

Supplementary Planning Document
**Sutton Garden Suburb
Conservation Area
Management Plan**



London Borough of Sutton
Local Development Framework

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**Sutton Garden Suburb
Conservation Area
Management Plan**

Planning and Transportation Service

Environment and Leisure

July 2008



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ONE

Introduction

Background

- 1.1** The Sutton Garden Suburb Conservation Area, as shown on Plan 1, was designated in 1989 and an Article 4 Direction, which limits the permitted development rights of some of the properties, was approved in 1992. A revised Article 4(2) Direction was put in place in January 2008 to give effect to the proposals in this SPD.
- 1.2** The designation of conservation areas places a statutory duty¹ on local planning authorities to review conservation boundaries and to define and record the areas special interest, character and appearance. Accordingly the Council prepared a draft Character Appraisal in Autumn 2005.
- 1.3** Public consultation was carried out for four weeks on the draft Character Appraisal between January and February 2006. Leaflets, summarizing the consultation issues, were distributed to all residents within the Sutton Garden Suburb area. The document was also sent to the Greater London Authority (GLA), Government Office for London (GoL), the Woodend Circle of Allotments Group and English Heritage.
- 1.4** The Council approved the Character Appraisal in July 2006 and this document should be read in conjunction with it.
- 1.5** Over 60 comments were made on the draft Character Appraisal. Whilst some of these sought minor changes to the Appraisal the majority raised issues about the future management/possible enhancement of the area. These issues were taken into account in the preparation of a draft Management Plan.
- 1.6** The draft Management Plan was approved for purposes of public consultation by Strategy Committee on 16 January 2007 and consultation was carried out for a period of six weeks between February and April 2007.
- 1.7** Leaflets, summarising the draft Management Plan, were distributed to all residents within the Sutton Garden Suburb area. The document was also sent to representatives of the GLA, GoL, the Conservation Area Advisory Group, the Woodend Circle of Allotments Group and English Heritage.
- 1.8** A workshop event was held at Granfers Community Centre on 13 March 2007. Over 30 people attended. A staffed public exhibition was also held at Sutton Library. The document was also reported to and discussed at the Sutton Area Committee and at the Conservation Area Advisory Group.

¹ The Town & Country Planning Act 1990 and the Planning (Listed Buildings & Conservation Areas) Act 1990

1.9 At its meeting of 9 July 2007, the Council's Executive approved the SPD subject to some minor changes. The adoption was formally ratified by the Council on 25 July 2008.

The Need for and Scope of a Management Plan

1.10 The Management Plan is based on the understanding of the character of the area and seeks to address the issues identified in the Appraisal and those that the public raised through consultation.

1.11 The Council considers that historic areas make a significant contribution towards the fabric of the Borough. They are important to an area's cultural inheritance, economic well-being and quality of life. However it is important to recognise that these areas are not static and are subject to change. The aim of the Management Plan therefore is to ensure that change is managed in a way that maintains and enhances the area's special qualities.

1.12 In order to achieve this, the Management Plan expands on the historic environment policies in the Sutton Unitary Development Plan (UDP) and sets out policy guidance to be applied specifically in the Sutton Garden Suburb area.

1.13 Furthermore, one of the main issues arising from the consultation over the draft Character Appraisal was the need to clarify the implementation of the Article 4 Direction. The Management Plan makes clear the properties to be covered by a proposed revised Article 4(2) Direction and the new types of development for which planning

permission would be required.

1.14 Finally, the Management Plan also sets out the actions the Council proposes to take to enhance the public realm.

Policy Context

1.15 The Development Plan for Sutton, used to determine planning applications, is currently the Mayor's London Plan (Consolidated with Alterations since 2004) and the saved policies of the adopted Sutton Unitary Development Plan (UDP). The Mayor's London Plan seeks to ensure the protection and enhancement of historic assets based on an understanding of their special character. One of the objectives of the UDP is to safeguard and improve the heritage of the Borough.

1.16 Planning applications for development within the Conservation Area will be determined against saved Policy BE35 of the Unitary Development Plan (copied in Appendix 1). Any proposed development will be assessed against the range of criteria in Policy BE35, which seek to ensure that the special visual, historic and architectural qualities of the area are either preserved or enhanced. All development must relate to its immediate environment and its context in terms of scale, density, form, materials and detailing. Applicants for planning permission must provide a "Design Statement" to justify the design decisions that have been made and to show how the proposals relate to the context.

Status of the Document

1.17 This Management Plan is a Supplementary Planning Document (SPD) in support of Policy BE35 'Development in Conservation Areas' of the adopted Sutton UDP.



