

St John's Wood Conservation Area Audit

Statutory Documents to Accompany SPD

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April 2008



City of Westminster

St Johns Wood Conservation Area Audit SPD: Notice of Supplementary Planning Document Matters

Title St Johns Wood Conservation Area Audit Supplementary Planning Document
Purpose To guide the protection, enhancement and management of the St Johns Wood 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 and Identification of properties suitable for roof extension [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 St Johns Wood Conservation Area.
Consultation Period The full public consultation on the draft audit will be held in early 2007. Consultation on the sustainability appraisal and sustainability implications for the audit will take place in April 2008, prior to publication of the statement of adoption. During this time, the draft audit and sustainability appraisal 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.

St John's Wood Conservation Area Audit SPD Statement of Consultation and Statement of Representations Received

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 St John's Wood Conservation Area Audit Supplementary Planning Document (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-production consultation was undertaken prior to the initial drafting of the Conservation Area Audit. The Conservation Area Audit programme for 2006/7 was made available on council's website (www.westminster.gov.uk); officers also attended the Area Forums of May/June 2006 with details of the forthcoming programme. In addition, letters dated 27 July 2006 advertising the 2006/7 Audit programme and inviting comments prior to drafting were sent to local and national amenity societies, Westminster Property Owners' Association (WPOA), local housing associations, and English Heritage. The St John's Wood Society, and the Eyre Estate were also consulted at this stage.

Comments forms publicising the forthcoming Audit and inviting comments on the content were distributed at the St John's Wood Society Annual General Meeting held on 26 September 2006. An internal consultation with council officers was also undertaken in relation to Unlisted Building of Merit, Roof Profiles and other development issues.

Consultation on Draft Conservation Area Audit

Following initial drafting, a public meeting was held on the draft Audit & Boundary Review on 13 February 2007. This meeting was publicised on site notices throughout the conservation area, on the St John's Wood Society website, on the council website and in a press notice dated 26 January 2007. Copies of the drafts were given to attendees, a presentation and exhibition was held and there was a question and answer session, as well as comment forms.

Following feedback on the initial information provided, the draft Audit and Boundary Review documents was adopted for consultation on 27 March 2007, after which a formal period of public consultation was opened. The draft documents were made available on the council website, with full details of the public consultation process and links to a feedback and contacts form. Site notices were also put up throughout the conservation area from 09 - 23 March

2007, advising that the documents had been drafted and were available to view and comment upon. Officers from the planning department attended the St John's Wood Area Forum on 29 March 2007, where copies of the draft Audit and Boundary Review and feedback forms were available and an officer available to answer questions. A press notice was also issued describing the SPD matters. Subsequently, a further period of consultation on both the Sustainability Appraisal and Conservation Area Audit in April 2008. At each stage, drafts were sent out to consultation with letters to the following:

1.	Michael Brent QC	Chairman, Planning Committee	St John's Wood Society
2.	Andrew Mainz		St John's Wood Society
3.	Mike Dunn	Central & West London Team	English Heritage
4.	Paul Houston		Westminster Property Owners Association
5.	Kathryn Ferry	Caseworker	The Victorian Society
6.		Property Services Manager	Octavia Housing and Care
7.	E Johnson	Chief Executive	Eyre Estate
8.	Chris Almond	Bursar	The American School
9.	Bruce Manson	Bursar	Robinson Infant School
10.	Claire Diab	Bursar	George Elliot Junior School
11.	Peter Edward	Bursar	Abercorn School
12.		Property Manager	Hospital of St John & St Elizabeth
13.		Property Manager	Wellington Hospital
14.		Administrator	Abbey Road Baptist Church
15.		Administrator	Liberal Jewish Synagogue
16.		Administrator	Church of Our Lady RC
17.		Administrator	St John's Wood Synagogue
18.	S Graff	Administrator	New London Synagogue
19.	Bob Diaper	Estate's Manager	Lord's Cricket Ground
20.	Andy Karski	Principal	Tibbalds Planning and Urban Design
21.	Paul Howarth		Defense Estates (Zone D)
22.	Susan Kaye	Chair	Addison House Residents Management Company Ltd
23.	Judith Morgan		9 Langford Close
24.	Sylvia Woodcock	Hon. Secretary	South Lodge Residents Association
25.	A Powell		Scott Ellis Gardens Residents Association
26.	Gus Williams		Bronwen Court Residents Association
27.	Chris Parry	St Johns Wood Area Housing Manager	Citywest Homes
28.	Barbara Brown		8 Garden Court
29.	David Goldsmith		9 Abbey Road
30.	Stephen Higgins		11 Norfolk Road
31.	Andrew Frank		
32.	Carolyn March		Skypark
33.	Nathan Stevenson		Savills
34.	Jill Facer		Chassay & Last Architects
35.	J Morgan		
36.	Tony Eccles		
37.	Patricia Cocks		
38.	Edwin Savitt	Grovelord Limited	25 Grove Court
39.	Ian Mawson		Citywest Homes
40.	Terry Clark	Property Services Manager	CityWest Homes
41.	Barry Smith		WCC Planning Policy Team
42.			WCC North Area Planning Team
43.			WCC North Area Design Team
44.	Mike Chatten		WCC Planning Enforcement Team

45.	Paul Akers		WCC Trees and Landscape
46.	Martin Low	Director of Transportation	WCC Highways
47.	Michael Clarke		WCC Corporate Property

Letters dated 22 February were sent to 131 properties in the proposed boundary extension areas notifying them of the intention to extend the conservation area and inviting comments. In addition, letters were sent to the Scott Ellis Gardens Residents' Association, Bronwen House Residents' Association and CityWest Homes. Posters and flyers were also put in the communal areas of Addison House and South Lodge, and site notices posted around throughout the boundary extension areas.

The public consultation period on the draft St John's Wood Conservation Area Audit and Boundary Review closed on 23 March 2007. Following feedback from a number of consultees, a mini-Audit of the areas proposed for inclusion within the Conservation Area was drafted and subject to another level of public consultation. This opened on 11 May 2007 and closed on 25 May 2007.

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

17 responses to the draft Audit and Boundary Review were received, which were considered and where necessary amendments were made to the draft SPD. A further period of four weeks consultation took place on the sustainability and audit in April 2008 but no further representations were received as a result of this consultation.

Regulation 18 (4) (b) requires local authorities to set out how they have addressed representations. A summary 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 Planning and are also detailed in the Cabinet Member report published in the Directory appended to the Conservation Area Audit.

Respondent / Comment	Council Response
<p>English Heritage</p> <p>We welcome the draft audit document and the boundary review.</p>	<p>Welcome support.</p>
<p>Michael Brent, on behalf of St John's Wood Society</p> <p>The St John's Wood Society was most impressed with your Audit and, with one exception, supports all your recommendations to enlarge the conservation area.</p>	<p>Welcome support</p>
<p>The only disagreement is with your proposal to omit Vale Close, Maida Vale. Whilst we accept that the close is atypical of buildings and cul-de-sacs in St John's Wood, it is also unique and for this reason we would like to see it included. If it is included there is a much greater prospect of being able to maintain its unique character intact. If it is not included there is a greater chance of planning permission being obtained to carry out alterations to the houses in the close which will individually change them for the worse, to the detriment of the close as a whole.</p>	<p>Following public consultation, officers re-visited Vale Close. The comments made were taken into account and it is now proposed to include Vale Close within the St John's Wood Conservation Area. The cul-de-sac, while quite distinct from other forms of development in St John's Wood, is nonetheless a good example of its type and follows a similar pattern of development to the rest of St John's Wood. Conservation area status would give it an additional layer of protection.</p>
<p>Sean Murphy</p> <p>I am supportive of the bulk of the audit and I hope that the council will be supportive of the measures therein.</p>	<p>Welcome support.</p>
<p>I have some reservations about the comments on trees and the possible implications for council policy. There is no doubt the multitude of trees contributes to the character of the area. However, the audit states the majority of trees were cleared in the 17th century. Paragraph 4.152 notes it is unlikely any trees now present predate buildings in the area.</p>	<p>Trees make a significant contribution to the character of St John's Wood. There is reference to the history of the area being an ancient forest which was subsequently cleared. However, it is the existing trees, whether mature or later additions, that give the area its distinctive 'leafy' nature.</p>
<p>In paragraph 4.104 on p. 43 and in various other parts of the audit reference is made to the contribution made by trees in the back gardens of properties and various references are made to protect such trees and replace where necessary. My concern is that this does not give sufficient consideration to the implications for existing buildings and residents and that it will be implemented too rigidly by the council's tree officers.</p>	<p>Views between buildings to trees situated in back gardens are an important feature of St John's Wood. As with in any conservation area, permission must be sought in order to fell or lop a tree; this control is not unique to St John's Wood.</p>
<p>The caption on Fig. 90 refers to the annual management programme for council trees. While it may be practical where trees are located in the streets or in gardens of large villas with easy access, such tree management is not practical in the gardens of terraced houses with no access. In many such cases self-seeded trees of disproportionate scale have been allowed to grow in recent years. These trees were not a feature when the houses were built and now pose a danger to the houses as well as making it impractical for residents to use their gardens for most of the year. In such cases the council should take a more practical attitude and permit the removal of such trees and the gardens to be re-landscaped in a manner more appropriate to the situation and more in keeping with the original nature of the suburb.</p> <p>The consequences of the present attitude are that such trees are simply allowed to grow in a completely uncontrolled manner. A</p>	<p>A large number of the trees in St John's Wood area also protected by Tree Preservation Orders; in such cases it is considered that these trees are of particular importance.</p> <p>Where applications to fell or lop a tree are received, these are considered by Trees Officers. The reference made at Figure 90 refers to the current trees management programme, which relates to street trees only. Expert tree officers with a full understanding of the issues that face residents and trees will deal with applications to fell or lop a tree.</p>

	<p>The Audit aims to define the features that contribute to the special character of an area, as such; no alteration to the text relating to trees will be made. At present, reference is made to the need to gain permission to fell or lop a tree, and to the council's emerging Tree Strategy. Trees officers were also consulted on the content of the Audit.</p> <p>The Audit does not represent a policy statement with regards to trees. The current policy is set out in the UDP. This does not preclude the removal of trees but allows for their appropriate management and removal if there is a danger to public safety. Where trees are causing structural damage, their removal may well be acceptable, subject to replacement with a tree of a more appropriate species or in a more appropriate location.</p>
In respect of the boundary review, I would take issue with the inclusion of the Barrow Hill Estate and, particularly, the Boundary Road Estate, which are to my mind indisputably drab and depressing structures	Following a re-assessment of the Boundary Road Estate, this is no longer proposed for inclusion. The Barrow Hill Estate, however, is considered to be of merit and worthy of protection and is therefore still proposed for inclusion within the conservation area.
<p>Michael Chatten, WCC Planning Enforcement Team</p> <p>We ought to proactively explore whether any action is possible in respect of any of the negative buildings or features to which attention is drawn at the end of the draft audit. If you could provide a list of addresses and issues, PET, could at least check them all out, even if some of them may not or no longer be susceptible to action.</p>	Agree. List of all properties mentioned in the Audit and their specific issues is currently being compiled and will be sent to PET, with the help of colleagues in north team planning and design. This will help to better implement the management proposals suggested for the area, which will be subject to an ongoing review.
<p>Tibbalds, on behalf of MCC at Lord's Cricket Ground (letter of March 2007)</p> <p>We recognise that Lord's Cricket Ground is an important historic component of the St John's Wood Conservation Area. It represents a contrasting land use to the predominantly residential character of most of the conservation area and has a development form and urban grain that is unique within it. Some of the elements within Lord's are not of high architectural, townscape or historic value and detract from the overall quality of the ground, internally and when seen from outside.</p>	Agree. Lord's Cricket Ground is a unique element within the St John's Wood Conservation Area, which contrasts in terms of land use, architecture and history with the rest of the conservation area. It is recognised that the site consists of various elements which range in interest and value in terms of contribution to the townscape.
Lord's has had to respond to the need for change and improvement of facilities whilst safeguarding its heritage and traditions. Thus...the buildings and facilities have had to be subject to periodic replacement or alteration. It is important that the Audit and associated boundary review recognises this and does not inadvertently stifle future improvements.	It is recognised that Lord's faces challenges in terms of updating its facilities whilst maintaining a historic asset. It is not the purpose of the audit to stifle such change or balance. Any future applications will be assessed on their individual merits.
Within the Audit, the contribution that Lord's makes to the character and appearance of the Conservation Area is exaggerated and romanticised. It is important for the Audit to acknowledge, in Section 1, the historical reason for the inclusion of Lord's within St John's Wood. Following the initial designation in 1967, Lord's was included in a subsequent extension in 1979 due largely to its historical associations with the area. There remain numerous elements that do not make a positive contribution to the surrounding townscape and, indeed, detract from it.	<p>Noted. The history section and character sections have been redrafted to have separate paragraphs on Lord's, its development, and the unique contribution it has to the area.</p> <p>Buildings that detract from the character of the area have been added to the map and at negative features Section 5.</p>
The historic overview of development stops in the mid to late 20th century, and more should be said about the impact and contribution of more recent, contemporary development. The map at p. 26 of Approximate Building Ages stops at 1970.	Agree, there is an error in the key of the map which confused. The map at p. 26 has been amended. Reference is made in landmark buildings to the importance of buildings such as the media stand. Further reference to more modern developments in the area will be added.

Suggest that further paragraphs are added following para. 3.29. To describe more salient features of late 20th century, that the 'summary of historic development' is expanded, and the information is consistent with a revised building ages map.	A separate summary box for historical development within Lord's has been added and expanded to account for the later 20th century development that has characterised conservation area.
Reference could be made to the contrasting land use, scale and grain of buildings etc. that provide a very distinctive and contrasting part to the conservation area that is very different to the rest.	References made to the unique character of Lords, whilst retaining emphasis on the predominantly residential character of the area around this which forms the majority of the conservation area.
We agree with the classification of Primary/Secondary/Intimate Routes & Spaces, including the Lord's Cricket Field. We do not understand the reason for it heading the Secondary Routes and Spaces list when everything else is in alphabetical order.	Headed the list just as it was not a road name. List has been amended so Lord's Cricket Field comes in alphabetical order.
Some inconsistencies between the list classifications in para. 4.25 and the map were highlighted: cricket field should be shown as a secondary space; Wellington Place should be shown as secondary space on the map to both sides of Wellington Road; Routes and spaces are shown for boundary review areas unlike on other maps.	Map checked and rectified. Cricket and Wellington Place field identified as a secondary space on both sides of Wellington Road. All maps within the final Audit will reflect the findings in the Boundary Review mini-Audit and so will be consistent.
Agree with the content and conclusions in the roof profiles section and map. We wonder weather it would be more accurate to refer on the plan to 'changes in roof profile' rather than 'roof extensions' as the former would include the latter, and would more accurately apply to the situation at Lord's.	Welcome support for conclusions. Changing the wording for roof profiles is not considered to be appropriate, as there are many examples where changes to roof profile might be acceptable whereas a roof extension, which implies a change in height rather than profile, might not.
Object to the inclusion of virtually all buildings within Lords as 'Unlisted Buildings of Merit' at Fig. 44. Most of the buildings do not conform with the general criteria in paras 4.85 - 4.88.	As above, Lords has been surveyed by officers since the publication of the consultant's draft. Several buildings have been re-classified in line with the criteria set out in 4.85-4.88.
We think it is important to distinguish between buildings of merit because they are fit for purpose, and those that contribute to the wider conservation area. Some do both, the Media Centre and the Mound Stand. Buildings that are fit for purpose but do not make a positive contribution should not be categorised as of merit, for example the Indoor Cricket School - this should be classified as one that has a neutral impact on the conservation area.	Following the resurvey and meeting with Lord's, some buildings, including the Cricket School, ECB office, Lord's shop and Nursery Pavilion, have been identified as neutral.
Object to the proposed inclusion of the buildings alongside the northern boundary as being of merit. These detract from the cricket ground and the wider conservation area. The three storey elements within this group have some redeeming features, the clock tower and the building facing onto Cavendish Avenue. These have a neutral rather than negative effect.	Agree. The map has been re-drawn to show the single-storey buildings along the northern boundary, garages and turnstiles and 1960s house, as having either a neutral or negative impact. The clock tower and larger residential premises, however, are considered to be of merit.
The East Gates on Wellington Terrace are not ornamental	Agree. Reference omitted.
We agree that Lord's constitutes a major exception to the predominantly residential land use in the area. It is incorrect to classify Lord's Cricket Ground as a 'public building' on the Land Uses Map at Figure 99. We request that this be altered and replaced with a more appropriate description.	The Land Uses map at figure 99 has been amended.
Do not object to para. A.25 and agree with the conclusion and recommendation in para. A. 27 that the mansion buildings of Scott Ellis Gardens and Bronwen House should be included in the conservation area.	Welcome support.

