

Lillington and Longmoore Gardens Conservation Area Audit

Statutory Documents to Accompany SPD

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January 2012



City of Westminster

**Town and Country Planning (Local Development) England Regulations
2004, as amended 2008 and 2009. Regulations 16 and 17.**

**Lillington Gardens Conservation Area Audit SPD: Notice of
Supplementary Planning Document Matters**

Title Lillington Gardens Conservation Area Audit Supplementary Planning Document
Purpose To guide the protection, enhancement and management of the Lillington Gardens Conservation Area, by identifying those features of special architectural or historic interest which contribute to the local townscape and which the council will seek to protect. It will also identify negative features, opportunities for enhancement and management proposals to guide future change and development within the area.
Content This will include [a] Historical Development [b] Appraisal of character [c] Identification of Unlisted Buildings of Merit [d] Identification of townscape detail and landscape features which contribute to the character of the area [e] Identification of features which detract from the character of the conservation area [f] Management and enhancement proposals
Geographical coverage Will apply to the Lillington Gardens Conservation Area.
Consultation Period The full public consultation on the draft audit will be held in July 2011. During this time, the draft audit can be downloaded from the internet or inspected at One Stop Services, 62 Victoria Street, SW1 (Open 8.30am-7pm, Monday-Friday; 9am-1pm Saturday.)
Representations You can submit comments and suggestions at any stage of the process. Representations on the draft SPD can be submitted in writing during the six week consultation period. Written representations should be made by post to the following address: Conservation Area Audits Team Built Environment, 11th Floor Westminster City Council City Hall 64 Victoria Street SW1E 6QP Or by e-mail to: conservationareaaudits@westminster.gov.uk Any representations may be accompanied by a request to be notified in future, at a specified address, of the adoption of the SPD.

Lillington Gardens Conservation Area Audit SPD

2 Statement of Consultation (Section 17 (B))

Under Section 17(b) of the Town & Country Planning (Local Development) (England) Regulations 2004, as amended in 2008 and 2009, Westminster City Council has a duty to prepare a consultation statement to accompany the draft Lillington Gardens Conservation Area Audit Supplementary Planning Document (SPD), setting out the details of any consultation that has taken place in connection with the preparation of a draft SPD. Consultation on all SPDs follow procedures set out in Westminster's adopted 'Statement of Community Involvement' (January 2007). This document outlines steps undertaken as part of initial consultation and details the formal consultation process .

Purpose Conservation Area Audit SPD

The City Council's is undertaking an ongoing and comprehensive review of its 56 conservation areas. This review is a statutory duty and involves consideration of conservation area boundaries and preparation of detailed conservation area appraisals for each area.

Given the complexity and scale of the City's conservation areas, this appraisal process has been broken into three stages involving the production of mini-guides (General Information Leaflets), directories of factual information and more comprehensive audits. The audits represent the third and final stage of appraisal of the City's 56 conservation areas. A programme was first agreed by Sub-Committee and the timetable is updated yearly.

Pre-drafting consultation

In advance of formal consultation, a phase of pre-drafting consultation was undertaken. The conservation area audit programme was made available on council's website (www.westminster.gov.uk). In addition, the Council sent letters advertising the Audit programme to local and national amenity societies and inviting comments prior to drafting and a programme of audits was publicised in a newspaper notice. The draft audit has also been circulated to CityWest Homes, English Heritage and the Development Planning Delivery Unit for comments. The document was also circulated to ward councillors.

Following feedback on the initial information provided, the document was drafted and presented to the Cabinet Member for Built Environment, along with details of the pre-consultation process and how this has informed the drafting of the document. The Cabinet Member agreed that the document should be published for formal public consultation on 05.07.2011.

Formal Consultation on Draft Conservation Area Audit

The draft Audit documents along with their accompanying SPD Documents have been available on the council website since July 2011. Following

adoption of the draft, the main public consultation on both the audit and boundary review took place from July- September 2011. A press notice dated 5 August 2011 was published describing the SPD matters and 10 site notices were placed around the conservation area. A letter dated 28 July 2011 also invited all interested parties to comment on the audit. The consultation letters were sent out to the following consultees:

- 1 Edmund Bird, Heritage Advisor, **Transport For London**
- 2 John Griffith, Team Leader (South), Better Homes, **CityWest Homes**
- 3 Mirella Brummer, Principal Surveyor, **Citywest Homes**
- 4 Janet Newbon, Village Manager, Lillington Gardens, **CityWest Homes**
- 5 Chair, **Lillington and Longmoore Gardens Residents Association**
- 6 Moy Scott, Chairman, **Pimlico FREDA**
- 7 **Greater London Authority**
- 8 Tim Jones, Central & West London Team, **English Heritage**
- 9 Jason Alexandre, Administrator, **Church of St James the Less**
- 10 Westminster Property Association
- 11 Catherine Croft, Director, **20th Century Society**
- 12 Peter Handley, **The Westminster Society**
- 13 Olwen Rowlands, Chairman, **The Westminster Society**
- 14 Stephen McLelland, The Chairman, **Vincent Square Residents Association**
- 15 June Stubbs, Chairman, **The Thorney Island Society**
- 16 Chris Sumner, Chairman, **London Historic Parks & Gardens Trust**
- 17 Neil Taylor, Arboricultural Officer, **Trees and Landscape**
- 18 Paul Akers, Arboricultural Manager, **Trees and Landscape**
- 19 Cllr Alan Bradley, Ward Member, **Tachbrook Ward**
- 20 Cllr Nicholas Evans, Ward Member, **Tachbrook Ward**
- 21 Cllr Angela Harvey, Ward Member, **Tachbrook Ward**
- 22 Ruth Buston, **Victoria BID**
- 23 Toby Profit, Resident, **Joseph Conrad House**
- 24 Glyn Davies, Resident, Aubrey Beardsley House
- 25 Simon Bream, Resident
- 26 Julie Bundy, Westminster Artisans
- 27 Godfrey Woods, South Area Planning Team
- 28 Mike Gray, South area planning team

3 Statement of Representations Received (Regulation 18(4)(b))

Regulation 18 (4) (b) of the Town & Country Planning (Local Development) (England) Regulations 2004, as amended, requires local authorities to set out how they have addressed representations received as part of the consultation process.

Nine responses were received in response to the formal consultation. These generally supported production of the document and extension of the conservation area. Issues raised were considered and amendments were made to the draft SPD. A summary of the main issues raised and how these have been addressed in the SPD is set out in the table below. These were considered by the Cabinet Member for the Built Environment and are also detailed in the Cabinet Member report published in the Directory appended to the Conservation Area Audit.

Respondent	Comment	Response
English Heritage	The document was very well written and addressed all of the relevant issues. I will certainly use the document to guide my decisions when considering future proposals for works on the estate.	Support welcomed.
Transport for London/ GLA	The audit is of the usual high standard of Westminster's appraisals and covers all the salient issues of this single architectural genre conservation area. The extension to include the slightly later adjacent Longmoore Estate, completed in 1980 only 8 years after Darbourne & Darke's Lillington Gardens was finished, is eminently sensible as the relationship between the two estates in terms of their architectural and spatial planning approach, the landscaping strategy and the palette of materials, is very close indeed. I am also pleased that the charming George V style Barclays Bank and Vauxhall Bridge Road Post Office (c1930 designed by the Office of Works) have been included and concur with your assessment of their contribution to good quality townscape of this distinctive neighbourhood.	Support welcomed.
Resident	<p>I was forwarded this email to talk about the proposed extension of the conservation area.</p> <p>I think this is a great idea but i am concerned that people aren't adhering to any of the guidance re wiring and the instillation of satellite dishes.</p> <p>We have them all over the place in Lillington gardens - and there is no policy to just have one satellite dish for everyone (which would no doubt be easier).</p> <p>Cabling has recently been brought in, but so far nothing has been done to make sure it adheres to design guidance for installing it and we have currently had cabling dangling from Morgan House for almost a year.</p>	<p>Agreed.</p> <p>This message will be forwarded on to CityWest Homes to ensure this is picked up in their management plan.</p>

