

Peabody Estates: South Westminster and Peabody Avenue Conservation Area Audit

Statutory Documents to Accompany SPD

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July 2009



City of Westminster

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

**Peabody Estates: South Westminster and Peabody Avenue Conservation Area
Audit SPD: Notice of Supplementary Planning Document Matters**

Title Peabody Estates: South Westminster and Peabody Avenue Conservation Area Audit Supplementary Planning Document
Purpose To guide the protection, enhancement and management of the Peabody Estates: South Westminster and Peabody Avenue Conservation Area, by identifying those features of special historic and architectural 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] Appraisal of roofscape [e] Identification of townscape detail and landscape features which contribute to the character of the area [f] Identification of features which detract from the character of the conservation Area [g] Management and enhancement proposals
Geographical coverage Will apply to the Peabody Estates: South Westminster and Peabody Avenue Conservation Areas.
Consultation Period The full public consultation on the draft audit and sustainability appraisal will be held in April-May 2009. 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 Department of Planning and City Development 12th Floor (South) 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.

2 Statement of Consultation (Section 17 (B))

Under Section 17(b) of the Town & Country Planning (Local Development) (England) Regulations 2004, Westminster City Council has a duty to prepare a consultation statement to accompany the draft Peabody Estates 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). Main steps undertaken are set out below.

Pre-drafting consultation

A phase of pre-drafting consultation was undertaken prior to the initial drafting of the Conservation Area Audit. The Conservation Area Audit programme for 2008/9 was made available on council's website (www.westminster.gov.uk); officers also attended the Area Forums with details of the forthcoming programme and held a workshop at South Area forum on 11 February 2009 to explain more about the council's conservation areas. In addition, a meeting was held to discuss the designation of the Peabody Estates: South Westminster Conservation Area. 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. Specific consultation letters on this area were sent to the following:

- Westminster Society
- The Peabody Trust
- Westminster Property Association
- CityWest Homes
- Twentieth Century Society
- English Heritage
- Greater London Authority
- Transport for London

Following feedback on the initial information provided, the document was drafted and presented to the Cabinet Member for Built Environment in March 2009, along with details of the pre-consultation process and how this has informed the drafting of the document. Taking comments received into consideration, the Cabinet Member agreed that the document should be published for formal public consultation on 27.04.2009.

Formal Consultation on Draft Conservation Area Audit

Following adoption of the draft document, the main public consultation on the audit took place between May and June 2009. The draft Audit and Boundary Review documents along with their accompanying SPD Documents have been made available on the council website, with full details of the public consultation process and links to the feedback form since April 2009. The

formal consultation period was from May to June 2009. A letter invited all interested parties to comment on the audit and letters were sent to all properties within proposed extensions. During this period, site notices were also put up throughout the conservation area advertising that the documents has been drafted and were available to view and comment upon. A press notice dated 27.04.2009 has also been issued describing the SPD matters and all information made available at Onestop Services, Westminster City Hall. The consultation letters were sent out on 05.05.2009 to the following consultees:

Title	First Name	Last Name	Job Title	Organisation
Mr	Edmund	Bird	Heritage Advisor	Design for London
Mr	Tim	Jones	Central & West London Team Head of Land Use Planning, Borough Partnerships	English Heritage Transport for London
Mr	Paul	Houston	Westminster Property Owners Association	7th Floor
Ms	Kathryn	Ferry		The Victorian Society
Ms	Patricia	Bras		The Westminster Society
Miss	Olwen	Rowlands	Chairman	The Westminster Society
Ms	Liz	Frimston	Chairman	CARG
Miss	June	Stubbs		The Thorney Island Society
Cllr	Alexander	Nicoll Chalkley	Ward Councillor	
Cllr	Danny		Ward Councillor	
Cllr	Duncan	Sandys	Ward Councillor	
Cllr	Steve	Summers	Ward Councillor	
Cllr	Louise	Hyams	Ward Councillor	
Cllr	Tim	Mitchell	Ward Councillor	
	Martin	Low	Director of Transportation	Highways
	Paul	Akers		Trees and Landscape
Ms	Alexandra	Jezpeh		Jones Lang Lasalle
Ms	Christine	Wagg	Legal Assitant	The Peabody Trust
Ms	Claire	Bennie	Deputy Head of Development	The Peabody Trust
Mr	Carl	Button		The Peabody Trust
Mr	John	McQuaid	Facilities Manager	The Peabody Trust

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 a result of public consultation.