<p>Strongly object to the inclusion of nos. 2a-12 (even) Grove End Road. The analysis of the quality of these buildings fails to mention that these buildings are of no particular quality or consistency, set behind high blank walls with a poor relationship to the public realm. They do not contribute positively to the quality of the surrounding townscape. A general consistency in scale and character with some other properties in the conservation area is not sufficient reason for justifying their inclusion. Nor can they be considered to be in keeping with the character of Elm Tree Road. We therefore request that the proposed houses in Grove End Road be excluded from the conservation area.</p>	<p>The proposed boundary line has been redrawn, nos. 2a - 6 Grove End Road are no longer included within the extension.</p> <p>Nos. 6-12 Grove End Road has been retained within the proposed extension. However, were nos. 6-12 Grove End Road omitted, a hole in the conservation area of just these three houses would be created. These properties have been identified as having a neutral impact. Therefore there would be no presumption towards their retention in the event of redevelopment proposals.</p>
<p>The ability of Lord's to absorb change and accommodate innovative, modern architecture without compromising the rest of the conservation area should be explicitly acknowledged in the Audit.</p>	<p>The character section also makes reference to the unique character of Lord's in relation to the rest of the conservation area, and identifies the merit of modern buildings within Lords such as the media centre.</p>
<p>Tibbalds, on behalf of MCC at Lord's Cricket Ground (letter of 23 May 2007)</p> <p>Support the revised boundary definition around area 5. We also welcome the explicit acknowledgement that 6-12 Grove end Road lack any particular architectural distinction.</p>	<p>Welcome support</p>
<p>Tibbalds (email of 1 May 2007 commenting on proposed revisions)</p> <p>The museum building dates from 1953.</p>	<p>Noted, the map has been amended.</p>
<p>Agree with most of the classifications on the revised Unlisted Buildings of Merit map. Feel that the museum / tennis court building should be shown as negative, or at best neutral.</p>	<p>Welcome support. The modern section of the museum building is now shown as negative However the tennis court is considered to be of some historical interest.</p>
<p>A small post 1946 building north of Harris Gardens should be shown as negative or neutral.</p>	<p>Noted. The map has now been amended.</p>
<p>No objection to the roof extension map</p>	<p>Welcome support.</p>
<p>Archivist, Lords Cricket Ground</p> <p>On the whole it is excellent - just one change as follows:</p> <p>Lord's Cricket Ground 3.23 delete section 'The original pavilion building burned down.....the home of Middlesex Cricket Club.'</p> <p>replace with the following text: A fire destroyed the original pavilion in 1825 but a new one was built almost immediately. This second pavilion was frequently altered and greatly enhanced over the next 60 years until its eventual replacement with the current pavilion, designed by Thomas Verity and built in the winter of 1890-91.</p> <p>MCC's purchase of the freehold of the ground in 1866 resulted in numerous projects to develop and improve the facilities at Lord's. This included the first grandstand, a hotel and tavern and an enlarged real tennis court. The playing area itself was also leveled. In 1877 Lord's became the home of Middlesex County Cricket Club and in 1887, to celebrate MCC's centenary, an area known as Henderson's Nursery (situated on the Wellington Road) was purchased.</p>	<p>Text amended</p>

<p>Turley Associates (letter of 28th March)</p> <p>With reference to the building ages map on p. 26, a more thorough site survey and historical analysis is required</p>	<p>The key to the map was wrong in the draft audit and this has been amended. A number of errors existed on the draft building ages map. A site survey and liaison with the Lord's Archivist has been undertaken to ensure accuracy in the updated map.</p>
<p>Question the identification of buildings of merit within the grounds. It also identifies the temporary Nursery Pavilion as of merit, which surely cannot be afforded a presumption against demolition.</p>	<p>A full re-survey has been undertaken and re-analysis of the buildings of merit. The Nursery Pavilion, along with several other buildings, is now identified as a 'neutral building'.</p>
<p>Figure 44 identifies almost every building as being of merit. We agree the Pavilion, Mound Stand, Grandstand and Media Centre are of merit. We believe the Warner and Tavern Stands; the Allen Stand; the indoor tennis court and Lord's Museum complex; Nursery Pavilion; England and Wales Cricket Board Headquarters and Lord's Shop; Indoor School make a neutral contribution. The staff flats and family house make a negative initial impression of Lord's.</p>	<p>The map at Figure 44 has been amended. Following further analysis, it is still considered that the Allen Stand, as well as part of the Museum complex, are of merit. The other stands, Nursery, Cricket Board Headquarters, Shop, staff flats and Indoor School are all identified as being neutral. The family house is identified as negative.</p>
<p>The nature of Lord's as an enclosed site with inward looking buildings means it has limited impact on local views. We agree from St John's Wood Road the Grandstand has some architectural quality. However, we believe that a more rigorous assessment must be made of whether the Media Centre has similar qualities, as this is only visible from the corner of Wellington Place and Wellington Road. This is a glimpsed view of the rear elevation and is not significant to deserve designation as a local landmark.</p>	<p>Given the scale of the Lord's site, it is not accepted that Lord's has limited impact on local views. The Media Centre is identified as being of landmark quality in recognition of its local associations rather than just its physical prominence. The architectural quality of the building is unique and distinctive and, when viewed, can easily be recognised as a landmark.</p>
<p>Note the council recommends the inclusion of nos. 2a-12 Grove End Road, we strongly advise the council reconsiders this move. Their inclusion on the grounds that a more coherent boundary line will be created lacks any basis in policy or guidance. The buildings do not meet the reasonable tests of special interest required to justify inclusion. The character of the adjoining townscape acts as a benchmark of quality for these buildings is at best and this is not sufficient to justify inclusion. The inclusion of these buildings would erode and diminish the special architectural and historic qualities of the existing CA</p>	<p>See response to Tibbalds, above.</p>
<p>Turley Associates letter of 25th May 2007 with regards to Lords</p> <p>We have noted the various changes that have been made and appreciate your considerable efforts to produce a more robust appraisal. We have three remaining concerns as outlined below:</p> <p>Nos. 6-12 Grove End Road</p> <p>The buildings are not considered to be of sufficient architectural or historic merit to justify inclusion within the conservation area boundary. We note that nos. 2-4, that are in a similar style and form have rightly been removed. All of the aforementioned buildings are low quality, unsuccessful 1950s interpretations of some of the conservation area's better buildings.</p> <p>The Allen Stand Lords Cricket Ground</p> <p>The stand was constructed immediately prior to World War II to the designs of Herbert Baker. It is unquestionably a poor example of Baker's work and possesses none of his characteristic imperial detailing. The building has undergone a significant degree of change that it does not warrant the council's suggested status as an unlisted building of merit.</p>	<p>See main report for response</p>

<p>Turley Associates (letter of 25th May 2007 with regards to South Lodge)</p> <p>Turley Associates object to the identification of South Lodge, included within the proposed conservation area extension, as a building unlikely to be suitable for a roof extension.</p> <p>Their accompanying report concludes that:</p> <p>The character of south lodge is consistent with the other mansion blocks that make up the proposed character area and the building is of sufficient architectural quality to justify its inclusion;</p> <p>There is no evidence to support the statement that south lodge is not suitable for roof extension on the grounds that roof-top plant accommodation would make it impossible to design such as extension;</p> <p>A strong characteristic of the mansion block typology within the CA is an architectural composition of base, body and termination with clear visual distinction between each component; and</p> <p>There is no apparent reason to explain why south lodge should be an exception to this typical mansion block typology.</p> <p>The report also suggests that the lack of architectural detail and decoration makes the building appear larger than it is. A further 'terminating' storey, it is suggested, will remedy this situation.</p>	<p>The Council welcomes support for the inclusion of South Lodge in the Conservation Area.</p> <p>The council remains of the view that the building is unlikely suitable for upward extension.</p> <p>Roof extensions have been proposed for South Lodge four times over the past twelve years. Of these applications three have been dismissed at appeal, and one was withdrawn.</p> <p>The text of the audit makes clear that this section relates to buildings where roof extensions are <u>unlikely</u> to be acceptable. The failure of three previous planning applications supports this assertion.</p> <p>Any new applications for a roof extension on South Lodge would be considered, as any other planning application, on their own merits. The identification of a building in this category does not prejudice an application but does however give potential applicants an indication of the likely outcome of such a proposal, based on existing UDP and SPG policies.</p> <p>The council's argument at public enquiry has been that the building already has a terminating storey and is a completed composition and as such not suitable for further roof extension. The building is already of a massive scale, larger than many of the earlier mansion blocks and an additional story would further emphasise this scale.</p>
<p>The report questions the validity of the using the visibility of plant on the roof of South Lodge as a test of whether a set back roof extension would be visible from street level.</p>	<p>This is not the reason why a roof extension would not be considered acceptable but was mentioned in the analysis to demonstrate the wide visibility and impact of roof alterations to this building.</p>
<p>Michael Sharman</p> <p>The Conservation Area Audit and Boundary Review documents are impressive. There is much to applaud in the 2006 consultation draft.</p>	<p>Welcome support.</p>
<p>4.64 I suggest reinstatement should be actively encouraged as well as repair and replacement.</p>	<p>Agree; 'reinstatement' has been inserted in this paragraph.</p>
<p>Para. 4.65 property owners should be advised/guided on how to source manufacturers/suppliers of matching replacements.</p>	<p>The building conservation directory web address has been added to Sources of Further Info at the back of the document.</p>
<p>Para. 4.78 removal or replacement of unsightly roof extensions should be actively encouraged.</p>	<p>Agree. This is mentioned in paragraph 4.77 and in the management proposals section.</p>
<p>Para. 4.88 important that late 19th and 20th century buildings are seen as being 'of merit' and making a positive contribution to the townscape.</p>	<p>Agree. The Audit also identifies the importance of early 20th century neo-Georgian buildings, the extensions to include mansion blocks and flats also specifically recognises the importance of 20th century buildings.</p>
<p>4.91 Humana Wellington Hospitals North & South should be added to this list.</p>	<p>These are currently outside the CA (see below)</p>
<p>4.129 There is another early pillar letter box at the corner of Prince Albert Road and Wells Rise.</p>	<p>This is also currently outside the CA (see below)</p>
<p>4.151 A timely reminder of the value of trees when a London Plane has just been felled on the west side of St John's Wood roundabout.</p>	<p>Welcome support</p>
<p>5.1 Impossible to over-emphasise the positive point that negative features 'present an opportunity for change'.</p>	<p>Welcome support.</p>

<p>5.5 The point that inappropriate replacement windows using non-traditional materials have a 'cumulative and detrimental impact' needs much stronger emphasis. This is particularly the case when such replacements do not need planning permission.</p>	<p>The 'negative features' section highlights the detrimental impact replacement windows can have, which is considered to be sufficient emphasis of the issue.</p>
<p>5.24 The fate of Crocker's Folly is of great concern and its preservation and reuse should be more actively encouraged.</p>	<p>Agree. Crocker's Folly is highlighted in the Management Proposals section, to encourage more active appraisal and this will be subject to periodic review.</p>
<p>5.29 Application for the subdivision of single dwellings should be actively discouraged</p>	<p>Agree. St John's Wood is recognised as an area where single family dwellings will be protected in the UDP.</p>
<p>6. Management proposals should include the proactive use of development control and enforcement powers, with added emphasis on the loss of original architectural detail and replacement doors and windows. The increased circulation and availability of Audits and design guides through local amenity societies, libraries and estate agents should be mandatory. Simplified versions should be distributed with Council Tax demands and Electoral Roll registration forms. These should cross refer to the availability of the complete documents on the council's website.</p>	<p>Greater emphasis will be made in working more closely with colleagues in Planning Enforcement in order to identify where negative features may be subject to enforcement action. In many circumstances, original doors and windows can be replaced without the need for planning permission. The council can therefore only seek to encourage owners to retain original architectural detail. The Management Proposals section cites the importance of a greater dissemination of Audits and design guides. The council website is kept updated, with the documents available to download.</p>
<p>Areas 1-10 of the Boundary Review seem self commending as boundary extensions. Active encouragement should be given to the owner of 66-68 Queens' Grove, to restore the painted brickwork to its original finish. This would have the advantage of highlighting the contrast with the stucco villas at 26-28 Finchley Road.</p>	<p>Welcome support. The painted brickwork at nos. 66-68 has been referred to in the boundary review mini-Audit and if adopted, will be cited in the 'negative features' section of the final draft.</p>
<p>The merit of including 21-47 Boundary road in the interest of a more coherent boundary seems sensible rather than risk the unsympathetic redevelopment or replacement of the buildings concerned. The lessees and managing agent of Wellington Court should be encouraged to halt the seemingly random replacement of metal framed windows with plastic. Concern remains over the plastic framed replacement windows in Clifton Court.</p>	<p>After further analysis and objection from other consultees, the Boundary Road extension is no longer proposed. The creation of a coherent boundary was not felt to be sufficient reason to include the buildings, which are not of particular architectural interest in themselves. We agree that replacement of metal windows with plastic is regrettable. Wherever possible, reinstatement of original window detailing will be encouraged.</p>
<p>The boundary should be further extended to include the north side of Prince Albert Road as far as Ormond Terrace. The street represents the history of mansion blocks in North West London and represents an important historical counterpoint to the Nash terraces.</p>	<p>The 9 areas proposed within the boundary review have already been consulted on and to include this extra extension would entail a further analysis and period of public consultation and would have to form part of a separate study.</p>
<p>The importance of the Yourke Rosenberg Mardall designs for the Wellington/Humana Hospitals in Wellington Road should be acknowledged by extending the boundary to include these late expressions of British modernism</p>	<p>Whilst the building is of some architectural interest in its own right, it is not considered that the modernist buildings that exist within the currently excluded section of the Wellington Road should be included in the St John's Wood Conservation Area. Modernist architecture is not considered to be a significant feature of the exiting area or of its historical development, hence the decision to exclude the largely redeveloped section of Wellington Road out of the conservation area.</p>
<p>Mireille Galinou, on behalf of The Eyre Estate</p> <p>The boundaries of the Great Estates in St John's Wood shown on p. 13 of the report are incorrect.</p> <p>It is a little surprising to see that the revised boundary in Grove End Road does not include 77 Grove End Road (Grade II listed), once the home of James Tissot and later Lawrence Alma-Tadema.</p>	<p>Following consultation with Ms Galinou, the Estate boundaries have been re-drafted.</p> <p>There is no property of address 77 Grove End Road. No. 44, which is Grade II listed falls within the current conservation area boundaries and is listed as the former residence of Lawrence Alma-Tadema.</p>

<p>Mrs Elizabeth Liddell</p> <p>I agree with the proposed extension to the St John's Wood Conservation Area.</p> <p>I think the reasoning behind your decisions is good.</p> <p>It is important for the area to reserve its character as much as possible.</p> <p>I was impressed by the care and detail which had been given to the Audit. It is well done.</p>	<p>Welcome support</p>
<p>Mr & Mrs M L Fleet</p> <p>We do not agree with the proposal to extend the conservation area along Boundary Road. We do not see how this road can be in a conservation area with the flats and care centre opposite our home, therefore, we do not want to see it put in the St John's Wood Conservation Area.</p>	<p>Following initial consultation, the Boundary Road Estate is no longer proposed for inclusion in the conservation area.</p>
<p>Marianne Elsbach</p> <p>I agree with the proposed extension to the conservation area. I am delighted that we (Addison House) are included at last.</p>	<p>Welcome support</p>
<p>David Goldsmith</p> <p>I fully support the inclusion of the additional seven areas.</p> <p>My challenge is why not include the whole of St John's Wood. Whilst The Galleries, 9 Abbey Road, is a new block of flats, including this and others in the immediate area would enable the same controls to be introduced, to everyone's benefit, throughout St John's Wood. As it stands a small area is excluded</p>	<p>Welcome support. The area in the vicinity of Abbey Road that is currently excluded from the conservation area was evaluated during the initial boundary review undertaken by consultants. At that time it was considered that to include the number of more modern blocks would undermine the definitive character areas that had been found in the current conservation area and in the other areas proposed for inclusion. Following consultation, officers re-visited this excluded area and also concluded that the mansion blocks being included reflect a distinct period of development in St John's Wood and to include newer blocks would not correspond with this.</p>
<p>Nicholas Hargreaves-Allen</p> <p>Agrees with the proposed extension to the conservation area.</p>	<p>Welcome support</p>
<p>Adela Chaca Santamaria</p> <p>No objection with the proposal to extend the conservation area.</p>	<p>Welcome support</p>
<p>Mr LP Marsh</p> <p>Agrees with the proposed extension of the conservation area.</p>	<p>Welcome support</p>