TWO

Issues Arising out of the Conservation Area Appraisal

2.1 The Character Appraisal identifies a range of issues which affect the success of the Conservation Area including:

- The use of uPVC for windows and doors;
- The rendering of brickwork thereby removing the contrast between the red brick and render;
- Alterations to canopies to create enclosed porches which are not part of the original architectural language; and
- Removal of front hedges.

2.2 Over 50 of the comments received on the consultation over the Character Appraisal also sought improvements to the area or raised issues that need to be addressed in the Management Plan. The issues raised by residents are summarised below:

- There needs to be a clear and consistent application of the Article 4 Direction. There has also been an inconsistent approach to the decisions within the area relating to

doors and windows which has resulted in confusion and the erosion of the character of the area;

- There is a problem with vehicles parking on the verges and residents have suggested various ways to deal with this, including the introduction of kerbs to deter people from parking off road; the use of permit parking; and the introduction of parking meters;
- People have asked that the Council replace trees and hedges that have been felled or removed as they are important to preserving the character of the area. They have also asked that the trees and hedges be preserved with proper maintenance. Furthermore comments indicate that the loss of trees is making it easier for people to park on the verges as access to them is easier; and
- A number of residents made representations with regard to the improvement of the area. Such suggestions include the replacement of the lampposts, better/more street signs highlighting the Conservation Area, and signs to identify the area when entering it.



THREE

Policy Guidelines

- 3.1** This Section of the Management Plan sets out specific guidance over how to maintain and enhance the special character of the Conservation Area.

Conservation Area Leaflet

- 3.2** From the public consultation over the Character Appraisal many residents stated that they are not clear about what works they are allowed to undertake on their properties without planning permission.
- 3.3** Certain minor works and alterations to dwellings that are not Listed can normally be carried out without planning permission from the Council. This is called 'permitted development'. However, the cumulative effect of even relatively small changes can lead to the gradual detrimental change to the character of the area and therefore designation as a Conservation Area brings with it additional statutory protection. These additional controls include significantly reduced 'permitted development rights' for alterations and extensions to dwelling

houses. Appendix 2 sets out the current statutory planning controls for development in Conservation Areas.

- 3.4** Given residents' concerns and the complexity of legislation the Council will produce a Conservation Area Guidance Leaflet for residents and businesses within the Sutton Garden Suburb Conservation Area setting out both the rights and responsibilities of living in such an area.

GUIDELINE SGS1

Guidance Leaflet

The Council will prepare a Conservation Area Guidance Leaflet and will circulate this to all residents and businesses in the Conservation Area.

- 3.5** The Guidance Leaflet will include advice on the following issues:
- The benefits of living in a Conservation Area;
 - The effects of designation;
 - A checklist of what requires planning permission;
 - Guidance and advice on alterations, repairs and maintenance within Conservation Areas; and
 - The implications of the Article 4 Direction.
- 3.6** The Leaflet will be prepared by December 2008. It is anticipated that the printing and distribution costs will be in the region of £200.

Open Spaces

- 3.7** The Character Appraisal identifies that the open spaces, which are an integral part of the Conservation Area as a Garden Suburb, are of particular importance to the Conservation

Area. Furthermore, residents, in response to the consultation, expressed the view that the former allotments at the rear of Aultone Way, Greenhill and Woodend, should be brought back into an allotment use. Consequently:

GUIDELINE SGS2

Open Spaces

The Council will consider any application for development of open space, including the Former Sutton Garden Suburb Allotments, in accordance with the Policies of the Mayor's London Plan and the saved policies of the adopted Sutton UDP.

3.8 As well as considering the policies on the protection and enhancement of Conservation Areas when determining any application for development of open spaces within this Conservation Area, the Council will have to consider Policies seeking to safeguard and enhance the quality of local open space. In particular saved Policy G/OE4 identifies the site as Urban Green Space and consequently this and saved Policy OE18 (resisting the loss of local open space) will have to be considered. The details of these Policies are set out in Appendix 1.

3.9 However, work is currently underway on the replacement of the Sutton UDP with a Local Development Framework (LDF). As part of the preparation of the LDF the Council will need to review the policies of the adopted Sutton UDP, including land designated as Urban Green Space, and consequently, the future of the former Allotments will

have to be considered at that stage.

3.10 The Character Appraisal identifies that the former allotments are now unused, overgrown and are attracting problems of fly tipping.

