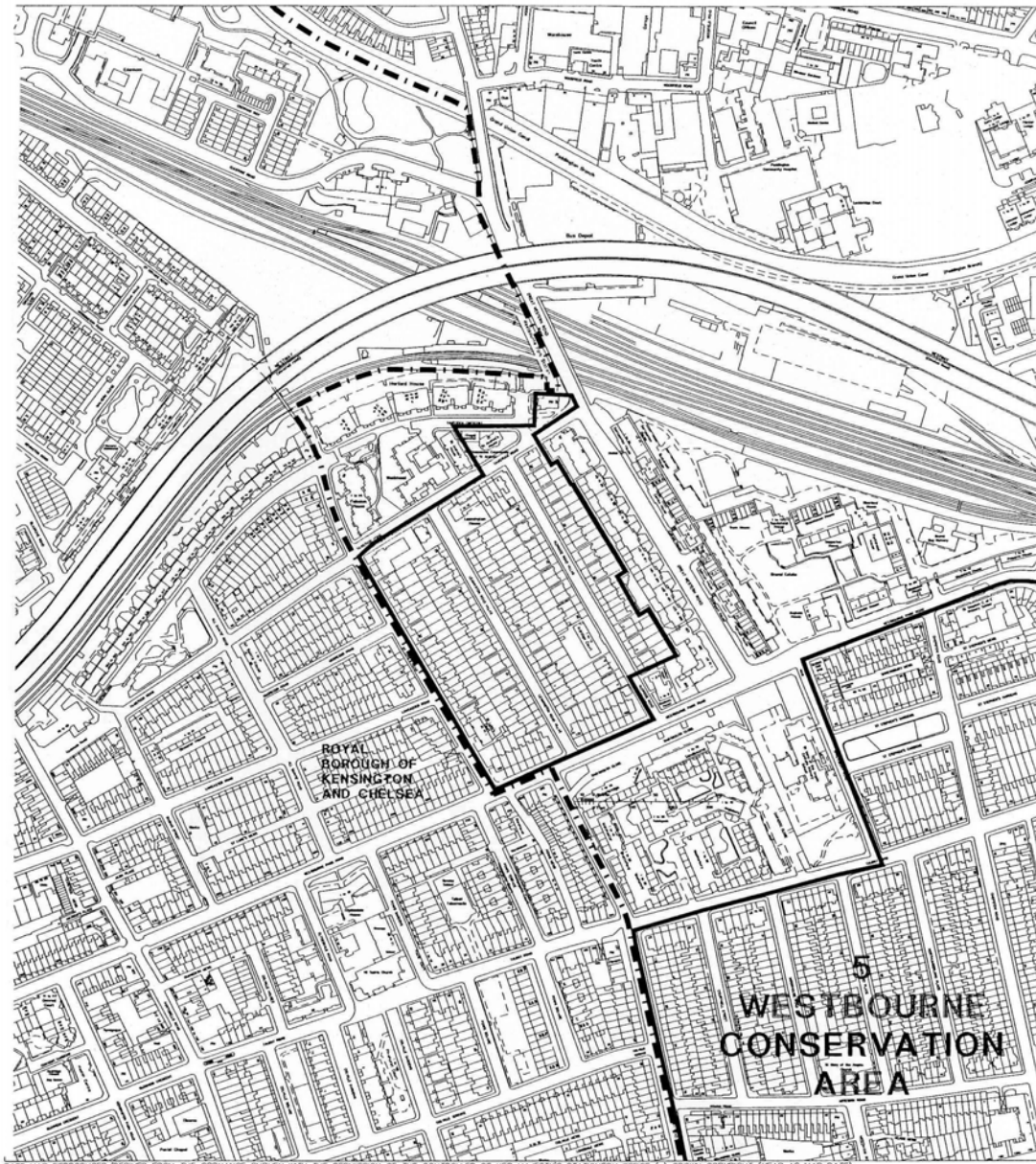
Consultation responses		Council response	
Consultee	Comment	Agree/d o not agree	Justification
English Heritage	Strongly urge the council to renew the Regulation 7 direction, as the clutter resulting from the uncontrolled display of estate agents boards has a most adverse impact on the CA	Agree	Welcome support for renewal of Regulation 7
	Consider the audit an invaluable aid in assessing development proposals. Hope that it will be adopted as SPG.	Agree	Welcome support
	Particularly important to stress the architectural cohesion of these blocks, an island of Mid-Victorian architecture in a sea of post war development.	Agree	Noted at section 3.2.
	The gaps between terraces and villas are of great importance in emphasising the leafy suburban character of the area. This situation needs to be protected	Agree	Amended (3.44).
	Section 3.32 considers the form that new development might take. The presumption should be that any works respect fully their context. Scholarly replicas will continue the cohesive nature of the townscape.		The Council's UDP and 'Development and Demolition in Conservation Areas' SPG support the expectation that scholarly replicas be used where appropriate.
	Share the Council's assessment of unlisted buildings of merit	Agree	Welcome support
	Clear guidelines need to be drawn up showing where roof extensions are acceptable and unacceptable.	Agree	The map at figure 4 shows properties where roof extensions would be unacceptable based upon the policies contained in the UDP and Roof Extensions SPG. The map will be amended to make it easier to read.
	Characteristic Local Townscape Details; the architecture of the CA is complemented by hard and soft landscaping and Street Furniture. Good surviving examples need to be respected and opportunities to reinstate should be taken wherever possible.	Noted	There is no surviving historic street furniture in the conservation area. Soft landscaping has been described at sections 3.54-3.57. The replacement of street furniture in the future will be guided by the forthcoming 'Westminster Way'
Crispin Twedell	A good tree plan explaining policy/design plan for the area would remove the necessity of considering each application	Noted	The Council's policy in regard to street trees in the conservation area is set out by the revisions provided by the Arboricultural Department (see below)