Date:	13 February 2007
Meeting:	St John's Wood Conservation Area Audit & Boundary Review Public Meeting
Venue:	Danubius Hotel, Lodge Road NW8
Time:	6:30pm
Attendees:	Cllr Alistair Moss (CM) David Clegg (DC) – Head of North Team Design Jane Hamilton (JH) – Area Design & Conservation Officer Toby Cuthbertson (TC) – Design & Conservation Officer Hannah Smith (HS) – Design & Conservation Assistant S Graff Jill Facer Julia Thayer J Morgan D Eyre Susan Kaye Michael Brent Tony Eccles Patricia Cocks A J Mainz S Woodcock (+ x2 persons who didn't leave details)

1. **Meeting Opens**
Cllr Moss opened meeting: welcomed attendees and thanked for their interest and input into the Audit so far. Introduced the Council officers present and explained the format of the meeting and presentation, asking for any questions to be raised throughout. CM then handed over to JH for PowerPoint presentation
2. **Introduction to Conservation Area Audits**
JH started with an introduction of what a conservation area audit is and why the Council undertakes them. Explained English Heritage Guidance and outlined the general contents of audit documents. Also explained that there has been a period of community involvement on this audit and all the comments received have been summarised on sheets available to take away. The value in receiving public comments on the document and aim of having it adopted as an SPD was also explained. Also explained the audit has been drafted by external consultants and is therefore a working-document, which we welcome comment and suggestions on.
3. **History**
HS explained why the history of an area is important in the audit process and outlined the history of St John's Wood.
 HS handed over to TC
4. **Character and Architecture**
Toby Cuthbertson introduced the character and architecture sections of the audit, outlining what our analysis of these areas have determined to be important.
 Hands over to JH
5. **Roof Profiles and Extensions**
JH explained the importance of the roof profiles analysis, and how WCC's goes further than most local authorities by applying Development Control policies to this. Highlighted UDP policy DES6 and also explained the pressure in Westminster for roof extensions. Also explained the roof extensions map can be contentious and that this was done by consultants. Not many properties have been identified as being suitable for roof extensions, however, when a look at the type of roof profiles in St John's Wood the reasons for this are more clear.
Question from St John's Wood Society representative:
 What regard do planning officers have to the audit as have been cases in St John's Wood where dormers have been allowed in roofs?
DC answered: Up to now there has been no audit for St John's Wood, therefore, no framework for development control officers to make their assessments. There will be occasions where roof extensions or alterations are permitted; each application is considered on its own merits and is subject to a more detailed assessment than given in

- the audit, which is just an overview.
- 6. Unlisted Buildings of Merit**
JH described Unlisted Buildings of Merit section, Westminster's definition of them and that demolition proposals for UBMs would normally be resisted.
Question from St John's Wood Society representative:
 Will Unlisted Buildings of Merit be put forward for listing
JH answered: The decision to list buildings is taken by EH on buildings that are considered to have national rather than just local significance. The UBMs are considered to be of local importance.
Question from Addison House representative:
 Will you undertake a review of the Unlisted Buildings of Merit in the Boundary Review areas?
JH answered: Yes, but this will likely form an appendix to the main document as a mini-audit of those areas, as there will need to be a period of consultation on those findings.
Question from local resident: Are the maps going to be available on-line
JH answered: Yes, they will be available to down-load from the Westminster website within a week.
Question from St John's Wood Society representative: What is the situation with Crocker's Folly.
JH answered: The building is currently up for sale and Westminster will seek to negotiate with the owners to find a suitable use so it does not fall further into disrepair. The Council has the powers to serve repairs notices and ultimately powers to serve Compulsory Purchase Orders but this would be a last resort.
DC added: Crocker's Folly is also English Heritage's At Risk Register because it is currently empty; the condition of the building will therefore be monitored on an annual basis; EH also have powers to serve repairs notices.
- 7. Townscape Detail**
TC outlined the Townscape Details section of the Audit, highlighting features such as boundary treatments, street furniture, shopfronts and public art.
- 8. Negative Features & Management Proposals**
TC then explained the negative features and management proposals sections.
Question from local resident: What makes a negative building or feature and what can the Council do about those identified?
JH answered: We welcome your views on what you consider to be negative features in St John's Wood, but overall, they tend to be buildings or features which detract from the character of the area. This may be to do with their scale, detailing or design. Where negative features are identified in Audits, they are dealt with in the Management Proposals section. This brings awareness to the issue and starts the process for future improvements – this could be through informing our Enforcement team who will take action where they can. It also helps with better development control, so Council would seek improved schemes in future planning proposals that may emerge. This section also identifies areas where there could be better working with departments such as Highways.
Question from St John's Wood Society representative: There are more and more high walls going up in SJW, especially on Elm Tree Road – who approves these and what is the process?
DC answered: If a wall is over 1m high then planning permission is required. When applications come in, some are approved but by no means all of them. A situation can occur where one is approved, which sets a precedent, and a whole load then appears – similar to off-street parking.
SJW Society representative responded: We don't want another street going the way of Elm Tree Road and therefore look to the Council to oppose high walls in future
Local resident added: It does depend on the type and style of high wall however. Some roads in SJW are characterised by high walls, which were put down in their original building specifications by the Eyre Estate to be 6ft. Any Council policy or approach should therefore consider the situation road by road – a map showing where high walls are and are not appropriate would be useful.
Question from local resident: SJW is also seeing an overdevelopment of plots between buildings which is reducing the characteristic openness of the area. Some recent developments, in Elm Tree Road, have also been widely inappropriate.
DC answered: All policies of scale, character & relationship of conservation areas will be applied. There have been significant changes in the planning process of the last 10 – 20 years. The replacement UDP has just been adopted and national guidance has also changed. Once adopted, the Audit will help better inform decisions on the future development of St John's Wood.
General comment from St John's Wood Society: There is an ambiguity on p. 67 under Management Proposals over the 'mitigation of forecourts'. Please clarify that forecourts are not being encouraged in SJW.
JH answered: Forecourts are not encouraged – the term 'mitigation' refers to the opportunity to redress harm caused by forecourt parking when applications come in for other works. It does not imply that breaches in boundary walls or forecourts will be acceptable provided there is planning, this will be clarified.
Question from local resident: Why do you use Highways and not design policy to resist crossovers and forecourts?
DC answered: Applications for highways consent is necessary - if it is a single family dwelling then planning permission for a forecourt is not required, it is therefore easier to control in highways terms.
Cllr Moss added: The management proposals offer some positive opportunities to neutralise negative effects.
Question from local resident: Where new developments have been won on appeal should be propose them as being negative:
DC answered: We welcome your suggestions on negative buildings in the area. Once adopted any future appeal decisions will refer to the Audit so it is important that these features are properly identified and are flagged up to the Inspectorate.

- 9. Boundary Review**
HS & TC went through the boundary 7 areas assessed for inclusion within the conservation area and explained that an eighth, Vale Close, was not being proposed for inclusion.
- 10. Public Consultation**
JH explained that the public consultation period is due to close on the 16th March but this could be extended.
Cllr Moss confirmed: The consultation period will close in 6 weeks time that is **Friday 23rd March**. We also ask you to make comments on the boundary review areas as well. It is likely that the detailed audit of these areas will be done as a mini-Audit and added as an appendix to the main audit at a later time.
JH confirmed that any comments relating to the Audit will be gratefully received and should be submitted before the 23 March 2007 and can be posted or e-mailed.
Comment from St John's Wood Society representative: Thanking council officers for the hard work put into the Audit and Boundary Review, and for the public meeting.
Cllr Moss closed the meeting at 8:00pm

Sustainability Appraisal Report

For the St John's Wood Conservation Area Audit SPD

April 2008

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1. Non Technical Summary

Purpose and methodology

The purpose of Sustainability Appraisal (SA) is to promote Sustainable Development by considering social, economic and environmental considerations into the preparation of all planning policy documents. This SA considers the St John's Wood Conservation Area Audit Supplementary Planning Document (SPD) from a social, economic and environmental perspective, by assessing different options and the draft SPD against available baseline data.

The preparation of the SA for the St John's Wood Conservation Area Audit has involved two key stages, namely:

- A Scoping Report, setting out what the scope of the Sustainability Appraisal would be which was issued for consultation in December 2006.
- The production of the final Sustainability Appraisal Report, which follows this non technical summary.

The Scoping Report identified the key sustainability issues for the St John's Wood Conservation Area Audit. These included:

- Increasing pressure on the natural and built environment;
- Need to promote sustainable building policies and practice;
- Maintaining economic diversity and increasing local opportunity.

This led to 17 '**Sustainability Objectives**' being formulated, which were used to describe sustainability effects. These include issues such as improving health and well-being and reducing fear of crime and can be found in Section 4 of the main report.

Appraisal of Options

Options (included in Section 5 of the main report) were formulated using key sustainability issues, along with a careful assessment of issues raised by the public, other stakeholders and technical advice. The options assessed were:

Option 1: Prepare the St John's Wood Conservation Area Audit Conservation Area Audit SPD

Option 2: Do Nothing

The key changes and the sustainability strengths and weaknesses of each option were identified and assessed against the 17 sustainability objectives. This concluded that the preferred option was to prepare the Conservation Area SPD for St John's Wood.

Statement of significant effects and difference the process has made

The next stage of the SA attempts to predict the effects of preparing and implementing the SPD. The SA process and the SPD have been initiated to build upon the policies in the Unitary Development Plan. Generally, the draft SPD performed well against sustainability objectives and the majority of effects identified were positive. However, certain minor negative issues were

identified and proposals for mitigation have been identified. These recommendations have been incorporated into the draft SPD.

How to Comment on the Report

Public consultation on the Sustainability Appraisal will run until **9 May 2008**. These can be posted, emailed or faxed to the address below:

Conservation Area Audits Department of Planning and City Development Westminster City Hall 64 Victoria Street, London SW1E 6QP	Fax: 020 7641 2338 Email: conservationareaaudit@westminster.gov.uk
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2 Appraisal Methodology Guidance and Limitations

In accordance with section 39 of the Planning and Compulsory Purchase Act 2004 and PPS 12 a Sustainability Appraisal has been carried out to assess the social, environmental and economic effects resulting from the Conservation Area Audits. The appraisal methodology is based on the approach set out in the St John's Wood Conservation Area Audit Scoping reports, which was subject to consultation with the statutory consultation agencies in early 2007.

The Sustainability Appraisal Report has been compiled using a number of guidance documents including:

- Policy Planning Statement 12: Local Development Frameworks
- Sustainable Appraisals of Regional Spatial Strategies and Local Development Documents (ODPM, November 2005).

The Audit will be a Supplementary Planning Document and will be a part of the new Local Development Framework suite of documents. The process is set out in Table 1 below.

Table 1: Links between SEA/SA and SPD development

Plan Stage	SA/SEA Stage	Date Undertaken
Pre-production	A. Setting the context and objectives, establishing the baseline and deciding on the scope	May-December 2006
	A1. Identify other relevant plans, programmes and sustainability objectives.	May 2006
	A2. Collect baseline information	March-December 2006
	A3. Identify sustainability issues	
	A4. Develop the SA framework, consisting of sustainability objectives, indicators and targets	June-September 2006
	A5. Test the SPD objectives against the SA framework	
	A6. Consult on the scope of the SA	December 2006
Production	B. Developing and refining options	Jan 2007-December 2007
	B1. Appraise issues and options	
	C. Appraising the effects of the SPD	Jan 2007 - December 2007
	C1. Predict the effects of the SPD	
	C2. Assess the effects of the SPD	
	C3. Mitigate adverse effects and maximise beneficial effects	

	C4. Develop proposals for monitoring	
	C5. Prepare the SA report	
	D. Consulting on the draft SPD and SA report D1. Consult on the SA report D2. Appraise significant changes D3. Decision making and provision of information	April 2008
Monitoring	E. Monitor implementation of the plan E1. Monitor the significant effects of the plan E2. Respond to adverse effects	

Timetable and Responsibility

An SA Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. The aim was to ensure that the SA was comprehensive and addressed all issues and objectives by enabling input from key stakeholders and consultation bodies at an early stage of the process. The report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.

The Scoping report set out an initial assessment of:

- The relationship between the SPD and other relevant plans and programmes
- Sustainability objectives established at the national, regional and local level.
- The current environmental, social and economic baseline and any trends
- The likely key sustainability issues

The information contained within the Scoping Report forms the backbone of this Sustainability Appraisal. The Sustainability Appraisal was carried out by officers within the Planning and City Development Department.

Who was consulted?

Statutory bodies were consulted on the Scoping Report, with responses received from English Heritage and English Nature. These comments were primarily baseline indicator information and the document has been redrafted to reflect these. A wide range of stakeholders were consulted at both pre-production and draft stages. A separate consultation statement summarising all representations received has been prepared. During the consultation period for the SPD a wide range of stakeholders were consulted at both pre-production and draft stages. A separate consultation statement summarising all representations has been prepared.

3 Background

Purpose of Sustainability Appraisal

The Planning & Compulsory Purchase Act 2004 requires that Local Development Documents including SPDs are subject to Sustainability Appraisal incorporating Strategic Environmental Assessment (SEA).

The purpose of a Sustainability Appraisal is to assess the social, economic and environmental impacts of plans at a strategic level, in order to ensure that planning decisions are made that accord with the principles of sustainable development. The Sustainability Appraisal has been carried out according to the ODPM guidelines: "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents."

Background to SPD

Westminster City Council Department of Planning and City Development is preparing all its conservation area studies as Supplementary Planning Documents (SPD). The SPD provides guidance on the protection, enhancement and management of the St John's Wood Conservation Area. It identifies those features of special interest, which contribute to the local townscape and set out the council's policies and guidance for the protection of the area. It also identifies negative features and opportunities for enhancement and change within the areas, as well as management proposals to guide future change and development.

The SPD will act as a tool for the proactive management of the conservation area and to guide future change. As such, they will assist with the overall objective of conserving and enhancing the City's historic environment.

All the matters covered in the St John's Wood Conservation Area Audit relate to saved policies in the Westminster City Council Unitary Development Plan 2007. They therefore conform with current Westminster planning policy, national policy and the London Plan.

Information on the timetable for preparation, consultation and production of these SPDs is contained within the Local Development Scheme which is available on the Westminster website at:

<http://www.westminster.gov.uk/environment/planning/ldf/local-development-scheme.cfm>

Compliance with the SEA Directive

In accordance with the Government's draft guidance on Strategic Environmental Assessment (SEA), Sustainability Appraisals of Supplementary Planning Documents should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA directive.

This European directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – (the SEA Regulations). Whilst SEA and SA are distinct processes, the intention of this document is to adopt an approach to appraisal which also meets the requirements of all relevant regulations.

4 Sustainability objectives, baseline and context

Identifying other relevant policies, plans, programmes & sustainability objectives.

The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these documents and the draft SPD has been fully explored. This will, in turn, ensure that Westminster City Council is able to act on any identified inconsistencies between international, national and local objectives.

This SPD covers a small area and will only have impacts at a local level, therefore the other relevant plans and programmes will be confined to those which influence at this local level. Table 2 below shows a list of the plans and strategies that were reviewed as part of the SA. A full review of these which sets out the implications for the SPD is set out in the Scoping Report and in the Appendices.