3.11 Through the consultation over the Character Appraisal residents also indicated their concern over the fly tipping on the allotments site and wanted the appearance of the area to be enhanced. The Council is not the landowner of this site and has no control over its enhancement. However:

GUIDELINE SGS3

The Former Allotments

The Council will advocate to the owners of the former allotments site the need to put in place measures to deal with fly tipping.

3.12 As the former allotments are privately owned the Council does not have a budget to clear any fly tipped waste. However, if residents provide evidence (i.e. car/van registration details) the Council will undertake an investigation and prosecute where possible.

3.13 There is a range of views into and within the Conservation Area, which make an important contribution to the appreciation of its original design as a Garden Suburb. Accordingly:

GUIDELINE SGS4

Views

Proposed development should have special regard to the views into and within the Conservation Area.

Use of Traditional Materials

3.14 The Character Appraisal identified a significant number of repairs and alterations to properties, which, largely due to the materials that have been used, has led to an erosion of the character of the area. Unsympathetic materials such as uPVC for doors and windows and render/pebble dashing applied to brickwork are inappropriate.

3.15 However, the Character Appraisal identifies surviving examples of original windows. These are of painted softwood timber with top-hung upper and side hung lower casements, some with multiple panes and corresponding glazing bars depending on the size of the window. The Council considers that the preferred approach is for the refurbishment of windows and doors before replacement.

3.16 Where replacement is the only option, the Council will expect an authentic reconstruction of the original type for the property. If uPVC is to be used, the Council will expect the proposals to be characteristic of the area (particular attention should be given to integral glazing bars and the need for frames of openers and non-openers to be correctly sized). Replacement windows should open in the same way as the original type for the property. However, English Heritage has carried out research, which shows that repair is cheaper than replacement and replacement with uPVC in an appropriate style is not significantly cheaper than timber². It should also be recognised that property values are higher where

properties retain their original features.

3.17 Red brick is the prevalent traditional building material although in places there are panels of roughcast render. It is therefore considered that extensions and alterations to existing buildings should reflect these building materials.

3.18 Repairs and replacement roofs should be in tiles of a size and colour to match the existing house.

3.19 Whilst the original colour scheme of the area was cream (the render) and green (the woodwork), the prevailing scheme is white (render and some woodwork) and black (the windows and doors). In order to ensure the continued cohesive appearance of the area the Council will expect properties to be painted in either the original palette or in the predominant black and white colour scheme.

GUIDELINE SGS5

Traditional Materials

Appropriate external materials and finishes will be expected on all development to complement the local heritage.

3.20 Residents benefit in many ways from living in Conservation Areas. As well as living in areas of high architectural and urban design quality, people's property values are normally enhanced. In order to continue to benefit from living in such a high quality environment every effort must be made to retain the original architectural details, which make the area special.

3.21 Climate change is one of the most

² "Window Comparisons", English Heritage, 1994

important problems facing us today. However, the actions required to limit further damaging emissions, combined with the need to adapt historic buildings to make them more resilient to climate change, will have implications for the management of the historic environment. Planning permission is likely to be required for the installation of micro-renewable technologies in the Conservation Area. Whilst English Heritage is supportive of renewable energy measures they consider that it is important that a building's overall energy efficiency should be maximised before additional micro-renewables. A range of guidance is now provided by English Heritage regarding climate change and the historic environment which is available from their website <http://www.english-heritage.org.uk>

Boundary Treatments

- 3.22** The Character Appraisal identifies that hedges make a significant contribution to the aesthetic of Sutton Garden Suburb Conservation Area, both as boundaries to properties but also in the public realm where hedges separate the greens from the highway, screening off parked cars and traffic. However, the Appraisal identifies that in some places the green boundary treatment has been replaced with a low fence or wall, which is out of character in the area.

GUIDELINE SGS6

Boundary Treatment

Development proposals should ensure either the retention of boundary hedges or their reinstatement where they have been lost.

- 3.23** The reinstatement of hedges is key to restoring the character of the area and therefore where hedges have already been lost replanting should be considered. Where hedges have been retained, landowners are encouraged to maintain them regularly and sensitively.

Trees

- 3.24** The Character Appraisal indicates that the "verges and tree-lined roads are essential to creating the 'Garden Suburb' feel, and soften the visual impact of buildings". Consequently:

GUIDELINE SGS7

Trees

The Council will consider the use of Tree Preservation Orders wherever appropriate where a tree of high amenity value is considered to be under threat. Trees of high amenity value include those within and outside the area where they contribute to the setting and character of the Conservation Area.