Consultation responses		Council response	
Consultee	Comment	Agree/d o not agree	Justification
	on an ad hoc basis. Many trees are self seeded and in inappropriate places.		
Barbara Milne, CoW Arboricultural Officer	<p>The following insertions are suggested:</p> <p>3.57 The visual impact of this planting is fundamental in defining the character and appearance of the area. The mature trees which line the streets are a distinctive and attractive feature of the conservation area. They help soften the appearance of the properties, and serve to emphasise the regularity of the built form providing a unifying quality to the townscape</p> <p>3.58 The City Council recognises that the large number of lime trees in front gardens in the conservation area can cause inconvenience for residents, in particular because the trees support populations of aphids which, in summer months, secrete sticky honeydew onto surfaces below the trees. Whilst applications to remove lime trees are likely to be resisted in line with UDP policies, proposals for maintenance by crown reduction of the trees will be treated sympathetically. However, the City Council will continue to review this approach in line with public representations and any decisions by central Government on appeals against the Council's refusal of consent to remove trees.</p>	Agree	These paragraphs have been amended.
John Zamit - SEBRA	Supports renewal of Regulation 7 directive	Agree	Welcome Support
	Feels that it is a shame that utilitarian 8m lampstandards have been introduced in the area, along with very plain paving.	Noted	The issue of street furniture in Westminster will be addressed by the new SPG 'Westminster Way', which will set out policy for the replacement of street furniture throughout the borough.
	Has strong concerns about the increase in front garden	Agree	The spread of front garden parking has been identified as a negative feature

Consultation responses		Council response	
Consultee	Comment	Agree/d o not agree	Justification
	parking in the area.		within the conservation area at section 3.61.
	Feels that a case by case approach is the best way of dealing with roof extension applications.	Noted	The map at figure 4 shows properties where roof extensions are likely to be unacceptable, by the application of the UDP policies. Each application will continue to be dealt with individually.
Sue Twedell	Has noticed a considerable difference between the quality of street furniture in Kensington and Chelsea and that of Westminster, particularly in the case of litter bins	Noted	The issue of street furniture in Westminster will be addressed by the new SPG 'Westminster Way', which will set out policy for the replacement of street furniture throughout the borough.