Table 2: List of plans and Strategies reviewed.

National
PPS 1 Delivering sustainable development
PPS 9 Biodiversity and Geographical conservation
PPS 12 Local Development Framework
PPS 22 Renewable energy
PPS23 Planning and pollution control
PPG 3 Housing
PPS25 Development and Flood Risk
PPG 4 Industrial, commercial development and small firms
PPG 8 Telecommunications
PPG 15 Planning and the Historic environment
PPG 16 Archaeology and planning
PPG17 Open Space, sports and recreation
PPG 24 Planning and noise
English Heritage Guidance on Conservation Area Appraisals and Conservation Area Management.
Regional
The London Plan
Mayor's London View Management Framework (2007)
Mayor's Energy Strategy (2004)
Local
Replacement Unitary Development Plan 2004
Westminster City Council's Community Plan – One City (draft)
'Air Quality Strategy & Action Plan' (2001) and 'Air Quality Strategy & Action Plan: Progress Report' (2005)

Open Space Strategy (daft)
Sustainable Buildings SPG
Economic Development Strategy
Nature Conservation Strategy (1997)
'Biodiversity Action Plan' (2000)
Design Matters in Westminster – Supplementary Planning Guidance on creating good City architecture
Development and Demolition in Conservation Areas
Railings In Westminster SPG
Roofs: A guide to Alterations and Extensions on Domestic Buildings
Shopfronts, Blinds and Signs
Westminster Way: A Public Realm Manual for the City
Inclusive access and Design SPG

Baseline Information

The Sustainability Appraisal requires relevant current information to set out the characteristics of the plan area and the environmental features likely to be affected. The gathering of baseline information provides the basis for monitoring and predicting effects enabling sustainability issues to be identified and suggest potential mitigation measures, or ways of dealing with them.

A crucial part of the procedure is to ensure that where possible each of the SA objectives is supported with comprehensive and up to date baseline information. The collection of baseline data for the appraisal needs to be co-ordinated with the development of the information base for the plan itself. The task is also linked to the development of the SA Framework which includes criteria and objectives.

Data was collated from a variety of sources, from very local to regional. Not all information was available, and certain datasets were too complex to translate into localised district or ward information practically in the time available. The Scoping Report again provides detailed information on the baseline data. The collection of baseline data for the SPD has helped to identify the key social economic and environmental issues that need to be addressed.

Table 3: Details the sustainability issues that exist for the City of Westminster and St John’s Wood Conservation Area Audit.

Sustainability Issues	Characteristics and supporting data
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<p>Increasing pressure on the natural and built environment including:</p> <ul style="list-style-type: none"> • Immense pressure upon open space • General lack of open space in the residential areas in the north-west and south of the borough • The need to protect, enhance and increase biodiversity and increase in habitats. • Problems caused by late night activities – noise, smells, rubbish • Need to protect and enhance the cultural heritage, both architectural and archaeological • The significance and high number of listed buildings and conservation areas. • Air pollution, the borough is a declared AQMA. 	<ul style="list-style-type: none"> • 2.2 ha of public accessible open space / 1000 resident pop. • Common standard of 1.6 ha / 1000 pop. Initially open space provision does look acceptable. But the vast influx of daily tourists and visitors swells the daytime population to approx. 1 million people reduces this standard to .5 ha / 1000. • Westminster covers an area of 365 hectares and 17.1% is deemed deficient in biodiversity. When compared to the other inner London Borough's Westminster is slightly better than average. But the situation is by no means satisfactory • The pressures placed on wildlife are compounded by the sheer number of daily visitors that enter the borough. • River quality when compared to the rest of the country is not very good, for London as a whole. • Westminster has 38 theatres, 60 Cinemas, 17 Casino's, 3,000 + eating, drinking, nightlife establishments. 430 hotels (40% London's hotel stock) and is home to the national ballet and opera companies, museums and art galleries. All of which attract people to the City of Westminster (CoW) and contributes to increasing pressure on the environment as well as noise and rubbish issues. • The emerging Westminster Biodiversity Action Plan identifies five priority species, the house sparrow, the buttoned snout moth, the tawny owl the hedgehog and bats for protection. • The BAP also identifies four priority habitats – private gardens, standing open water, the tidal Thames and veteran trees and decaying wood. • The cleanliness of the public realm when compared to neighboring borough's figures is not very good and when compared to the national average for authority type is not good at all. Is an issue when considered with the amount of visitors the city has and the importance it is as a tourist destination. • Protected vistas cross large parts of Westminster. This in turn will influence and shape spatial land use and building design. They therefore are significant when considering the impact upon sustainability. • Historic and listed buildings are an issue in Westminster because of their large number and level of importance. This will have an impact upon many spatial land use issues and decisions. There are over 11,000 listed buildings in Westminster, this represents 20% of listed buildings in London. It also has 54 conservation areas, covering 76% of Westminster by area, as well as 1 World Heritage Site, 6 Royal Parks, 19 historic squares and gardens and 5 areas of special archaeological priority. • St John's Wood Conservation Area includes 1157 Grade II listed buildings, 10 Grade II* buildings and 8 items of listed street furniture. • Alma Square and the junction of Albert and Park Roads are both protected by the London Squares Preservation Act 1931. • St John's Wood Churchyard is a grade I nature conservation site of borough importance. • Parts of western St John's Wood Conservation Area fall within the Maida Vale area of Wildlife Deficiency. • Air pollution affects residents, daily commuters and visitors to the borough. The AQMA for the whole of Westminster declared in 1999 for NO2 and PM10. In 2004 PM10 and NOx are at levels that exceed European standards.
<p>Noise and the impact upon human health and quality of life,</p> <ul style="list-style-type: none"> • Ambient noise levels • Noise impact from licensed and commercial activities • Cooling / heating plant for buildings • Transport noise 	<ul style="list-style-type: none"> • WHO state that to prevent serious annoyance during the day in outdoor living areas noise should not exceed 55db_{laeq} for a steady continuous noise. Night noise levels at the outside façade of living space should not exceed 45db_{laeq}. Note that the average hourly night time noise levels only drop below the WHO day time recommended values between 02:00-04:00. This data indicates that noise is a major issue in Westminster. • Westminster noise survey (June 2003) highlighted that traffic noise is the major issue in Westminster, particularly if the vehicle noise source is also included. Construction activities also have a relatively significant impact. Noting that this information does not indicate is the impact upon residents from entertainment and licensed premises. • A study of 17 London boroughs has shown that in 1999/2000 the number of Noise service request in Westminster was more than three times higher than the average and 45% higher than the figure for the next highest borough.
<p>Waste and recycling,</p> <ul style="list-style-type: none"> • No waste handling facility in Westminster recycling rates need to improve as population increases • Street cleansing important 	<ul style="list-style-type: none"> • There is no waste handling facility within the City primarily due to the immense pressure upon land. All of Westminster's waste has to be handled outside of the borough. • Recycled waste is material separated from municipal waste to be processed into marketable products. WCC is average when compared to other by figures but there are grounds to make huge improvements. Noting that in 2001 the C of W was responsible for 2,000 tonnes of disposable nappies. • A high proportion of municipal waste from Westminster is incinerated. Much higher than the average. • Westminster is below the national average and below neighbouring boroughs in terms of the percentage of the population that is by kerbside collection or are within 1KM of a recycling centre.

<p>Road transport and congestion are an issue The provision for pedestrians and cycling needs to be increased.,</p> <ul style="list-style-type: none"> • Quality of the public realm is important • Pedestrianisation is an issue due to the number of people entering Westminster on a daily basis. • Further support for alternative modes of transport, specifically cycling and walking, including green travel plans. 	<ul style="list-style-type: none"> • WCC has a daily influx of people that takes the borough's daily population to over 1 million (approx.). • In Westminster the underground is the predominant mode of public transport. • Walking in Westminster is also important. Despite this and the level of public transport access 13.2 % of residents still drive to work. • In Westminster there is increased reliance upon Public Transport for those with no access to car • The majority of the Borough has an excellent PTAL rating, level 6b(40.01+). The north west and south of the Borough has slightly less public transport access which does correlate with the more deprived areas in the borough. • Westminster has a very high level of road vehicle ownership. Particularly in comparison with the rest of London and England & Wales. • Congestion around the CCZ has decreased with Westminster having an average % change when compared to other London Boroughs that surround the CCZ. • The borough has intense pedestrian activity. Managing this number of people is a major challenge. Particularly with all the other land use pressures experienced in the Borough. • Overall trend for KSI (Killed or Seriously Injured) figures are that they have progressively dropped since 1990. When compared to neighbouring Boroughs the situation is not good. National target is to reduce Killed and Seriously Injured on GB roads by 40% by 2010 compared with 94-98 averages. In Westminster this means a reduction from 302 to 181 between 2000 and 2010 • WCC has good public transport links, which are reflected in the high proportion trips to school being made on these modal transport groups. • Cycling is an issue and advised by the Safe Routes to Schools officer this is mainly down to lack of storage space. As well as possible safety issues. • Advised walking figures are relatively good and are helped by the small catchment areas Westminster schools have.
<p>Climate change, climate change adaptation and air quality,</p> <ul style="list-style-type: none"> • Green house gas emissions and contribution to this global issue • Change in weather patterns • Increase in flood risk • Flash flooding and drainage issues. 	<ul style="list-style-type: none"> • The proportion of carbon emissions from commercial activity is very high. C of W accounts for 11.8% of this sectors total for London. • C of W emits 6.8 %of the total carbon emissions for the whole of London, which is approximately 0.6% of the whole of the UK's total. • The main contributing factor would be the amount of electricity consumed within the borough by commercial activities (12.6% of total emissions from electricity used in commercial activities for the whole of London). • WCC is also responsible for 11.4 of total carbon emissions from gas used in commercial activity for the whole of London. • The C of W figure is far higher than the figure for London. The main reason is the high proportion of commercial activity. Future climate in London is predicted to be, warmer, wetter winters more intense downpours of rain • Hotter drier summers, with more frequent and extreme high temp. Reducing the impact upon climate change and adapting to the predicted changes are vital and need to be addressed. No specific figures for C of W found. • The Thames region accounts for 10% of land in the UK and nearly a quarter of the population with a below average annual rainfall. Water is a major issue in the SE, London and so Westminster. • Flooding is deemed low risk but is something that needs to be taken into account, particularly as the true impact of climate change is not yet fully known.
<p>Sustainable building policies need to be embraced in a far greater fashion,</p> <ul style="list-style-type: none"> • Need to increase energy efficiency measures • Application of SUD's • Sustainability issues in historic and listed buildings as well as new developments 	<ul style="list-style-type: none"> • Difficult from this data to fully ascertain the issues from C of W perspective. But the nature of the intensely developed urban environment is conducive to cumulatively impacting on these types of water pollution incidents. • UK trend is for more electricity being generated from renewable methods. • For the Thames region the average water consumption in litres/ person /day in 2000 – 01 was 163 by 2004 – 05 reduced slightly to 161 litres/day. Increase in water consumption with a greater amount used in the Thames (therefore C of W) region than the country as a whole. This is important when the steady increase in people living in the region is on the increase. • The application of sustainable design and construction standards are required to assist in improving the overall contribution to sustainable development BREEAM and eco-homes would seem that sort of approach that would allow this to happen. • Refitting buildings so they embrace sustainability may pose difficulties in Conservation Areas and lead to some policy clashes.
<p>Supply of appropriate housing</p> <ul style="list-style-type: none"> • Homelessness is a major issue • supply of affordable and intermediary home • over crowding and polarisation and lack of family units 	<ul style="list-style-type: none"> • Little change in amount of homelessness in Westminster over the last 4 years. Although the number in London has dropped, a high proportion are in Westminster. Where as trend is falling in C of W is static. • Throughout the county and London number of houses completed has steadily increased. In Westminster this trend is very much the opposite. Except for social housing which has increased. • The number of dwellings in London is increasing on the same land size. This increase the pressure upon local services and infrastructure overcrowding and the density of people in C of W is a major issue being the third most crowded LA area in the country • No of council properties (2005) in Westminster was 12,407, this figure has consistently decreased over the last 11 years.

<p>Major challenge is the creation of cohesive and inclusive communities, which are sustainable</p> <ul style="list-style-type: none"> • Need to supply appropriate level of social and community facilities if sustainable communities are to be created and maintained • Mixed use pattern of land use creates conflicting issues • Remedy areas, which are recognised as deprived. • Health and well-being of all the community and Community cohesion and inclusion 	<ul style="list-style-type: none"> • Westminster has seen a steady increase in population from 174,842 in 1991 to 181,286 in 2001, which is a similar rate to the national increase. London as a whole has seen a greater increase in the number of people / hectare the ninth densest local authority in the UK. • Adult pop is higher than average with the children and elderly proportion being lower. • Ethnicity is diverse in Westminster and is not only reflected in these statistics but also by the fact that there are 120 languages (City Futures, City of Westminster Profile) spoken by residents in the borough. It is vital then to have an inclusive society, which can maximise the potential of all residents. • Westminster is a diverse religious community with Christian biggest group followed by no religion followed by Islam. • By comparison Westminster has a higher than average senior management/ professional occupation. Although it does have a slightly less than average small employers and lower supervisory employment types. • Life expectancy in Westminster is above the London average as well as the average for England and Wales for both men and women
<p>Maintain economic diversity and increase local opportunity</p> <ul style="list-style-type: none"> • Land and office cost very high in Westminster • Careful is not a victim of its own success, very successful economic activity covering a wide number of areas. Needs to include all age groups in facility provision • Education and job creation and distribution of wealth to local communities 	<ul style="list-style-type: none"> • 16,207 offices – 8.4 million m² • 8,526 retail premises – 2.2 million m² • GDP in 2005 was £16 billion • Number of business based in the borough is 47,000 (mar. 2005) • More business failing than starting up. With high % than for London and much high % for GB. • New business figures are similar to those for London and more than for GB as a whole • The supply of jobs far out strips the supply of residents and is far greater than the London and GB figures. • Westminster provides 14.1% of all employment in London (Economic Development Strategy, Mar.05) • Westminster has proportional more full-time jobs than rest of London and the country as a whole • Westminster more dependant on the service sector than the rest of London or GB. In particular finance, IT and business activities and tourism. Manufacturing is much lower than for GB. As is construction. The patterns are similar when compared to the rest of London. • Westminster has higher than average number of residents of working age • Huge disparity between average income male and female residents. Greater than for rest of London and the country. • Average pay is high than for the rest of London and the country as a whole • Westminster has less Job Seeker Allowance claimants (JSA) than London and slightly more than the GB average. • In all areas more men than women claiming JSA The trend is similar for all areas. With less younger people claiming JSA in Westminster. But more middle range claiming as with over 50's. • Westminster is a very deprived area on these indices. It is a borough of extremes with some of the wealthiest areas in the country next to some of the poorest. Church St and Queens Park are the two most deprived SOA in London and the UK – therefore the distribution of wealth across the Borough would appear to be a key issue. • When compared to the rest of London the education figures are not that different. Area where this is an issue is NVQ1 level which less than 5GCSE's is below the figures for London and GB. Over view at the very bottom of the scale and the top Westminster is above London and national figures. It is the middle of the scale where there are problems which is the school leavers type of education.

Likely Future Trends

Identifying and predicting future trends is difficult with so many differing local, regional and global facts that interplay and impact on the City of Westminster and therefore the St John's Wood Conservation Area. The key factors, which have been identified and will have a future impact are:

- **Continuous redevelopment taking place with density of residential and commercial premises increasing. There are very few large sites available in the City.**
- **Current residential population is 230,000 and this is expected to increase to between 310,000 and 350,000 by 2016. This predicted rise in population will further increase pressure upon the social and community facilities as well as the local environment.**
- **Meeting the challenge of supplying affordable quality housing will always be an issue, due to the numbers of people living and wanting to live in the borough, as well as the ever-increasing pressure on land.**
- **Increasing availability of new technology to enhance and deliver services to all residents.**
- **The economy of the City of Westminster is important locally as well as nationally, with over half a million people employed and approximately 50,000 businesses located within the City. It will increasingly rely upon the service sector to provide jobs and business tourism is set to increase and will require improved services and facilities.**
- **The Olympics in 2012 are predicted to have a major impact upon the City of Westminster through Olympic events themselves, tourism, entertainment, shopping and hotel usage (presently 40 % of all of London's hotels are located within the City of Westminster).**
- **The City of Westminster is a dynamic and ever changing area.**

The Sustainability Appraisal Framework, including objectives targets and indicators

The identification of sustainability issues allows the development of a set of sustainability objectives, which will be used to appraise and modify policies, to increase their sustainability credentials. It can be seen as *a methodological yardstick against which social, environmental and economic effects of a plan can be tested.*¹

The sustainability objectives have been developed in the first instance by researching issues specific to the City of Westminster through detailed discussion with key officers in the Local Authority. These issues have then been used to guide and target the collection of baseline information, which in turn has provided the evidence base to form an initial set of sustainability objectives. These have subsequently undergone an extensive internal

¹ ODPM Guidance

consultation process resulting in the sustainability objectives, which are set out below in Table 4. Objectives have been reviewed and adjusted to create the 17 sustainability objectives, which have been used to assess the sustainability aspects of the draft Conservation Area audits.