- 3.25** Trees within the Conservation Area over a certain size are protected by law and it is therefore advisable to consult the Tree Officer when proposing any lopping or felling.
- 3.26** Ill considered works to trees may not only lead to the loss of the trees themselves but also have a detrimental effect on the setting. The Council will continue to provide free professional advice on all tree matters as required.

Unlisted Buildings of Merit

- 3.27** As recommended in Government advice, buildings of townscape merit, which have been judged to

make a positive contribution to the character and appearance of the conservation area, are shown on Plan 2. Any application to demolish a building of townscape merit will need to be accompanied by a reasoned justification similar to that required for a Listed Building. Permission will only be given for demolition if the applicant can demonstrate that the building is beyond economic repair.

GUIDELINE SGS8

Unlisted Buildings of Merit

The Council will only allow the demolition of any Unlisted Building of Merit, as shown on Plan 2, where there is evidence to demonstrate that the building cannot be preserved or retained.

Article 4(2) Direction

3.28 The Character Appraisal notes that there have been a number of changes to the properties in the Conservation Area, which have had a negative impact on the area. Residents, in their response to the Character Appraisal, have expressed concern over inconsistent advice given by the Council over what developments are acceptable or not.

3.29 Permitted development rights are limited within Conservation Areas so that the Council can carefully consider proposals. Powers also exist³ to the Council to withdraw permitted development rights further, in the interest of preserving and enhancing the area.

3.30 Accordingly, in January 1992, the Secretary of State for the

Environment approved an Article 4 Direction for various properties in Sutton Garden Suburb Conservation Area (the properties are shown on Plan 3). The intention of the Article 4 Direction was not to preclude development but to assess the impact of any proposed development on the character and appearance of the area.

3.31 The various elements of the Article 4 Direction were comprehensively surveyed as part of the Character Appraisal, and it is apparent that the Article 4 Direction has had a mostly positive outcome. However there was the need to review the properties covered and the extent of restrictions to permitted development rights. A revised article 4(2) Direction was brought into effect in January 2008.

3.32 The Character Appraisal identified a number of properties not included in the Article 4 Direction, but which were designed by Cavendish Pearson in a similar vernacular style, which make a significant aesthetic contribution to the Garden Suburb (17 & 19 Woodend, 21 & 23 Woodend, and, 1 & 3 Greenhill). These additional properties retain many of the original design features and have therefore been included in the revised Article 4(2) Direction.

3.33 Whilst the draft Management Plan identified that 14 Greenhill should no longer be covered by the Article 4 Direction, the responses to the consultation make clear that the house was the original site office for the development and should therefore continue to be covered by any revision to the Article 4 Direction.

³ The Town & Country Planning (General Permitted Development Order) 1995

3.34 The area covered by the Article 4(2) Direction is shown on Plan 4.

3.35 The previous Article 4 Direction applied to all development including proposals at the rear of properties often where it is not visible from the highway. The objective of the Article 4 Direction is to protect the special architectural character of the area visible to the public. Therefore, the Council no longer considers it reasonable to restrict permitted development rights where they are not visible in the public realm and this is reflected in the Article 4(2) Direction. Consequently, planning applications are only required for development proposals visible from the highway (including from public footpaths).

3.36 The Article 4 Direction required planning applications to be submitted for the following proposed types of development:

- The replacement of any external door or window of a dwelling house;
- The application of render or pebble dashing to the exterior of any dwelling house;
- The extension of a dwelling house;
- The alteration or extension of a roof of a dwelling house;
- The change of roofing materials of a dwelling house;
- The construction of a porch outside any external door of a dwelling house;
- The installation, alteration or replacement of satellite antennae on or within the property of a dwelling house;
- The erection, maintenance, improvement or alteration of a gate, wall or other means of enclosure; and

- The painting of the exterior of any building or work.

3.37 The Article 4 Direction has been successful and it is considered that planning applications should continue to be required for the types of development listed above. However, there is a growing trend in the area, as elsewhere in the Borough, to remove front gardens to allow for off-street parking. Where this involves the loss of the entire front garden and front boundary this is having a negative impact on the character of the area. Accordingly, as well as requiring planning applications for the same types of development as listed in the original Article 4 Direction, the Article 4(2) Direction therefore also removes permitted development rights relating to the creation of an access onto the road (Schedule 2, Part 2, Class B) and the creation of a hard surface for any purpose, particularly the creation of a front drive, at a dwelling house (Schedule 2, Part 1, Class F). This will enable proposals to be assessed on their individual merits. However proposals for disproportionate amounts of hard standing and loss of significant soft landscaping are unlikely to be considered acceptable.