	<p>It seems a shame that all this effort to keep an area looking a certain way is being undone. The barbican does not suffer from a similar fate and if we don't create a policy on satellite dishes with the digital switch over we are in danger of having hundreds of them. We will also be left with the eye sore of the left over TV aerials.</p>	
Local Resident	<p>My major concern about the conservation area is that it will be used a vehicle to infill the green areas on Lillington and Longmore.</p> <p>I would like it to be clearly stated in the document that there is no intention to infill with additional buildings on areas that are currently green.</p>	<p>Agree this is an important issue. The purpose of the conservation area is to protect and enhance what makes the area special, including the green open spaces at the heart of the area. The green open spaces at the heart of the area are very much part of the original concept for the estate and complement the original architecture, as well as providing valuable open space for residents and contributing to biodiversity. The study makes reference to their importance. However, to strengthen this a reference has been added to the section on open spaces to the Council's development plan (UDP) policy on open spaces to tie the significance of the spaces to the policy to protect them. This policy states that permission will not be given for development on parks, landscaped spaces and public or private gardens where these are characteristic features of conservation areas. Have also added a reference in the management proposals section of the document to resisting development on the open spaces.</p>
Resident, Aubrey Beardsley house	<p>I have read the material, and I am in favour of extending the Conservation Area to the Longmoore side of the Estate.</p>	<p>Support welcomed.</p>
CityWest Homes	<p>The technical services and better homes teams have reviewed the proposal and particularly the proposal to extend the boundary of the Lillington Gardens conservation area and have no comments to make.</p> <p>Our Better Homes team advise that they have proposals for major works next year, however the specification for these is consistent with previous proposals for Lillington which in turn account for the conservation area requirements</p>	<p>Noted. A final version of the audit will be forwarded to CityWest homes to ensure this can be reflected in future programmes of works.</p>
Cllr Nicolas Evans	<p>I support this strongly but have some points; my concerns initially are the designation of the bank and PO at the NE corner of Longmoore as being of merit P 43. They clash with the rest of Longmoor and might well be redeveloped to provide a more sympathetic blend with the rest of the area which also makes better</p>	<p>We fully agree that these two buildings have a very different character to the conservation area overall, which was designated to protect the original housing estates from the 1970s. However,</p>

	<p>use of space. I strongly support the comment on improving the Churton St walkway. This needs to be tied in with redevelopment of the market in Tachbrook St. I note the points on signage but Lillington Gardens in notoriously difficult to navigate and though signs must be sympathetic they must be clear particularly to the emergency services. I feel that street furniture needs to be sympathetically chosen but would feel that omitting the possibility of heritage style is wrong a priori.</p>	<p>in the same way that the original conservation area includes a number of buildings which are of a different era and style to those of the Lillington Gardens Estate (such as the church and adjoining school), we felt it better to include the whole site area rather than excluding a small number of individual buildings. This demonstrates the evolution of the area and will help ensure that any future redevelopment of the buildings is in keeping with the character of the adjoining buildings.</p> <p>With regards to the two buildings, officers' view was that these are not without merit in themselves and we did also receive some support through the public consultation for their inclusion in the area. However, their inclusion within the conservation area would not preclude their redevelopment but would ensure that, if in future they are not felt to be worthy of retention, proposals for redevelopment would be carefully assessed having regard to the impact on the character and appearance of the conservation area, which should help to raise the quality of any future development on this site. Following this officer response Cllr Evans indicated that he is happy for the buildings to be included as long as this doesn't mean their preservation in aspic.</p>
Cllr Alan Bradley	Supports the views of Councillor Evans relating to the bank and the post office.	
Cllr Angela Bradley	Supports the inclusion of Longmoore Gardens in the conservation area.	

4 Statement of Adoption

Westminster City Council
Lillington and Longmoore Gardens Conservation Area Audit
Supplementary Planning Document: Statement of Adoption

Westminster City Council adopted the Lillington and Longmoore Gardens Conservation Area Audit Supplementary Planning Document (SPD) on **X.XX.2012**. This adoption statement is required by regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

Any person with sufficient interest in the adoption of the Lillington and Longmoore Gardens Conservation Area Audit SPD may make an application to the High Court for permission to apply for judicial review of the decision to adopt the Supplementary Planning Document. Any such application must be made promptly and in any event not later than 3 months after the date on which the Supplementary Planning Document was adopted.

- Title:** Lillington and Longmoore Gardens Conservation Area Audit Supplementary Planning Document
- Geographical coverage:** Will apply to the Lillington and Longmoore Gardens Conservation Area (as extended to include Longmoore Gardens).
- Availability:** You can inspect the SPD:
1. At Westminster City Hall between 9am and 5pm (please contact number below to arrange).
 2. On the city council's website at:
www.westminster.gov.uk/environment/planning/conservationlistedbuildings/areaprofiles/lillingtongardens
 3. Copies are also available by contacting:
Conservation Area Audits Team
City Planning
Westminster City Council
11th Floor, City Hall
64 Victoria Street
London SW1E 6QP
- Tel:** 020 7641 8705/8019
E-mail: conservationareaaudits@westminster.gov.uk
- Documents:** Alongside the adopted SPD and this statement of adoption, the Statement of Consultation, and Statement of Representations are also available for inspection.
- Decision dated:** **07 February 2012**