These sustainability objectives have also been formulated having regard to the need to be consistent with those in the London Plan, the higher tier regional spatial plan.

Table 4 SA objectives and their support of the three key pillars of sustainable development.

	Sustainability Objectives	Social	Environ	Economic
1	To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities.	✓		
2	To reduce the fear of crime and actual crime.	✓		✓
3	To ensure the provision of appropriate housing types to meet homeless, affordable, intermediary, over crowding and family unit demands.	✓		
4	To promote and improve health and well-being.	✓		
5	To reduce greenhouse gas emissions and support climate change adaptation	✓	✓	✓
6	To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings.		✓	✓
7	To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality.		✓	
8	To protect, enhance and create environments that encourages and support biodiversity.		✓	
9	To improve air quality.	✓	✓	
10	To reduce the impact of noise.	✓	✓	✓
11	To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport.	✓	✓	✓
12	To reduce waste production and increase recycling and recovery of all waste.		✓	
13	To protect and enhance the historic environment and architectural, archaeological and cultural heritage.	✓	✓	✓
14	To enhance the public realm and street environment.		✓	✓
15	To protect, enhance and seek opportunities to increase open space throughout the borough.	✓	✓	
16	To ensure equality of opportunity and improve opportunities for education, training and employment.	✓		✓
17	To maintain economic diversity, increase local opportunity and support sustainable economic growth.	✓		✓

The sustainability objectives have also been derived so that they meet the environmental protection objectives set out in the SEA Directive. This is demonstrated in Table 5, which demonstrates how the sustainability objectives support and meet the SEA Directives key environmental protection issues.

Table 5 listing SA/SEA objective and their link to SEA Directive protection objectives

Environmental protection objectives (part f, Annex 1, Directive 2001/42/EC)	Sustainability Objectives
Biodiversity	7, 8, 9, 14, 15
Population (this term is not clearly defined in the Directive)	1, 2, 3, 4, 5,
Human Health	1, 2, 3, 4,
Fauna	5, 8, 15
Flora	5, 8, 15
Soil	7, 13
Water	5, 6, 7,
Air	5, 9, 11,
Climatic Factors	5, 6, 7, 11, 12,
Material Assets (this term is not clearly defined in the Directive)	3, 5, 6, 7, 14
Cultural heritage – Architectural, archaeological,	13, 14, 15
Landscape	5, 7, 13, 14, 15

Sustainability Objectives Framework

The Sustainability Objectives have been assessed for their compatibility with each other to identify any potential conflict between the individual objectives. For this assessment each objective had the same weight and equal importance. The resulting matrix set out in **Figure 1** identifies where potential clashes between individual objectives may exist.

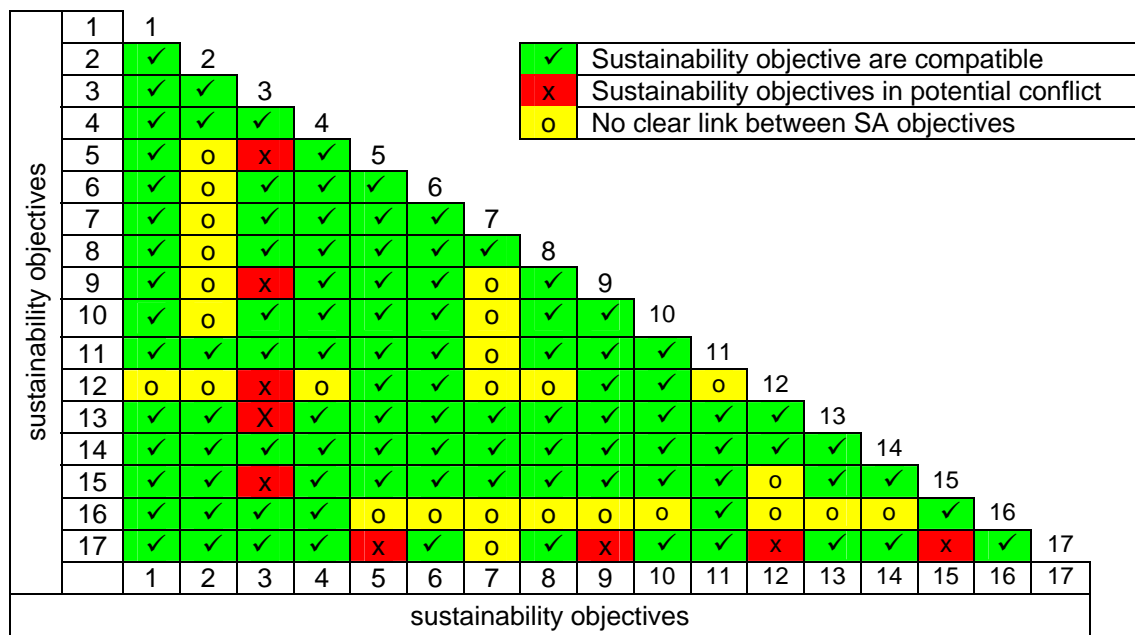


Figure 1. Assessment of the compatibility between the sustainability objectives.

It demonstrates that the majority of the objectives are compatible with each other or that there is no clear link and therefore no predicted conflict. There are a number of exceptions where possible conflict between two sustainability objectives may exist.

Objective 3 (appropriate housing units) and 17 (sustainable economic growth) are predicted to be in conflict with other sustainability objectives. This is because they both require the potential increase in activities, which could contribute to increasing pressure upon the local environment. This includes increasing carbon emissions, contributing to local air pollution, producing

more waste; and placing further pressure upon green space and the historic environment.

The assumptions or justification for the conflicting objectives are presented below in **Table 6** accompanied by considerations that will assist in mitigating the predicted issues.

Conflicting objectives	Comments / Justification / Assumption	Mitigation / Resolution / Consideration
3 and 5	With an increase in residential units there will be an increase in space heating / cooling, which along with associated transport demands is likely to increase greenhouse gas emissions.	Climate change consideration will need to be taken in to account when forming policies relating to residential unit construction, conversion or refurbishing
3 and 9	An increase in the number of housing units will mean an increase in space heating from boilers and increasing demands on transport usage, including private road vehicles, all of which will impact upon air quality	Air quality consideration will need to be taken into account when form policies. Will also reflect other plan objectives – WCC AQAP, The Mayors AQAP and national AQAP.
3 and 12	Increase in residential units will increase the amount of municipal waste that will need to be collected and recycled.	Waste and recycled material storage space need to be supplied in residential developments and services need to be able to cope with potential increases in waste and recycled material.
3 and 13	Pressure to supply more residential units could impinge on historic environment as the demand for housing is satisfied.	Careful consideration for the historic environment needs to take place to prevent this happening; difficult as pressures on land constantly increase.
3 and 15	More residential units are likely to increase pressure on open space by actual land take and increase in numbers using the open spaces.	Land pressure in very difficult to resolve. Have green space is vital for social well being and community cohesion.
17 and 5	Any increase in economic activity is likely to have a negative impact upon greenhouse gas emissions because of the increase in buildings and subsequent heating / cooling demands and transport requirements.	Climate change consideration will need to be taken in to account when forming policies relating to commercial unit construction, conversion or refurbishing
17 and 9	Increasing economic activity will require more commercial buildings requiring space heating / cooling which, will contribute to levels of air pollution. Also, more people travelling to work in the City will increase demands on transport again will contribute to air pollution.	Air quality consideration will need to be taken into account when form policies. Will also reflect other plan objectives – WCC AQAP, The Mayors AQAP and national AQAP.
17 and 12	An increase in economic activity is directly and indirectly likely to increase waste production.	Recycling within commercial organisations needs to be encourage and so reduce the conflict between these two objectives
17 and 15	Increase in economic activity may increase pressure on open space as more people use then for recreational purposes	The increase in pressure upon open space is inevitable if more people work in Westminster.

Table 6. Identification and explanation for conflicting objectives.

The potential for conflict between sustainability objectives are not insurmountable and through the development of policies these can be minimised. The identification of these potential conflicts now means that this information can guide and inform future policy decisions.

5 SPD Options Appraisal

Main options and how they were identified

One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. The aim of options appraisal is to assess the preferred option alongside others previously considered, against the sustainability framework.

This process enables comparison between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option as presented in the draft SPD.

The options have been appraised against the Sustainability Objectives, in environmental, social and economic dimensions. A scoring system was used for every objective, for the short, medium and long term and a summary of the option against each of the dimensions were reached. A conclusion sums up the general impact the option would have and makes comments on the sustainability of this option.

The main options identified for the St John's Wood Conservation Area Audits can be described as a "Do Nothing" and a "Best Practice" approach.

Option 1 The "Do Nothing" option consists of the current situation, with the conservation areas in place but with no formal guidance as to how the character of the areas will be interpreted.

Option 2 The "Best Practice" option consists of the conservation area supported by guidance in the form of the draft St Johns Wood Conservation Area Audits.

A table showing appraisal of options can be found at **Appendix 4**.

Option 1 –

This option does not have dramatic effects against the sustainability objectives and, for majority of them, the effect would be neutral. However, environmentally this option would minimise the opportunities to enhance certain aspects of the physical environment. Against the social objectives, evidence elsewhere suggests that the historic built environment can have positive knock on effects and by utilising this option these perceived benefits will not materialise, such as education and involvement of the community through consultation which helps to promote social cohesion. Economically this option is likely to have a minor negative effect. The conservation of the historic built environment has the potential to give economic confidence (e.g. via promoting a positive image) and stimulate economic growth and actively aid in regeneration. Westminster's historic built environment forms the focus of tourism, which brings substantial economic benefits.

With regards to **Option 2**, the Council recognises the important role of the historic environment to the character of Westminster, with associated environmental, social and economic benefits. Whilst it is evident that development within the historic environment can rarely occur without some form of compromise, it is unlikely that the adoption of the SPD would have any notable negative impacts and this should provide clarity for developers. Conservation area audits also help to formulate proposals to enhance the historic environment having long lasting impacts and helping to preserve local distinctiveness. Socially, although in some instances the links are rather limited or neutral, this option can, if adequately consulted on, help to generate a sense of local ownership to the area. Furthermore this can help towards other social issues such as crime by encouraging people to value their surroundings, which should have a cumulative effect of improving and the physical environment of locations. Economically again this option should have an overall positive impact especially in relation to tourism and sustainable growth, benefiting businesses by enhancing areas.

The preferred option is thus to prepare a conservation area audit for the St John's Wood Conservation Area.

6 Appraisal of Plan's Effects

This section provides a record of the prediction and assessment of the potential effects of the draft SPDs. The appraisal process has used an appraisal framework. This section provides a record of the prediction and assessment of the potential effects of the draft SPD. The appraisal process has used an appraisal framework. The analysis is presented in Appendix 5 and includes each of the plan objectives. The plan objectives are appraised in turn for their potential impact on each of the sustainability objectives. Scores are recorded on a five-point scale (major negative impact; minor negative impact; neutral impact; minor positive effect; major positive effect; impact uncertain).

The appraisal process has considered the following issues:

- Direction of effect: is the policy moving towards or away from sustainability?
- Severity of effect: will the effect be marginal or significant?
- Cumulative and synergistic effects: are there potentially significant effects resulting from a combination of activities, which may be insignificant individually?
- Trans-boundary effects: does the effect impact on adjoining boroughs?
- Timing of Effect: does the effect occur immediately or later, does it last indefinitely or only temporarily?

The plan's objectives appraised in this way are as follows:

- Expand upon the UDP Policy DES 9: Conservation Areas by providing a detailed appraisal of the historical interest, architectural qualities,

street patterns and spaces, trees, townscape detail and negative features, comprising the St John's Wood Conservation Area Audit.

- Provide a fair and effective and transparent mechanism for reviewing the design and appearance of proposed development in the St John's Wood Conservation Area Audit.
- Identify potential enhancements and proposals for the future management of the conservation areas.

Potential overall effects of the draft SPDs

The matrix shows that the majority of the sustainability objectives are affected either positively or very positively by the implementation of the SPD. The negative impacts of the SPDs on sustainable development are.

- **It may have a negative effect on the affordability of housing**
- **It may have a negative effect on the availability of land or property for business development**

However, these effects are uncertain.

Time scale and reversibility

Each action has been assessed for its potential impact over time and if negative whether it is reversible. The main findings of this assessment are:

- Almost all time scales for implementation and resulting impacts is for the medium and long term. This is mainly because of the lead in times for the actions, the actual nature of the actions and what they set out to achieve.
- All impacts, both positive and negative, are perceived to be reversible

7 IMPLEMENTATION AND MONITORING

The significant sustainability effects of implementing the draft SPD will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken. The Council is required to prepare Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved. The SPD will be included in this process .

Key next steps

1. Appraisal of any significant changes proposed to the draft SPD not already considered.
2. Publishing a statement following adoption of the SPD setting out any changes to the SPD in response to the SA process
3. Monitoring the significant effects.

8 Conclusion

The Sustainability Appraisal process has enabled assessment to be made of the social, environmental and economic impacts of Conservation Area both with and without the Audit. Planning decisions should not be affected by the guidelines, which give clarity to applicants on the changes that will require permission and which changes are likely to be acceptable.

The main benefit of the SA process is that it has enabled the development of mitigation measures and monitoring which will ensure that any adverse impacts can be minimised.

The SA process has also documented the current status of social, environmental and economic aspects of the areas in the form of baseline data, which will act as a check to determine whether any unintended consequences are resulting from the audits. The SA process has also documented the status of social, environmental and economic aspects of the area in the form of baseline data, which will act as a check to determine whether any unintended consequences are resulting from the publication of the SPD.

The conclusion of the SA process is that option 2 with the SPD in place is the most sustainable and will:

- Lend clarity to the planning process
- Help safeguard Westminster's historic built environment and promote a high quality environment for residents and business, with associated economic benefits especially relating to tourism
- Safeguard the character of open spaces and promote improvements to public realm and street environment

A number of issues have been highlighted by this appraisal, which are being taken into account in amending the SPD before it is formally adopted by Westminster City Council.

The significant sustainability effects of implementing the draft SPD will be monitored to help identify unforeseen effects and to enable remedial action to be taken. This will mean the Conservation Area Audits will be more sustainable documents and will thereby embrace social responsibility, economic development and environmental protection.

Appendices

Appendix One

Consultees on the Scoping Report SEA Consultation bodies

English Heritage
Environment Agency
Natural England

Representatives of other interests

Westminster Property Owners Association
St John's Wood Society

Appendix 2: List of Plans and strategies reviewed

Relevant Plans, Programmes, Policies & Strategies

National and International

PPS 1 Delivering Sustainable Development, ODPM 2005
<http://www.communities.gov.UK/index.asp?id=1143805>

Requirement or objectives

Facilitate and promote sustainable patterns of urban development by:

- Making suitable land available for development in line with economic, social and environmental objectives to improve the quality of life.
- Contributing to sustainable economic growth.
- Protecting and where possible enhancing the natural and historic environment and the quality and character of the countryside, and existing successful communities.
- Ensuring high quality development through good design.
- Ensuring that development supports existing communities and contributes to the creation of safe, accessible, sustainable communities.

Requirements and objectives to be integrated into the Plan

SPD documents need to take objectives in to account and these should be integrated into policies.

Implications for the SA

These themes should underpin the sustainability appraisal.