GUIDELINE SGS9

The Council has replaced the Article 4 Direction with an Article 4 (2) Direction (as shown on Plan 4) to prevent further loss of original architectural/landscape features.

3.38 If there is any doubt as to whether the Article 4(2) Direction covers a property the planning department should be contacted before starting any works.

Enforcement

3.39 As can be seen from the Character Appraisal, and notwithstanding the Article 4 Direction, there have been a significant number of alterations to the windows and doors of the Article 4 properties. It is thought that this is due to a number of reasons, including a lack of consideration of the architecture or little understanding of what the Article 4 Direction required. Whilst it is hoped that these issues will be resolved with the publication of the Conservation Area Guidance Leaflet, a key part of the success of this Management Plan, in terms of enhancing the Sutton Garden Suburb Conservation Area, will be to ensure that appropriate enforcement action is undertaken where required. Therefore:

GUIDELINE SGS10 Enforcement

Wherever practicable the Council will take steps to deal with the effects of unauthorised development in order to protect the special character and appearance of the area.

3.40 Unfortunately, due to limited resources, the Council is reliant on members of the public to bring breaches of control to the Council's attention. Complaints about unauthorised development must be made in writing to Enforcement, Development Services at 24 Denmark Road, Carshalton, SM5 2JG or via the Development Control webpage at www.sutton.gov.uk, giving as much information as possible. It should be noted that the Council cannot consider anonymous complaints.

Conservation Enhancement Plan

3.41 Saved Policy BE34 of the UDP indicates that the Council will prepare environmental improvement schemes to enhance the character and appearance of Conservation Areas. As Sutton Garden Suburb Conservation Area was designed along the principles of the Garden City movement, an attractive public realm will play a significant role.

3.42 Accordingly, the Council has undertaken an appraisal of the public realm within and surrounding the Conservation Area and has developed the Enhancement Plan, shown on Plan 5. In preparing this Plan the Council has also taken account of the Character Appraisal and the views expressed by the community on improvements to the area.

GUIDELINE SGS11 Enhancement Plan

The Council will implement the Enhancement Plan for the area, as shown on Plan 5.

3.43 English Heritage stress the importance that Management Plans are realistic, bearing in mind the resources likely to be available. The next Chapter makes clear the likely implementation programme of all of the elements of the Enhancement Plan.



FOUR

Public Realm Enhancements

4.1 This Section sets out the likely implementation programme and costs of each of the aspects of the Enhancement Plan (Plan 5).

Hedges

4.2 The Character Appraisal indicates that hedges significantly contribute towards the character of the area. However in some places the hedges are missing or have been significantly overgrown with other plants, particularly ivy.

ACTION SGS1

Hedges

As funding becomes available the Council will:

- Plant a Beech hedge along the front of Oak Close whilst retaining existing planting;
- Replace the hedge along the front of Hawthorne Close with a Hawthorne Hedge;
- Remove the ivy from the hedges along the fronts of both Horseshoe Green and Meadow Close and reduce the height of hedges to 1.5m along the entire length to ensure views into the greens.

4.3 The management of the hedges can be covered by the existing budget.⁴ However there is no budget for the replacement of hedges, which will have to be funded through other means, for example a S106 Agreement.

Trees

4.4 The Character Appraisal identifies that there are a significant number of mature trees within the Garden Suburb, which adds to its rural feel. Responses to the public consultation over the Character Appraisal have highlighted that residents continue to value these and would like the Council to replace any trees, which have recently been felled due to disease.

ACTION SGS2

Replacement of Street Trees

The Council has identified in the Enhancement Plan the need for:

- Replanting of eight street trees (five along Greenhill, two along Aultone Way and one on Woodend); and
- Replacement of damaged trees along Woodend, on Horseshoe Green and on Meadow Close.

4.5 All replacement trees will be ornamental trees such as cherry, mountain ash, purple plum or crab apple.

4.6 The Enhancement Plan shows an indicative location of the replacement trees. The Council unfortunately has a limited budget in terms of replacing trees. However, where residents' support the location of a tree outside their

⁴ This was undertaken in the 2007/08 financial year

property the Parks Service will arrange to plant a replacement within the 2008/09 planting season. The Parks Service will expect residents' to commit to helping water new trees during dry periods in order to ensure the trees survival.

- 4.7 The maintenance of existing trees is very important and therefore:

**ACTION SGS3
Maintenance of Street Trees**
The Council will continue to maintain street trees in accordance with its approved four-year programme of inspection and pruning.