As a result of the formal consultation process, two written responses to the draft Audit and Boundary Review were received, which were considered and amendments were made to the draft SPD. Detail of the main issues raised and how these have been addressed in the SPD is set out 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
Peabody Trust	We refer to your letter dated 7 May 2009 in connection with the proposed designation of our estates at Abbey Orchard Street, Old Pye Street, Horseferry Road and Peabody Avenue (Pimlico).	
	Horseferry Road Estate and Old Pye Estate We submitted our comments in January 2008 in respect of Horseferry Road Estate and Old Pye Estate where in future we would be undertaking works of space improvements, install controlled door entry in order to provide security to existing open entrances to the blocks and replace windows with double glazed timber winders. We attach the copy of our letter and comments dated 16 January 2008 for your easy reference (see below).	Comments received at the time of conservation area designation have been incorporated into this updated audit SPD> All comments have been noted and actioned where necessary.
	Horseferry Road Estate As we advised you earlier at Horseferry Road Estate we would not be able to install controlled door entry enclosures to existing open entrances to the blocks without demolishing the 'bath-house' block, we therefore hope that conservation area status would not hinder these works, which our residents and the Ward Members are supporting.	The bath-house on the Horseferry estate has been identified as an unlisted building of merit due to its historic interest a part of the original layout and role as a centrepiece in the courtyard. As such there is a presumption against its demolition and any proposal to demolish it will require conservation area consent. However, designation does not preclude sympathetic works to upgrade and change the estate All such applications will be

		considered on their individual merits.
	<p>Peabody Avenue (Pimlico) In April 2008 proposals to demolish blocks X and Z along with several other elements within the estate were granted planning permission. The scheme will provide a new residential block, a new community centre, City Guardian's office and a Residents Association office as well as extensive works to the public realm including a replacement ball court, play area and new community garden to the rear of Peabody Close.</p>	Added. The proposed scheme has been referred to within the audit on p.31 at paragraphs 4.49 and 4.50.
	In December 2008 planning permission and conservation area consent was received for the controlled door entry installations to the communal entrances to the flats.	Noted.
<p>The Westminster Society</p> <p>Olwen Rowlands, Chair</p>	<p>The Westminster Society supports the Westminster City Council Conservation Area Audits.</p> <p>We feel that it is important that the varied nature of the conservation areas be acknowledged and the extent of modern 20th century developments within them recognised as an important part of the urban mix.</p> <p>Within these areas there are sites that will come up for redevelopment and we hope that the audits will identify opportunities for improvement here on both the large and small scale.</p>	<p>Agreed. As part of the conservation area audit process we endeavour to acknowledge all buildings which contribute to the character, quality and historical development of the conservation area, including 20th century developments and have done so the audit therefore describes all buildings within the estates.</p> <p>Opportunities for improvement or redevelopment are identified in the negative features and management proposals sections. where buildings are seen to make no positive contribution to the character or quality of the conservation area and are thus identified in the audit as 'neutral' or 'negative' buildings.</p>
	We would like to encourage any large scale developments to be of the highest quality and representative of the best architectural, landscape and associated design disciplines. At all times it should be recognised that the contribution to the public realm made by a development is every bit as important as the development itself.	Agreed. The Council's conservation area audits consider the overall townscape (including soft and hard landscaping, street furniture and public art) all to be significant to the character of an area and these matters are referred to in townscape section, negative features and management proposals. The audit seeks to encourage improvements to public realm wherever appropriate.

	<p>At the small end of the scale we hope the audits will consider public realm improvements that could be made within the conservation areas. These might include blocking off streets to provide improved pedestrian environments but might also consist of no more than the reduction and improvement of street and highways signage.</p>	<p>Noted. As part of the audit process the quality of the environment, including street and highways signage is considered. In the Peabody audit the Management Proposals section at p56 includes a series of recommendations for improvements to the public realm.</p>
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Statement of Adoption

Westminster City Council
Peabody Estates: South Westminster and Peabody Avenue Conservation Area Audit SPD
Supplementary Planning Document: Statement of Adoption

Westminster City Council adopted the Peabody Estates: South Westminster and Peabody Avenue Conservation Area Audit Supplementary Planning Document (SPD) on **23 July 2009**. This adoption statement is required by regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Any person aggrieved by the Peabody Estates: South Westminster and Peabody Avenue 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: Peabody Estates: South Westminster and Peabody Avenue Conservation Area Audit Supplementary Planning Document

Geographical coverage: Will apply to the Peabody Estates: South Westminster and Peabody Avenue Conservation Areas.

Availability: You can inspect the SPD:

1. At Westminster City Council One Stop Services, 62 Victoria Street, SW1 (Open 8.30am-7pm, Monday-Friday; 9am-1pm Saturday).
2. On the city council's website at:
www.westminster.gov.uk/environment/planning/conservationlistedbuildings/areaprofiles
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 2850/8705/8019

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: **23 July 2009**