PPG 3 Housing, 1990

<http://www.communities.gov.UK/index.asp?id=1143941>

Requirement or objectives

- Plan to meet housing requirements for whole community.
- Provide wider choice, mix, size, type, location and mixed communities.
- Make more efficient use of land and under utilised buildings.
- Reduce car dependency in residential development.

Requirements and objectives to be integrated into the Plan

SPD should not conflict with the objective of meeting the housing needs of the whole residential community.

Implications for the SA

SA will identify the social, environmental and economic implications of different housing types and identify the best from a sustainability perspective and any conflict with conservation policies.

PPG 4 industrial, commercial development and small firms

<http://www.communities.gov.UK/index.asp?id=1143926>

Requirement or objectives

- Encourage economic growth which is compatible with environmental objectives
- Give greater certainty as to types of development allowed in specific locations
- Commercial activity located where transport is most efficient and road traffic reduced
- Mixed use is acceptable and encouraged unless specific environmental adverse effects are likely. Optimum use should be made potential sites and existing premises.

Requirements and objectives to be integrated into the Plan

The needs of business and economic development need to be taken into account and considered along with environmental and social implications.

Implications for the SA

The SA will assist in identifying potential conflict between economic policies, the environment and social considerations.

PPG 8 Telecommunications http://www.communities.gov.UK/index.asp?id=1143926		
Requirement or objectives <ul style="list-style-type: none"> Facilitates the growth of telecommunication systems while keeping environmental impacts to a minimum, with particular concern for impacts upon buildings of architectural or historic importance. Take into account cumulative impact of multiple masts Location of mast relative to sensitive receptors 	Requirements and objectives to be integrated into the Plan The improvement of telecommunications should be balanced against the protection of the environment and society.	Implications for the SA Infrastructure provision needs to be taken into account from the impacts upon the environment, society and economic perspective.
PPG 13 Transport http://www.communities.gov.UK/index.asp?id=1144016#P13_304		
Requirement or objectives The objectives of this guidance are to integrate planning and transport at the national, regional, strategic and local level to: <ol style="list-style-type: none"> promote more sustainable transport choices for both people and for moving freight; promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and reduce the need to travel, especially by car. 	Requirements and objectives to be integrated into the Plan The improvement of public transport, cycling and pedestrian provision needs to be taken into account when forming the SPD policies.	Implications for the SA Sustainable transport is vital for sustainable development and needs to be taken in to account and
PPG 15 Planning and the Historic Environment DoE and Department of National Heritage, 1994 Link: http://www.communities.gov.UK/index.asp?id=1144041		
Requirement or objectives <ul style="list-style-type: none"> Should be effective protection for all aspects of the historic environment The physical survival of our past is to be valued and protected as a central part of our cultural heritage. 	Requirements and objectives to be integrated into the Plan Need to protect historic buildings and especially to preserve or enhance the character or appearance of the conservation area underpins the SPD.	Implications for the SA Identify the most appropriate options for protection to conservation area whilst meeting social and economic needs
PPG 16 Archaeology and Planning DoE and Department of National Heritage, 1990 Link: http://www.communities.gov.UK/index.asp?id=1144057		
Requirement or objectives <ul style="list-style-type: none"> Archaeological remains are irreplaceable; they are vital evidence of past development of our civilisation. In particular care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. 	Requirements and objectives to be integrated into the Plan Need to meet the balance between protection and preservation off archaeological sites with the need to meet social and economic needs of an area.	Implications for the SA Identify the most appropriate options that protect archaeological sites while meeting social and economic needs.
PPG17 Open space, sports and recreation http://www.communities.gov.UK/index.asp?id=1143926		
Requirement or objectives <ul style="list-style-type: none"> Setting local standards for open space and identify extra provision requirements as well as improving access and existing facilities. Maintain an adequate supply of Open Space by protecting existing facilities (including playing fields), using development opportunities to 	Requirements and objectives to be integrated into the Plan SPD should be consistent with the objective of protection of open space as pressures on land increase across the City.	Implications for the SA Protection and enhancement of open space is important economically, socially as well as environmentally.

<p>improve open space and associated facilities, prevent the erosion of quality of open space, better management of open space.</p> <ul style="list-style-type: none"> • New open space should taken in to account; accessibility, contribute to town centre vitality, improve the quality of public realm, provision of open space in commercial areas, safety, meet regeneration needs, social inclusion and needs of tourists • Use planning obligations to alleviate local deficiencies. Particularly where quality and/or quantity is threatened and local needs are increased. 		
<p>PPG 24 Planning and Noise http://www.communities.gov.UK/index.asp?id=1143926</p>		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
<ul style="list-style-type: none"> • Noise can have a significant effect on the environment and on the quality of life. • Development of specific land uses should be guided to appropriate locations. • Development plans should give developer and the community a degree of certainty about areas where particular types of development will be acceptable 	<p>Policies should take into account the impact of noise across the City. With particular focus on preventing noise generating land use being located near to noise sensitive land uses.</p>	<p>Need to ensure focus on minimising the impact of noise upon the local environment and community.</p>
<p>PPS 9 Biodiversity and Geographical conservation http://www.communities.gov.UK/index.asp?id=1143803</p>		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
<ul style="list-style-type: none"> • Sustain, maintain, restore and enhance biodiversity and environmental resources • Ensure appropriate significance in made to protected sites of biological importance • To accommodate biodiversity within new development, +recognising the link between nature conservation and a sense of well-being in the community. • This corresponds with biodiversities role in supporting economic diversification. 	<p>Policies need to take into account the need to protect and enhance biodiversity.</p>	<p>Identify which policy options will have the most positive effect on biodiversity.</p>
<p>PPS12 Local Development Framework ODPM 2004 Link: http://www.communities.gov.UK/index.asp?id=1143847</p>		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
<ul style="list-style-type: none"> • Establishes the format and methodology to be employed to implement the new planning system documents. 	<p>Is a guiding PPS on the whole process so influence is paramount.</p>	<p>SA must comply with procedures as set out in this planning policy statement.</p>
<p>PPS 22 Renewable energy http://www.communities.gov.UK/index.asp?id=1143803</p>		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA

<ul style="list-style-type: none"> Statement of government policy concerning planning and development control of renewable energy developments. UK target to generate 10% of electricity from renewable sources by 2010, and 20% by 2020. 	Establishes targets for renewables. Endorses policies that actively encourage the inclusion of renewable energy in the energy mix. This needs to be balanced against the protection of the historic environment.	Policies need to employ the best option for promoting the uptake of renewable energy in new and existing buildings.
PPS23 Planning and pollution control http://www.communities.gov.UK/index.asp?id=1143803		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
<ul style="list-style-type: none"> Consideration should be made to the quality of land, air and water and potential impacts from development Potential sensitivity to pollution – landscape, soil, air, water nature conservation. Reduce land use conflict caused by mixed use developments Compliance with statutory environmental quality standards Limit GHG emissions and take into account potential effects of Climate Change (including drainage) Cumulative impacts to be considered 	Impacts of existing pollution are minimised and that any new development does not increase pollution levels in general.	SA will identify options that allow development which minimise cause of environmental pollution
Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas English Heritage, 2005 Link: http://www.english-heritage.org.UK/server/show/nav.00100200800q005		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Sets out guidance for the preparation of conservation area appraisals and management of conservation areas	The format of the conservation area appraisal should be in conformity with this guidance.	
Regional		
The London Plan GLA 2001 Link: http://www.gov.UK/mayor/strategies/sds/plan_download.jsp		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
The Key Themes of the Plan are: 1. health of Londoner's 2. equality of opportunity 3. Contribute to sustainable development. And six key objectives which are; 1. To accommodate 's growth within its boundaries without encroaching on open spaces. 2. To make London a better city for people to live in. 3. To make London a more prosperous city with strong and diverse economic growth. 4. To promote social inclusion and tackle deprivation and discrimination. 5. To improve accessibility. 6. To make a more attractive, well-designed and green city.	Conservation Area Audit should be in general conformity with the London Plan.	The London Plan has had a sustainability Appraisal carried out on it therefore policies that directly refer to it should be as sustainable as is practically possible.
Mayor's Biodiversity Action Plan		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA

The Mayor's Biodiversity Strategy aims to protect and enhance the natural habitats of London together with their variety of species. The Strategy sets out the Mayor's vision for the future, identifying the key issues and providing innovative solutions. It demonstrates how biodiversity can be maintained as a crucial part of a sustainable world city.	Biodiversity needs to be taken into account by the Conservation Area Audit	Need to make sure biodiversity considerations have included in all the conservation areas policies
The Draft View Management Framework GLA 2005 Link: http://www.gov.uk/mayor/strategies/sds/spg-views.jsp		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Provides guidance and policies on the protection of London views.	Conservation Area Audits identify local views using criteria suggested in the guidance	Sustainability Objectives must identify the most appropriate options for the protection of views whilst allowing for social and economic development.
Local		
Unitary Development Plan Westminster City Council , 1997 and 2004 (RUDP) http://www.Westminster.gov.uk/environment/planning/unitarydevelopmentplan/		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
The UDP sets out planning policies for developing land, improving transport and protecting the environment for the next 10 – 15 years. It advises people on the types of development likely to get planning permission. It gives guidance for planners when deciding on planning applications and the basis by which planning decisions are defended at public enquiry	Until the adoption of the LDF, the RUDP policies will set the foundation or stating point for the policies that are included within the conservation area audit. There consideration is obviously imperative	Monitoring of UDP policies provides much of the evidence base and baseline for the SA
Westminster City Council's Community Strategy – The City Plan 2006-16 (draft) http://www.Westminster.gov.uk/councilgovernmentanddemocracy/councils/partnerships/upload/CityPlanFinal.pdf		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
The City Plan sets a vision for the future and outlines key aims and priorities to achieve this vision over the next ten years. It does this by establishing the four key goals, with the priorities to achieve these goals which are: 1.An Improving City Environment • A safer city • A more sustainable, cleaner and greener city • A well-designed and distinctive city 2.Better Life Chances for All Our Citizens • A better city for children and young people • A city of opportunity meeting the aspirations of all our citizens • A strong and economically thriving city built in partnership with business 3.Cohesive communities and engaged citizens • A more united city • A stronger voice for local people 4.Customer Tailored Services. • Accessible services • Locally-focused services	The Community Strategy identifies the policy options to which all other policy documents should contribute. Conservation Area Audits must therefore align with these.	As the City Plan is designed to encourage economic, social and environmental well being of the city the policies it affects should be sustainable.

Sustainable Buildings SPG http://www.Westminster.gov.UK/environment/planning/sitesandprojectspolicies/spg.cfm		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Advises on the life cycle of building projects, including the basic principles of sustainable construction. Key goal is to enable the environmental performance and quality of design of buildings in the city to be improved.	The objectives of the SPD should be embraced within the Conservation Area Audits, so that the impact upon the environment from new development is reduced and social as well as economic consideration are taken into account.	The SPD objectives will be supported by the SA as it assists in policy selection that contribute to sustainable development.
Design Matters in Westminster City Council http://www3.Westminster.gov.UK/planningpublications/cf-results.cfm		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Sets out the councils policies with regards to design of new buildings in Westminster, including accessibility, sustainability and context.	Need to promote high quality design and materials, sensitive to the local context	SA objectives should incorporate these themes
Development and Demolition in Conservation Areas SPG Westminster City Council http://www3.Westminster.gov.UK/planningpublications/cf-results.cfm		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Sets out the city council's policies and guidance with regards to development and demolition in conservation areas.	Retention of unlisted buildings of merit, original architectural detail and features which contribute to the character of the conservation area.	SA objectives must incorporate these themes.
Roofs – A Guide to Alterations and Extensions on Domestic Buildings Westminster City Council http://www3.Westminster.gov.UK/planningpublications/cf-results.cfm		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Sets out the city council's policy with regards to alteration and extension of roofs.	Original historic roof forms shall be retained where appropriate and new design sensitive to historic context	SA objectives must incorporate these themes.
Shopfronts, Blinds and Signs, Westminster City Council http://www3.Westminster.gov.UK/planningpublications/cf-results.cfm		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Sets out the city council's policy with regards to alterations to shopfronts.	Shop front and signs should be designed with respect to the architecture and character of the area. The shop front must be seen as an integral part of the building. Seek to prevent loss of traditional shopfronts, reinstate features where missing in any scheme for a new shop front. T	Need to balance economic and environmental objectives.
Westminster Biodiversity Action plan, Westminster City Council, 2000 http://www3.Westminster.gov.UK/publications/publications_detail.cfm?ID=691		

Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Identifies priority Species and Habitats For Protection In Westminster - Sets out a series of Action Plans covering this.	Protection of priority species and habitats	Assess the effectiveness of audit in combining aims of built environment and nature conservation.
Westminster Way- A Public Realm Manual for the City, Westminster City Council, 2004 http://www3.Westminster.gov.UK/publications/publications_detail.cfm?ID=1114		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
A manual for design of public realm in Westminster	Use of high quality materials and high standard of design contributing to an accessible, sustainable and attractive public realm, in keeping with the character of the conservation area.	Need to assess sustainability of materials and contribution of high quality public realm to economic and social as well as environmental objectives
Air Quality Strategy for Westminster http://www.Westminster.gov.UK/environment/pollution/airpollution/airqualityinfo.cfm		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
<ul style="list-style-type: none"> To reduce emissions from the most polluting vehicles by working with the Mayor and London boroughs to implement a low emission zone To reduce traffic and discourage unnecessary car journeys through traffic control and restraint based parking policies To promote the use of alternative road fuels such as gas, fuel cells and electricity in general, but especially in council vehicles, contractors vehicles, buses, taxis, light vans. To promote the development of a refuelling infrastructure for alternative fuels in Westminster and central London To enforce emissions standards through: the roadside emissions testing programme, and the stationary vehicles offence - working with other London local authorities. To promote alternative modes of transport to the private car including walking, cycling and public transport To reduce the impact of development on traffic emissions To minimise emissions caused by building activities To minimise emissions caused by the use of buildings To monitor air quality To raise public awareness To work in partnership with others 	The objectives need to be integrated and supported by the plan so that new development has a minimal impact upon air pollution.	Policies that minimise the impact upon air quality need to be identified by the SA.
Economic Development Strategy http://www.Westminster.gov.UK/Business/economicdevelopment/upload/EDS%20final.pdf		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA

Has three key objectives; 1. Supporting Business and Enterprise 2. Business friendly City Management 3. Promoting Employability.	<ul style="list-style-type: none"> A clean and safe environment creating the right conditions for businesses to succeed and thrive. Provide businesses and employers with the skills that they need on their doorstep. 	SA needs to select options that support environmental protection, are socially responsible as well as allowing economic development.
Open Space SPG http://www.Westminster.gov.UK/environment/planning/ldf/documents/oss.cfm		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
<p>The key objectives of the Open Space Strategy are to improve the quality, management, accessibility and usage of parks and other open spaces in the City.</p> <p>Provide new facilities where there are deficits in provision and also provide well maintained, quality open spaces which are safe and attractive to all</p>	Open space is important and needs protection as the pressures on land increase through out the city.	The objectives and actions of the open Space Strategy therefore need to be taken into account.
Nature Conservation Strategy (1997) http://www.Westminster.gov.UK/environment/landandpremises/conservation/index.cfm		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
<p>Strategy developed to ensure that valuable resource protected for the benefit of everyone in the city.</p> <p>Key aims are</p> <ol style="list-style-type: none"> Protect existing habitats and create new opportunities for wildlife. Encourage wildlife through the sympathetic management of green spaces. Improve public access to and understanding of nature in the city. Monitor progress. 	Policies need to safe guard and protect and enhance important habitats and biodiversity	Sustainability appraisal must highlight any policies that would have a detrimental impact on biodiversity measures
Emerging Supplementary Planning Guidance on Inclusive Access and Design, Westminster City Council (2006)		
Requirement or objectives	Requirements and objectives to be integrated into the Plan	Implications for the SA
Encourage provision of access for all as part of new development and refurbishment schemes	Policies need to safeguard the environment with	Need to balance safeguarding the environment with social considerations and providing inclusive access for all