- 4.8 Street trees were last inspected throughout the Conservation Area in May/June 2005. The next inspection is due in 2009. No additional resources are required for this work.

Signage

- 4.9 The Council recognises that street name signs can reinforce local character. However many of the comments on the Character Appraisal identified that there is a mismatch of styles of road name signs within the Conservation Area and not all the signs recognise the Garden Suburb status of the area.

**ACTION SGS4
Road Signage**
The Council will erect new road signs within the Conservation Area, as identified on the Enhancement Plan.

- 4.10 The proposed locations of new signs are shown on the Conservation Enhancement Plan. Signs will be erected in the same

heritage style as those currently on Woodend and will clearly identify the Garden Suburb status of the area.⁵

- 4.11 Furthermore, residents have stressed the desire to identify the Conservation Area status of the area by erecting signs at the three road entry points. Therefore:

**ACTION SGS5
Conservation Area Signage**
The Council will erect new signs recognising the Conservation Area. The final design and location of these signs will be consulted on and agreed when there are funds for their development.

- 4.12 There is currently no budget for the development of these additional signs, which will have to be funded through other means.

Street Lighting

- 4.13 A number of responses to the consultation over the Character Appraisal highlighted the fact that a number of the streets still have concrete as opposed to 'heritage-style' lamp columns. A consistent approach needs to be taken in order to help unify and clearly delineate the area.

**ACTION SGS6
Street Lighting**
As funding becomes available the Council will replace the concrete light columns in the Conservation Area with heritage style lamps.

- 4.14 The draft Management Plan identified two styles of lamps which may have been appropriate

⁵ New signs were erected by the end of 2007/08 financial year. This was funded from the existing budget for street sign replacement.

for the Conservation Area (as identified in Appendix 4). However, there was not a definitive response from the consultation in support of either style. Therefore, further consultation will be carried out on the style of lamps when funding becomes available. The swan neck style columns already on Oak Close, Horseshoe Green, Meadow Close and Hawthorne Close are not a standard design and will therefore be replaced with the standard heritage style lamps in order to ensure consistency.

- 4.15** The Council has an annual agreed programme to replace concrete columns with a priority to replace damaged or dangerous concrete columns first. The Garden Suburb has not been identified in the current financial year. Therefore the replacement of concrete columns will have to be funded through other means.

Highways Works

- 4.16** Streets often affect the character of an area, particularly the quality of road and pavement surfacing and levels of street clutter.
- 4.17** However, the Council is aware that no single authority or agency has control over the management of streets and that works are carried out by different departments of the Council and even by a variety of separate independent agencies. Therefore, the Council will advocate to all those involved in highways works the principles established by English Heritage in "Streets for All: A Guide to the Management of London's Streets".

ACTION SGS7

Highway Works

The Council will seek to ensure that any future highways works will bring a positive improvement to the character and appearance of the Conservation Area.

- 4.18** A number of plastic bollards have been erected on the grass verge along Greenhill. Whilst these have been successful at preventing illegal parking they are unsightly. Therefore:

ACTION SGS8

Bollards

As funding becomes available the Council will replace the plastic bollards on Greenhill with heritage style bollards.

- 4.19** There is currently no budget for the replacement of these bollards, which will have to be funded through other means.



FIVE

Monitoring

- 5.1** In accordance with English Heritage's "Guidance on the Management of Conservation Areas" and in order to assess the impact of the Management Plan on the preservation and enhancement of the Conservation Area, the Council has established a set of monitoring indicators.
- 5.2** The monitoring indicators are based on those contained in the English Heritage State of Environment Reports.
- 5.3** The success of the Conservation Area and the Management Plan will be monitored and comprehensively reviewed every five years. The monitoring will also include periodic photographic surveys and recording details of architectural change.

Indicator	Measurement	2006 Level
Heritage Assets	No. of listed buildings	None
	No. of Unlisted Buildings of Merit	87
	No. of trees protected through TPOs	56
Heritage at Risk	% of buildings identified as needing urgent works	None
Enhancing the Environment	No. of Enhancement Schemes Implemented	N/A*

* 2006 was the First Year. However, 2007/08 hedge replacement and road signage works are now completed.