ADJACENT CONSERVATION AREAS

The Westbourne Conservation Area is nearby to the south-east.



OTHER DESIGNATIONS

Regulation 7 Directions: The whole area is affected by the requirement that any advertisement for the sale and letting of land (including estate agents boards advertising shops, houses, flats or offices) must be given consent by the city council. Displaying an advertisement without having first obtained consent is a criminal offence.

Strategic Views: Not affected

Areas of Archaeological Priority: Not affected

Tree Preservation Orders: These are shown on the map, below. This is subject to change and the map should not be treated as definitive. All trees within conservation areas are protected and the council must be given six weeks notice of any proposed works.



Westminster Publications and Design Guides

Unitary Development Plan

Westminster's Planning Policies are set out in the adopted City of Westminster Unitary Development Plan 1997 and the Replacement Unitary Development Plan (2nd deposit version, pre-inquiry version and modifications agreed May, September and December 2004). This can also be viewed on the Internet at:

<http://www.westminster.gov.uk/environment/planning/unitarydevelopmentplan/>

Design Guides and Publications

Other Westminster City Council publications, produced by the Department of Planning and City Development are listed below. These are available from One Stop Services (see addresses under 'contact details') or can be viewed on the Westminster City Council website.

<http://www3.westminster.gov.uk/planningpublications/>

1. Conservation Areas: A Guide to Property Owners
2. Development and Demolition in Conservation Areas
3. Design Matters in Westminster – Supplementary Planning Guidance on Creating Good City Architecture
4. A Guide to Providing Access for All
5. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
6. A Guide to the Siting of Security Cameras and Other Security Equipment
7. Designing Out Crime in Westminster
8. Façade Cleaning - The removal of soiling and paint from brick and stone facades
9. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
10. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
11. Public Art in Westminster
12. Public CCTV Systems – Guidance for Design and Privacy
13. Railings on Domestic Buildings in Westminster
14. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
15. Trees and other Planting on Development Sites
16. A Brief Guide to Planning Enforcement

Citywest Homes also produce a Lessees Handbook and a Tenants Handbook with information about how Westminster City Council and Citywest Homes, as the Council's Agent, manage its properties. These can be obtained from One Stop Services, your local estate office or can be downloaded from the Citywest Homes website at: <http://www.cwh.org.uk>.

Further Reading

1. Bridget Cherry and Nikolaus Pevsner (1991) *The Buildings of England London 3: Northwest* (Penguin Books Ltd)
2. Hibbert and Weinreb (1983) *The London Encyclopedia*, Papermac
3. Jack Whitehead (1989) *The Growth of St Marylebone and Paddington: from Hyde Park to Queens Park*, (Jack Whitehead, London)

Local History

For information on all aspects of local history contact:

City of Westminster Archive Centre
10 St. Ann's Street
London SW1P 2XR
General Enquiries: Tel: **(020) 7641 5180**

Westminster City Council Contacts

Planning Information

For general information, to obtain planning application forms and copies of publications, to find out if a property is listed or in a conservation area or to make an enforcement complaint, contact:

Planning Records (Customer Service Centre)

Tel: **(020) 7641 2513** or Fax: **(020) 7641 2515**

Email: PlanningInformation@westminster.gov.uk

Planning Advice

For advice about planning permission, conservation area, listed building or advertisement consent, design and restoration advice, restrictions in Article 4 Direction Areas, lawful development certificates and details of design guide publications contact the **North Area Planning Team**:

Tel: **(020) 7641 2924** or Fax: **(020) 7641 2338**

Email: NorthPlanningTeam@westminster.gov.uk

Or write to:

Development Planning Services

Department of Planning and City Development

Westminster City Council

City Hall, 64 Victoria Street,

London SW1E 6QP

One Stop Services

Where you can view or purchase the Council's Unitary Development Plan and other documents giving advice on access and design matters. The addresses are:

62 Victoria Street, SW1

(Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

317 Harrow Road, W9

(Open 8am - 5pm Monday, Wednesday & Friday; 8am - 7pm Tuesday & Thursday)

91-93 Church Street, NW8

(Open 8am - 5pm Monday, Tuesday, Wednesday & Friday; 8am - 7pm Thursday; 9am - 3pm

Saturday)

Translation Service

If English is not your first language and you do not have a relative or friend who can translate this document for you, we can arrange to send you a translation. Please write to the address below, giving your name, address and first language.

Spanish

Puede que el inglés no sea su lengua materna y si no tiene un amigo o familiar que pueda traducirselo, nosotros podemos enviarle una traducción. Por favor escriba a la dirección que a continuación figura indicando su nombre, dirección y su lengua materna.

French

Si l'anglais n'est pas votre langue principale et si vous n'avez pas un ami ou un membre de votre famille qui puisse le traduire pour vous, nous pourrions vous en faire parvenir une traduction. Ecrivez à l'adresse ci-dessous en donnant votre nom, adresse, et première langue.

Portuguese

Talvez Inglês não seja a sua primeira língua, e caso você não tenha um amigo ou parente que possa traduzi-lo para você, nos podemos tomar providências para que uma tradução lhe seja enviada. Favor escrever para o endereço abaixo, dando o seu nome, endereço e a sua primeira língua.

Chinese

如果英語不是你的母語，而且你沒有親戚或朋友能為你翻譯這份文件，我們可以安排寄給你一份翻譯。請寫信到以下的地址，告訴我們你的姓名，地址和母語。

Bengali

যদি ইংরেজী আপনার প্রথম ভাষা না হয় এবং আপনার কোনো আত্মীয় বা বন্ধু না থাকে, যিনি আপনার জন্য এই ডকুমেন্ট অনুবাদ করতে পারেন, তাহলে আপনাকে আমরা একটি অনুবাদ পাঠাতে পারি। অনুগ্রহ করে নিচের ঠিকানায় লিখুন, আপনার নাম, ঠিকানা ও প্রথম ভাষা উল্লেখ করুন।

Arabic

إذا لم تكن الانكليزية هي لغتك الأصلية، ولا يوجد لديك من أقارب أو أصدقاء ممن يستطيع مساعدتك في ترجمة هذه الوثيقة، فمن الممكن أن نرتب لك مترجماً. يرجى الكتابة إلى العنوان أدناه مع ذكر اسمك وعنوانك ولغتك الأصلية.

Urdu

اگر انگریزی آپ کی پہلی زبان نہیں ہے، اور آپ کا کوئی ایسا رشتہ دار یا دوست نہیں ہے کہ جو اس دستاویز کا ترجمہ آپ کے لئے کر سکے، تو ہم آپ کے لئے ترجمہ سمجھوانے کا انتظام کر سکتے ہیں، برائے مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، نیچے دیئے گئے پتہ پر لکھیں۔

Farsi

چنانچه انگلیسی زبان اصلی شما نیست و فامیل و دوستی نیز ندارید تا این سند را برایتان ترجمه کند، میتوان ترجمه آن را برایتان ارسال کنیم. برای این کار لطفاً با ذکر نام، آدرس و زبان مادری یا آدرس زیر مکاتبه کنید.

Serbo Croat

Ako engleski nije vaš maternji jezik i nemate rodaka ili prijatelja koji bi mogli da vam prevedu ovaj tekst, mi vam možemo poslati prevod. Molimo vas da napišete pismo na dole pomenutu adresu i da u njemu navedete vaše ime, adresu i maternji jezik.

Conservation Area Audit
Department of Planning and City Development
Westminster City Council
64 Victoria Street
London SW1E 6QP

The City Council also makes available many documents in Braille, on tape and in large print. If you require any of the information contained in these documents in one of these alternative formats please contact:
(020) 7641 8088.