Appendix 3: Sustainability Appraisal Objectives

Appendix 3 Sustainability Appraisal Objectives

Number	Sustainability Objective	Sub-objective	Indicators
1	Reduce poverty and social exclusion	<ul style="list-style-type: none"> • Improve the economic opportunities for excluded people and communities • Reduce poverty and social exclusion in those areas most affected • Improve affordability to essential services to the home • Improve affordability of housing 	<ul style="list-style-type: none"> • Census levels of deprivation • Proportion of the population living in deprived areas • Proportion of children in low income families • Proportion of people claiming benefits • Proportion of the population of working age in full-time employment • Levels of fuel poverty
2	Improve health and well-being	<ul style="list-style-type: none"> • Improve the health and well-being of the population • Provide, protect and improve health facilities • Reduce health inequalities • Encourage healthy lifestyles • Maximise the safety of streets for pedestrians, cyclists & motorists • Provide facilities for sport and recreation • Provide and ensure access to open space 	<ul style="list-style-type: none"> • Average life expectancy of population • Mortality rates by cause • Working days lost through illness • NHS hospital waiting lists • Access to a GP • Access to a hospital • Levels of health inequalities • Levels of participation in sport and cultural activities • Proportion of journeys on foot or by bicycle • Proportion of school children travelling to school, by mode of transport • Access to green space • Number of pedestrian, cyclists and motorist accidents • Percentage of resident population describing their health as 'not good'
3	Improve availability of decent homes	<ul style="list-style-type: none"> • Reduce homelessness • Increase the range of housing and increase housing choice for all • Increase the affordability of housing for all • Improve the quality of housing 	<ul style="list-style-type: none"> • Levels of homelessness • Proportion of the population living in temporary accommodation • Affordability of housing in comparison to earnings • Levels of availability of good quality housing for all social groups • Housing completion figures • Affordable housing completion figures • Proportion of homes judged unfit to live in
4	Reduce anti-social activity and remove the fear of crime	<ul style="list-style-type: none"> • Improve community safety and establish conditions that discourage crime • Encourage safer environments through • Reduce actual crime levels and fear of crime design • Reduce actual noise levels and noise concerns resulting from anti-social behaviour • Reduce the impact of anti-social behaviour on the environment 	<ul style="list-style-type: none"> • Crime levels • Fear of crime amongst the local and visiting populations • Noise levels and complaints • Litter levels • Number of Anti-social Behaviour Orders (ASBOs) issued • Level of race-related crime
5	Improve sense of community identity and welfare and the quality of where people live	<ul style="list-style-type: none"> • Encourage a sense of community and place, and embrace diversity • Provide, protect and improve religious facilities • Encourage development of and participation in cultural, creative and sporting activity • Support local activities and crafts • Protect, provide and improve community meeting places • Protect and improve sports, play and recreation facilities • Encourage active involvement in local decision making and voluntary activities • Support cross-cultural integration • Improve resident and visitor satisfaction with where they live • Improve the legibility of streets for all pedestrians • Ensure a mix of land uses • Protect and improve cultural provision • Protect and improve provision and quality of open spa • Provide, protect and improve childcare facilities and access to open spaces • Protect and improve provision of wildlife, and improve access to it where appropriate 	<ul style="list-style-type: none"> • Levels of engagement in community activities • Levels of engagement in voluntary activities • Levels of resident satisfaction, participation and sense of well-being • Proportion of the population that are or feel they can be involved in local decision making • Proportion of the population who feel their local area is a place where people from different backgrounds and communities can live together harmoniously • Proportion of residents who are satisfied with their neighbourhood as a place to live • Mix of appropriate land uses • Number of cultural events held • Number and type of cultural facilities available; • Additions and improvements made to open spaces • Number, accessibility and affordability of child care facilities; • Levels of biodiversity • Areas of wildlife protected

6	Reduce unemployment and Improve education and skills	<ul style="list-style-type: none"> • Reduce unemployment both short and long-term • Facilitate the creation and sustainment of employment particularly where appropriate for the local population • Provide opportunities for those most in need of employment • Help improve work/life balance • Help improve earnings • Increase opportunity for rewarding and satisfying employment • Provide, protect and improve education facilities • Facilitate development of local skills • Develop and improve opportunities for lifelong learning 	<ul style="list-style-type: none"> • Overall levels of unemployment • Proportion of people of working age who are in work • Proportion of people of working age who are unemployed • Proportion of lone parents, long-term ill and disabled people who are economically active and claiming benefits • Proportion of ethnic minorities in full-time employment • Average hours worked by people in employment • Average earning for full-time employees • Qualifications achieved by the population • Proportion of the population with no qualifications • Proportion of the adult population participating in learning
7	Increase accessibility to essential services and community facilities	<ul style="list-style-type: none"> • Improve access to buildings and ease of movement for all • Improve interchanges between streets and buildings, with regard to levels, widths and obstructions • Encourage developments that improve the quality of the spaces between buildings • Improve access between housing, jobs, services and amenities • Improve provision of public transport 	<ul style="list-style-type: none"> • Percentage of residents within walking distance (500m/15mins) of key local services (post office, food shop, GP, primary school) • Childcare spaces available per 1,000 population • Levels of new retail floorspace • Availability of public transport
8	Improve air quality	<ul style="list-style-type: none"> • Reduce direct emissions of local air • Reduce combustion of natural resources pollutants • Encourage and facilitate the use of low emission technology and fuels 	<ul style="list-style-type: none"> • Number of days per year of air pollution • Levels and concentrations of pollutants in the air • Levels and concentrations of emissions • Levels of use of low emission technology and fuels • Planning permissions granted for solar panels and alternative energy sources
9	Reduce contributions to climate change and vulnerability to impacts, including flooding	<ul style="list-style-type: none"> • Reduce direct emissions of greenhouse gases • Reduce emissions of ozone depleting substances • Encourage use of renewable energy to minimise use of finite resources • Minimise non-renewable energy consumption • Protect against storm damage • Protect against potential river flooding and flash flooding • Reduce the risk of subsidence • Protect the microclimate 	<ul style="list-style-type: none"> • Levels of CO2 emissions • Levels of renewable and non-renewable energy use • Thermal efficiency of the building stock • Energy efficiency of road passenger travel • Energy efficiency of rail passenger travel • Energy efficiency of freight distribution • Depletion of fossil fuels • Depletion of ozone • Sale/use of ozone depleting substances • Frequency of fluvial flood events • Development in the floodplain • Amount of land affected by subsidence • Works undertaken for flood prevention • Works undertaken to protect from storm damage • Amount of fossil fuels used
10	Protected and enhance open space and conserve soil resources and quality	<ul style="list-style-type: none"> • Reduce use of minerals, materials and resources • Use minerals, materials and resources more efficiently • Ensure that contamination of land is prevented or remedied 	<ul style="list-style-type: none"> • Levels of minerals, materials and resources • Levels of contaminated land • Net loss of soils to development • Levels of soil quality • Amount of contaminated land remediated
11	Minimise production and harmful effects of waste	<ul style="list-style-type: none"> • Minimise use of resources and materials • Conserve manufactured resources • Reduce waste generation • Reduce hazardous waste • Encourage more efficient use of resources • Encourage use of renewable materials and resources • Encourage use of once-used and recycled materials • Enable recovery of energy from waste • Ensure careful and efficient collection and storage of waste • Enable collection of used resources and materials so they can be recycled • Enable environmentally satisfactory disposal of waste 	<ul style="list-style-type: none"> • Levels of materials consumption per person • Levels of waste generated in total and per household • Levels of material recycling in total and per household • Destination of all waste and that just from households i.e. recycling, composting, used to recover energy, landfill • Source of materials used in total and just within households i.e. recycled, re-used • Levels of hazardous waste • Compliance with EU Landfill Directive

12	Protect, maintain and enhance biodiversity, flora and fauna and improve water quality	<ul style="list-style-type: none"> • Protect designated nature conservation sites of national, metropolitan and local significance • Protect and enhance habitats and buildings that benefit wildlife, such as gardens, trees, rivers, water bodies and wild spaces • Protect and provide priority habitats • Protect and provide for priority species • Protect and enhance open spaces • Prevent pollution of water bodies and courses • Improve the quality of water bodies and courses 	<ul style="list-style-type: none"> • Achievement of Biodiversity and Species Action Plan targets at National and Westminster levels • Changes in priority habitats • Changes in populations of priority animal species • Trends in plant biodiversity • Population of wild birds • Number of habitat enhancement projects in open spaces • Levels of marine life in water bodies and water courses • Levels of dangerous substances found in water • Levels of nutrients found in water • Levels of pathogens in water • Amount of dissolved oxygen in water • Number of significant pollution events in the river Thames • Number of incidents of accidental/deliberate release of pollutants into water bodies
13	Conserve and enhance the historic environment and the quality of landscapes and townscapes	<ul style="list-style-type: none"> • Encourage repair, maintenance and protection of historic buildings and structures • Protect public art, monuments, statues and their settings • Protect and enhance sites, features and areas of cultural value • Preserve and enhance historic parks and gardens • Protect and conserve the archaeological resources • Improve the legibility of streets for all • Improve ease of movement for all • Ensure high quality visual streetscape and buildings • Preserve and enhance the character and fabric of conservation areas • Reduce street clutter • Ensure clean streets 	<ul style="list-style-type: none"> • Loss or damage to listed buildings and their settings • Loss or damage to scheduled ancient monuments and their settings • Loss or damage to historic parks and gardens and their settings • Loss or damage to historic landscapes and their settings • Percentage of conservation area demolished or otherwise lost • Loss or damage to historic view lines/strategic views and vistas • Levels of loss or damage to public art, monuments, statues and their settings • Measures in place to protect and conserve archaeological resources • Measures to protect historic view lines/strategic views and vistas • Level of street legibility • Quality of visual streetscape • Changes in character of the conservation areas • Proportion of new homes built on previously developed land • Proportion of vacant land and properties • Proportion of streets that are clean/litter free • Improvements to the number/types of street furniture and signage • Number of street obstructions/obstacles
14	Reduce the need to travel and the use of the car.	<ul style="list-style-type: none"> • Encourage a reduction in travel and use of alternatives to powered transport • Encourage use of energy efficient transport modes • Reduce the need to travel, especially by private car • Encourage walking and cycling and other forms of sustainable travel • Integrate new development schemes with public transport • Provide infrastructure to enable efficient, optimal use of public transport, accessible to all • Reduce the impact of service and delivery vehicles on congestion and levels of pollution • Reduce congestion and minimise the intrusion of all vehicles in working and residential areas • Reduce traffic noise • Encourage use of sustainable river transport facilities • Optimise access for emergency vehicles on all routes • Encourage greater use of renewable cleaner fuels • Reduce the impact of passenger vehicles on congestion and levels of pollution 	<ul style="list-style-type: none"> • Volume of traffic on all roads • Volume of traffic on principle roads • Volume of heavy goods vehicles • Level of congestion • Level of traffic noise • Passenger travel by modes • Reasons for travel mode choices • Level of integration of new development schemes with public transport • Leisure trips by mode of transport • Proportion of trips made using alternative powered transport • Proportion of trips made using energy efficient transport modes • Level of investment in and use of sustainable water transport facilities • Levels of CO2 emissions • Levels of renewable and non-renewable energy use • Energy efficiency of road passenger travel • Energy efficiency of rail passenger travel • Energy efficiency of freight distribution • Depletion of fossil fuels • Amount of fossil fuels used • Number of Section 106 agreements for contributions to, or infrastructure provided for improving public transport
15	Require energy efficient buildings and provide for sustainable sources of water supply	<ul style="list-style-type: none"> • Ensure design of buildings and structures are resource efficient • Ensure buildings and structures are designed to be energy efficient • Ensure buildings and structures adaptable for re-use 	<ul style="list-style-type: none"> • Proportion of new buildings considered to be energy efficient • Proportion of building stock adaptable for re-use • Proportion of building stock safe-guarded for re-use
16	Encourage sustainable economic growth	<ul style="list-style-type: none"> • Ensure that the strength of the economy is maintained and further sustainable growth is enabled and accommodated • Assist business development 	<ul style="list-style-type: none"> • Change in the number of businesses in the area • Levels of productivity • Indicators of competitiveness

		<ul style="list-style-type: none"> • Enhance competitiveness • Promote growth in key sectors • Promote tourism • Encourage indigenous business • Encourage inward investment • Make land and property available for business development • Promote innovation and enterprise 	<ul style="list-style-type: none"> • Survival rates of new and established businesses • Diversity of economic sectors • Relative employment/output growth in different economic sectors • Long term economic growth of GDP (gross domestic product) • Number of new businesses opening and existing ones closing • Growth of local business by number of employees and turnover • Investment levels from UK owned companies • Investment levels from overseas owned companies • Amount of employment land available • Number of business applications granted planning consent • Image indices derived from consultation with businesses and the public • Volume of new investment
17	Reduce impacts from noise	<ul style="list-style-type: none"> • Reduce generation of noise from all activities • Reduce generation of noise from all premises • Reduce emissions of noise from transport related activities • Reduce emissions of noise into properties 	<ul style="list-style-type: none"> • Levels of noise generated from commercial premises and activities • Levels of noise generated from residential premises • Levels of noise emitted from transport related activities • Levels of noise imitated into properties • The number of noise complaints received
18	To ensure the plan does not negatively effect existing Westminster residents		

Appendix 4: Appraisal of Options

Sustainability objectives	Option 2	Option 1	Comments and time-frame of effects
To create cohesive, inclusive and safe communities, with appropriate levels of social and community facilities.	?	0	By taking positive action to record and highlight the local environment and encourage local communities in the process, this may have minor positive impacts in terms of strengthening community identification with and pride in the local area, which may contribute to more cohesive communities.
To reduce the fear of crime and actual crime.	+	0	The document will take positive action in promoting a well-designed and attractive environment which will have minor positive benefits in the medium term in terms of enhancing the image of the area and the community's sense of identity and reducing fear of crime.
To ensure the provision of appropriate housing types to meet homeless, affordable, intermediary, over crowding and family unit demands.	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on housing provision.
To promote and improve health and well-being.	+	0	The document will take positive action in promoting a well-designed and attractive environment, which will have minor positive benefits in the medium and long term on the quality of the environment which contributes to a sense of well-being.
To reduce greenhouse gas emissions and support climate change adaptation	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on greenhouse gas emissions.
To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings.	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on sustainable design and construction.

To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality.	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on flooding.
To protect, enhance and create environments that encourages and support biodiversity.	+	0	The recording of special architectural and historic interest of the areas will not have significant impacts on biodiversity, although the protection of trees may have minor positive benefits in the medium term.
To improve air quality.	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on air quality.
To reduce the impact of noise.	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on sustainable design and construction
To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport.	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on reducing the need to travel.
To reduce waste production and increase recycling and recovery of all waste.	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on sustainable design and construction
To protect and enhance the historic environment and architectural, archaeological and cultural heritage.	++	0	Guidance on the architectural and historic character of the conservation areas will have a major positive impact in the medium term on the ability to conserve and enhance the character of the conservation area.
To enhance the public realm and street environment.	++	0	Guidance on the architectural and historic character will promote the protection of features of interest in the public realm as well as public realm enhancements and will have a positive impact in the medium term.

To protect, enhance and seek opportunities to increase open space throughout the borough.	+	0	The guidance will have a positive impact in the medium term on protection of existing areas of historic open space, although it will not increase open space.
To ensure equality of opportunity and improve opportunities for education, training and employment.	0	0	The recording of special architectural and historic interest of the areas will not have any impacts on equality of opportunity and training.
To maintain economic diversity, increase local opportunity and support sustainable economic growth.	+	0	By recording and highlighting the architectural and historic interest of the conservation areas there is likely to be a minor positive effect in the long term on the enhancement of the area's image for business and tourism.