Sutton UDP Policy Context

Policy BE35-Development in Conservation Areas

WITHIN THE CONSERVATION AREAS, THE COUNCIL WILL:

- (i) FAVOURABLY CONSIDER DEVELOPMENT PROPOSALS THAT HAVE SPECIAL REGARD TO THE DESIGN POLICIES IN THE PLAN AND THE PARTICULAR TOWNSCAPE, LANDSCAPE AND ARCHITECTURAL CHARACTERISTICS OF THE CONSERVATION AREA;**
- (ii) WHERE APPROPRIATE, REQUIRE APPLICATIONS FOR NEW DEVELOPMENT TO CONTAIN SUFFICIENT INFORMATION FOR THE COUNCIL TO DETERMINE HOW A NEW DEVELOPMENT WILL BE INTEGRATED INTO ITS SETTING SO AS TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA;**
- (iii) OPPOSE PROPOSALS FOR DEMOLITION, WHERE THE LOSS OF SUCH BUILDINGS WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA;**
- (iv) WHEN CONSIDERING APPLICATIONS FOR CHANGES OF USE, EITHER TEMPORARY OR PERMANENT, HAVE SPECIAL**

- REGARD TO THE CONTRIBUTION OF THE EXISTING AND PROPOSED USE TO THE VIABILITY AND HISTORIC CHARACTER OR APPEARANCE OF THE AREA;**
- (v) OPPOSE THE LOSS OF TREES AND ENCOURAGE THE RETENTION OF LANDSCAPE OR OTHER FEATURES THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA;**
- (vi) ENSURE THAT ANY WORKS AFFECTING CONSERVATION AREAS ARE OF A DESIGN WHICH IS COMPATIBLE WITH THE CHARACTER OF THE AREA AND RETAIN OR ENHANCE ITS SPECIAL QUALITIES;**
- (vii) EXERCISE STRICT CONTROL OVER ADVERTISING MATTER AND TAKE ENFORCEMENT ACTION TO REMOVE ANY UNAUTHORISED ADVERTISEMENT MATERIAL;**
- (viii) REQUIRE CAREFUL DETAILING OF STATUTORY AUTHORITY DEVELOPMENTS AND UTILITIES SUCH AS ELECTRICITY SUB-STATIONS AND TELEPHONE KIOSKS TO ENSURE COMPATIBILITY WITH THE SURROUNDING AREA.**

Reasoned Justification for Policy BE35
PPG1 emphasises that local planning authorities should carefully consider the impact of development on existing buildings and the character of Conservation Areas. The Council has a duty under the 1990 Act to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Accordingly, proposals for development within Conservation Areas will be carefully controlled to ensure that the special visual, historic and architectural qualities of the Conservation Area is either preserved or enhanced. Therefore, to be acceptable development proposals will need to accord with the general design policies of the Plan and be designed so as to preserve or enhance the character and appearance of the Area. In considering whether applications

are acceptable, the Council will give careful consideration to whether the layout, proportion, materials, colour, detailing, texture are in harmony with, or complementary to, the predominant townscape, landscape and architectural characteristics of the Area. The Council will also expect development proposals to reflect the importance of designated parks or gardens that may contribute to the special interest of an Area. Whilst the Council accepts that some buildings are out of character with Conservation Areas, this will not be regarded as a precedent for allowing other development which is similarly out of character.

In order to ensure a high standard of design is achieved and that new development respects the character and appearance of the Conservation Area, the Council will normally seek a more detailed explanation of development proposals. Therefore, where appropriate, applications for development within Conservation Areas will usually be required to include detailed information sufficient enough to enable the Council to appropriately assess the application in the context of the surrounding Area. Proposed elevations and the relationship to surrounding buildings as well as reasoned design statements should be submitted with proposals in accordance with Policy BE3. To properly and fully assess the potential impact of proposals on the Conservation Area, the Council will not normally accept outline applications and, where necessary, will consider using its powers under Article 3 of the Town and Country Planning (General Development Procedure Order) 1995.

In addition to the visual quality, the character of the Conservation Area is taken from familiar buildings, particularly their individual and group contributions to the Area. Such buildings help to contribute to the Area's uniqueness and inspire the feeling of the specialness of the Area. The Council has strict statutory controls over the total or substantial demolition of unlisted buildings in Conservation Areas. Therefore, under Policy BE35 and where the principle of demolition is deemed to apply, the Council will oppose the demolition of buildings that make a positive

contribution to the existing character or appearance of the Area.

The Council considers that land use mix and intensity of development constitute important parts of the special architectural or historic character of Conservation Areas. Therefore, applications for temporary or permanent changes of use or the sub-division of buildings will be carefully considered. Applications will generally be permitted where, in the Council's opinion, proposals are consistent with maintaining the viability and historic character or appearance of Conservation Areas.