Appendix 5: Summary of the impacts of the draft SPD

SA Objectives	Criteria for appraisal	Score	Comment / observation : effects and mitigation
1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities	Improve the economic opportunities for excluded people and communities	0	Westminster's conservation policies, as set out in the St John's Wood Conservation Area Audit, make a positive contribution to Westminster's economic performance in general, by creating an attractive, desirable place in which to live, visit and do business. It is likely, though not proven, that this improvement to economic performance extends beyond the boundaries of the conservation area, and is of benefit to excluded people throughout Westminster
	Reduce poverty and social exclusion in those areas most affected	0	There standard of living is high across the St John's Wood Conservation Area. Property values are high, with few social housing properties in the area. IMD scores are low, ranging from 12 – 33 across the area.
	Improve affordability of essential services to the home	0	The conservation area audits are unlikely to have an impact on affordability of essential services
	Improve affordability of housing	-	There is little opportunity for the conservation area audit to influence the availability of affordable housing. Conservation measures may well serve to maintain or increase property prices.
2. To promote and improve health and well-being	Improve the health and well-being of the population	+	A quality environment, such as that promoted by the conservation area audit, has a positive effect on health and wellbeing.
	Provide, protect and improve health facilities	0	The audit will have no impact on health facilities.
	Reduce health inequalities	0	Encouraging protection and enhancement of the conservation area is unlikely to have an impact on health inequalities
	Encourage healthy lifestyles	0	It is not anticipated that the audit will have any impact on healthy lifestyles
	Maximise the safety	0	Whilst the audit encourages reduction in street clutter which may increase accessibility for pedestrians, it will have little impact on

	of streets for pedestrians, cyclists & motorists.		cyclists and motorists, and overall is considered to have a neutral impact.
	Provide facilities for sport and recreation	0	It is not anticipated that the audit will have any impact on leisure facilities
	Provide and ensure access to open space	+	The audit recognises the importance of open space to the character of the area.
3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediary, over crowding and family unit demands	Reduce homelessness	0	The audit will have no impact, either positive or negative, on homelessness.
	Increase the range of housing and increase housing choice for all	0	The audit, in identifying the majority of pre-war properties as unsuitable for demolition helps to maintain the historic mix of building types. This includes mansion flats, ex local authority flats and single family dwellings.
	Improve the quality of housing	++	Ensuring high design quality of both new and existing buildings is a primary function of the Audit. New buildings in the conservation area should be designed to the highest standard, and should sit happily in their context. Works to existing buildings should always maintain or enhance the quality of those buildings.
4. To reduce both the fear of crime and actual crime	Improve community safety and establish conditions that discourage crime	+	A high quality, well designed and maintained environment is less likely to be the location for crime. A good mix of residential and employment uses ensure that surveillance of the area is constant.
	Encourage safer environments through good design	+	The Victorian model of town planning is effective in maintaining low levels of crime. Public and private space is clearly demarcated; by area railings for example. Ground floor windows give good visibility of the area.
	Reduce actual crime levels and fear of crime	+	The conservation audit discourages overly obtrusive security measures which serve to foster fear of crime. Solid roller shutters, high boundary walls, security fencing and cctv cameras can all

			contribute to an exaggerated perception of the risk of crime. These environmental approaches to crime reduction are discouraged in the Audit
	Reduce actual noise levels and noise concerns resulting from anti-social behaviour	0	The audit is not likely to have significant effects in this area. Improving the quality of places can help to reduce anti social behaviour however.
	Reduce the impact of anti-social behaviour on the environment	+	High quality environments discourage anti social behaviour. Environmental improvement resulting from policies in the audit will encourage people to value their surroundings.
5. To reduce greenhouse gas emissions and support climate change adaptation		0	No significant effects are anticipated as a result of the St John's Wood Conservation Area Audit. As noted inspection x, below, the preference for architecturally appropriate timber or steel windows can lead to suboptimal thermal performance. This can be mitigated in numerous ways – by the use of double glazed units where possible, or by the use of secondary glazing and other insulation measures.
6. To ensure equality of opportunity and improve opportunities for education, training and employment	Facilitate the creation of sustainable employment particularly where matched to the needs of the local population	0	The economic benefits of a well maintained historic district could include encouraging investment. This is not proven.
	Provide opportunities for those most in need of employment	0	Whilst the conservation policies contained in the Audits may encourage inward investment and other economic benefits, this is unlikely to have specific impacts on those most in need.
	Help improve work/life balance	+	The land use section of the audit encourages the current mix of uses, with an emphasis on the residential character of the area. City centre living contributes to a better work life balance by reducing travel time between home and work.

	Help improve earnings	0	The audits are unlikely to have any impact on earnings.
	Increase opportunity for rewarding and satisfying employment	0	The audits are unlikely to have any impact on local employment
	Provide, protect and improve education facilities	0	The audits are unlikely to have any impacts on educational facilities
	Facilitate development of local skills	0	The audits are unlikely to have any impacts on local skills, though the national conservation agenda, of which conservation area appraisals such as the St John's Wood Conservation Area Audit form a part, is driving a resurgence in craft skills.
	Develop and improve opportunities for lifelong learning	+	Whilst not intended as an educational document, the St John's Wood Conservation Area Audit can and does function as such. It contains historical information, numerous photographs and a useful glossary. The document is useful to those pursuing local studies, as well as planning and conservation students.
7. To enhance the public realm and street environment		++	The conservation area audits have dedication sections relating to the preservation and enhancement of the historic public realm, including specifically historic street furniture and historic street surfaces. Both of these, together with a co-ordinated approach to street furniture serve to improve the public realm. Other improvements to the public realm are promoted in the audit, including reduction of street clutter and preservation of important street trees
8. To improve air quality	Reduce direct emissions	0	The conservation area audit is unlikely to have an effect on emissions
	Reduce combustion of natural resources	0	The conservation area audit is unlikely to have any impact

	pollutants		
	Encourage and facilitate the use of low emission technology and fuels	-	The St John's Wood Conservation Area Audit may have a negative impact on the installation of on site micro generation technologies. Rooftop plant is discouraged, as is the visual clutter caused by pipes, wires and flues. Intrusive elements at roof level or on facades are also discouraged. These measures could be a bar to the installation of wind turbines, solar cells and biomass boiler flues. However, with careful siting it may often be possible to install low emission technology. Westminster could consider the preparation of further information on sustainable technologies that would not have an impact on the appearance of conservation areas and effects of this will be monitored.
9. To protect, enhance and seek opportunities to increase open space throughout the borough	Protect and enhance open space	+	The audits specifically encourage the protection and enhancement of historic open spaces within the conservation areas. Effects should therefore be positive.
	Use minerals, materials and resources more efficiently	0	No impacts are anticipated
	Ensure that contamination of land is prevented or remedied	0	No impacts are anticipated
10. To reduce waste production and increase recycling and recovery of all waste.	Minimise use of resources and materials	+	The conservation policies in the Audit, specifically, the identification of unlisted buildings of merit make a positive contribution to the use of resources. Retention and re-use of historic buildings has significant resource savings from both the embodied energy in existing buildings, and the existing fabric.
	Conserve manufactured resources	0	No impacts are anticipated

	Reduce waste generation	0	The audit will have no impact on waste generation
	Reduce hazardous waste	0	The audit will have no impact on hazardous waste
	Encourage use of renewable materials and resources	+	The conservation area audit encourages the use, where appropriate, of timber windows and doors. The use of PVC and aluminium for these purposes is considerably less sustainable, due to the high energy costs of their manufacture, and to waste issues arising from disposal.
	Encourage use of once-used and recycled materials	0	To a certain extent, the continuing reuse of historic building stock supports the reuse of building materials. Brick, slate, doors and other architectural detail can all be reused.
	Enable recovery of energy from waste	0	No impacts are anticipated
	Ensure careful and efficient collection and storage of waste	0	No impacts are anticipated
	Enable collection of used resources and materials so they can be recycled	0	No impacts are anticipated
	Enable environmentally satisfactory disposal of waste	0	No impacts are anticipated
11. To protect, enhance and create environments that encourage and support biodiversity	Protect designated nature conservation sites of national, metropolitan and local significance	0	There are no sites of national, metropolitan or local importance in the St Johns Wood Conservation Area.

	Protect and enhance habitats and buildings that benefit wildlife, such as gardens, trees, rivers, water bodies and wild spaces	+	The Conservation Area Audit encourages the protection of gardens from development, where they exist, and the protection of both street trees and private trees.
	Protect and provide priority habitats	0	No impacts are anticipated
	Protect and provide for priority species	0	No impacts are anticipated
	Protect and enhance open spaces	+	The Conservation Area Audit identifies the value of open space to the character of the area.
12. To protect and enhance the historic environment and architectural, archaeological and cultural heritage	Encourage repair, maintenance and protection of historic buildings and structures	++	The audit emphasises the importance of good maintenance of historic buildings and structures as a principal plank of historic conservation
	Protect and enhance public art, monuments, statues and their settings and sites	++	A dedicated chapter identifies significant public art in the area, and should ensure its careful custodianship.
	Preserve and enhance historic parks and gardens	0	There are no registered historic parks or gardens in St John's Wood Conservation Area.
	Protect and conserve the archaeological resources	+	The incorporation into the Audit of information regarding areas of archaeological priority make the audit a useful resource for those planning below ground works. The history section provides useful

			background information.
	Improve the legibility of streets for all	++	The audits identify and seek to protect important views and landmarks, which contribute to the legibility of streets and spaces.
	Improve ease of movement for all	+	The audit recommends a unified approach to street surfaces, which will make a positive contribution to ease of movement.
	Ensure high quality streetscape and buildings	++	The identification of the special character of existing buildings in the conservation areas will enable high quality, sensitive design of any new development. The protection of existing buildings of townscape merit will clearly be of great importance in ensuring the overall high quality of the streetscape.
	Preserve and enhance the character and fabric of conservation areas	++	The primary function of the Conservation Area Audits is to help preserve and enhance the special character of conservation areas.
	Reduce street clutter	+	The audit identifies street clutter as a negative feature of parts of the conservation areas, and will help to support planning appeals on the erection of new items contributing to this problem
13. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport	Encourage a reduction in travel and use of alternatives to powered transport	0	By identifying residential use as an important component of the character of the area, the audit encourages city centre living, and thus may lead to a reduction in travel times. However any such effects will be slight, and the overall impact of the audits on travel is considered to be neutral
	Encourage use of energy efficient transport modes	0	The Audits will have no impact on efficient transport modes
	Reduce the need to travel, especially by private car	0	No significant impacts are anticipated

	Encourage walking and cycling and other forms of sustainable travel	0	No significant impacts on sustainable travel are anticipated
	Integrate new development schemes with public transport	0	Large new schemes in the area are unlikely given the fine grain of plot boundaries and the large number of listed and other historic buildings
	Provide infrastructure to enable efficient, optimal use of public transport, accessible to all	0	No significant impacts on public transport infrastructure are anticipated
	Reduce the impact of service and delivery vehicles on congestion and levels of pollution	0	No significant impacts on service and delivery vehicles are anticipated
	Reduce congestion and minimise the intrusion of all vehicles in working and residential areas	0	No significant impacts on congestion are anticipated
	Reduce traffic noise	0	The audit has no impact on traffic noise
	Encourage use of sustainable river transport facilities	0	The audit has no impact on sustainable river transport
	Optimise access for	0	The audit has no impact on access for emergency vehicles

	emergency vehicles on all routes		
	Encourage greater use of renewable cleaner fuels	0	The audit has no impact on renewable cleaner fuels
	Reduce the impact of passenger vehicles on congestion and levels of pollution	0	The audit has no impact on passenger vehicles
14. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality	Protect against storm damage	0	The audit has no impact on storm damage
	Protect against potential river flooding and flash flooding	0	The audit has no impact on river flooding or flash flooding
	Reduce the risk of subsidence	0	The audit has no impact on the risk of subsidence
	Prevent pollution of water bodies and courses	0	The audit has no impact on pollution of water bodies and courses
	Improve the quality of water bodies and courses	0	The audit has no impact on the quality of water bodies and courses
15. To maintain economic diversity, increase local opportunity and support sustainable economic growth	Ensure that the strength of the	0	Protection and enhancement of the special qualities of the conservation areas may have a positive impact on the local

	economy is maintained and further sustainable growth is enabled and accommodated		economy, encouraging future investment.
	Assist business development	0	Improvements in the special character of an area, and in local distinctiveness may assist businesses in marketing.
	Enhance competitiveness	0	The audit has no major impact on competitiveness
	Promote growth in key sectors	0	Improvements resulting from conservation policy may help to promote growth in tourism – see below.
	Promote tourism	+	The historic environment is one of Westminster's most valuable tourist assets. The maintenance of this environment in good order, and protection of buildings from demolition make a key contribution to the economic life of Westminster
	Encourage indigenous business	0	The audit has no impact on indigenous business
	Encourage inward investment	+	An attractive and high quality environment may well help to encourage inward investment.
	Make land and property available for business development	-	The emphasis of the audit on conservation of existing heritage assets means that it may have a negative effect on property available for development. The audits encourage adaptive re-use however.
	Promote innovation and enterprise	0	The audit has no impact on innovation and enterprise
16. To reduce the impact of noise	Reduce generation of noise from all	0	The audit will have no impact on emissions of noise from activities

	activities		
	Reduce generation of noise from all premises	0	The audit, in common with other Westminster policies advises against external plant, which is often the source of background noise
	Reduce emissions of noise from transport related activities	0	The audit will have no impact on emissions of noise from transport related activities
	Reduce emissions of noise into properties	0	Advice in the audit against the installation of PVC and aluminium double glazing may prevent effective sound insulation inside properties. However, the possibility of the use of double glazed timber sash windows where appropriate, the use of secondary glazing means that this impact need not be negative. Reference to guidance on this issue will be added.
17. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings	Ensure design of buildings and structures are resource efficient	0	Re use of existing buildings, and of materials for works to existing buildings are both resource efficient, and promoted by the building conservation policies in the Audit.
	Ensure buildings and structures are designed to be energy efficient	0	The Conservation Area Audits discourage the use of windows such as uPVC. Such windows can have a beneficial effect on energy efficiency of buildings. Mitigating strategies are the use of double glazed timber sash windows where appropriate, the use of secondary glazing, the maintenance / refurbishment of existing windows to ensure maximum thermal performance, and other non-visually intrusive energy efficiency measures such as roof insulation.
	Ensure buildings and structures adaptable for re-use	+	The Conservation Area Audits encourage the reuse of existing buildings.

Appendix 6 Time Scale and Reversibility of the St John's Wood Conservation Area Audit

SA Objectives	Predicted impact	Time scale of predicted impact			Is impact reversible	Comments or Assumptions
		Short term	Medium Term	Long Term		
1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities		o	o	+	Y	
2. To promote and improve health and well-being	+	o	o	+	Y	
3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediary, over crowding and family unit demands	o	o	o	o	Y	
4. To reduce both the fear of crime and actual crime	o	o	o	o	Y	
5. To reduce greenhouse gas emissions and support climate change adaptation.	-	o	-	o	Y	
6. To ensure equality of opportunity and improve opportunities for education, training and employment	o	o	o	o	Y	
7. To enhance the public realm and the street environment	+	o	+	+	Y	
8. Improve air quality	o	o	o	o	Y	
9. To protect, enhance and increase areas of open space	+		+	+	Y	
10. To reduce waste production and to increase recycling and recovery of all waste	o	o	o	o	Y	
11. To protect, enhance and create environments that encourage and support biodiversity	+	o	+	+	Y	
12. To protect and enhance the historic environment and architectural, archaeological and cultural heritage	++	+	+	+	Y	
13. To reduce the need to travel and use of the private motor car, as well as encouraging walking, cycling and the use of public transport.					Y	
14. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality					Y	
15. To maintain economic diversity, increase local opportunity and support sustainable economic growth	+	o	o	+	Y	
16. To reduce the impact of noise	o	o	o	o	Y	
17. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings.	+		+	+	Y	

Westminster City Council
St Johns Wood Conservation Area Audit Supplementary Planning
Document: Statement of Adoption

Westminster City Council adopted the St Johns Wood Conservation Area Audit Supplementary Planning Document (SPD) on 16 June 2008. This adoption statement is required by Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Any person aggrieved by the St Johns Wood 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: St Johns Wood Conservation Area Audit Supplementary Planning Document

Geographical coverage: Will apply to the St Johns Wood Conservation Area.

Availability: You can inspect the SPD at:

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/conservationarea1

3. Copies are also available by contacting:
Conservation Area Audits Team
Department of Planning and City Development
Westminster City Council
12th Floor, City Hall
64 Victoria Street
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 Sustainability Appraisal Report are also available for inspection.

Decision dated: 16 June 2008

Signed:



Rosemarie MacQueen
Director of Planning and City Development