Trees and other landscape features form part of the physical landscape and visual amenity of the Area and make a valuable contribution to the overall appearance of Conservation Areas. Within Conservation Areas the Council has additional control to protect trees above a certain size which are not already protected by a Tree Preservation Order. Therefore, except for those trees which are exempt from this protection (including small, dead, dying or dangerous trees) the Council will oppose the loss of significant trees and encourage the retention of other notable features such as railings, walls and other landscape features.

When replacing street furniture, street lighting and undertaking other highway works such as street paving and cycle lanes, the Council will seek to ensure that appropriate designs and materials are used to preserve or enhance the Conservation Area (see also Policy BE6). Similarly, any such works should seek to ensure that their physical obstruction of the townscape is minimised, their distribution avoids clutter and that they are appropriately integrated into the townscape.

All outdoor advertisements can have a substantial impact on the appearance of the Conservation Area. Temporary advertising can be particularly harmful to the image of the area. In this respect all applications for advertisements will be assessed in strict accordance with the Council's Shopfronts and Advertisement Policies BE21 and BE22 and related Supplementary Planning

Guidance and a very restrictive approach to other advertising matter will be adopted.

Due to the permitted development rights of some public utility companies and statutory undertakers, the Council has limited control over features such as telephone kiosks. However, where the Council can intervene it will expect that proposals have special regard to the use of traditional building forms and materials, which respect and compliment the character and appearance of the Area (see Policy PNR13).

For the avoidance of doubt, where Conservation Areas fall within sustainable locations (as defined by Policies BE14 and HSG6) the overriding policy intention will be to preserve the special architectural or historic interest of these areas, although the Council will also have regard to the need to accommodate well-designed higher density development in sustainable locations. A brief description of all Conservation Areas is set out in Appendix 2, Schedule 2.1. The Council's Supplementary Planning Guidance on good urban design practice will provide further guidance on the character and appearance of designated Conservation Areas in sustainable locations.

Policy G/OE4 - Local Open Space

THE COUNCIL WILL SEEK TO SAFEGUARD AND ENHANCE THE QUALITY OF LOCAL OPEN SPACE WITHIN THE BOROUGH (AS DEFINED ON THE PROPOSALS MAP AND SET OUT IN APPENDIX 1, SCHEDULE 1.2) AND WILL SEEK TO IMPROVE PUBLIC ACCESS AND RECTIFY DEFICIENCIES IN EXISTING PROVISION.

Reasoned Justification for Policy G/OE4
Local open space, which comprises public open space and urban green space makes an important contribution to the green character of the Borough and quality of life for local people. In line with RPG3 and LPAC Advice, Policy G/OE4 seeks to reduce local open space deficiencies within the Borough and ensure that such spaces are kept free from built development. The Council recognises the important role of parks and

other public open spaces for maintaining the quality of the environment, and, under Policy G/OE4, seeks to protect and enhance their value for people and wildlife. Other open spaces, which have restricted public access can also have an important recreational value and be of considerable non-recreational value by providing a structural or amenity role in built-up areas.

The Council gives high priority to the protection of urban green space and recognises the importance of allotments in promoting more healthy and sustainable lifestyles. In seeking to provide adequate open space, which is accessible to all and meets local needs for recreation and enjoyment, Policy G/OE4 complements the underlying aims of Policy G/SD6.

Policy OE18 - Loss of Local Open Space

THE COUNCIL WILL RESIST PROPOSALS FOR BUILT DEVELOPMENT WHICH INVOLVE THE LOSS OF PUBLIC OPEN SPACE OR URBAN GREEN SPACE. HOWEVER, OUTSIDE AREAS OF OPEN SPACE DEFICIENCY SUCH PROPOSALS MAY BE PERMITTED PROVIDED THAT THE PROPOSED DEVELOPMENT IS DIRECTLY RELATED AND ANCILLARY TO ANY RECREATIONAL USE OF THE LAND AND PRESERVES ITS PREDOMINANTLY OPEN CHARACTER OR THAT EQUIVALENT OPEN SPACE PROVISION IS MADE AVAILABLE ELSEWHERE IN THE AREA.

Reasoned Justification for Policy OE18
The Proposals Map and Appendix 1, Schedule 1.2 refers only to sites over 0.4 hectares. Notwithstanding that the smaller sites have not been identified as POS or UGS, they can make an important contribution to local open space provision. Therefore, when assessing applications for the development of sites of less than 0.4 hectares, the Council will apply Policy OE18 if the site meets the criteria for UGS designation and contributes towards alleviating open space deficiency.

Some parts of the Borough have a higher provision of publicly accessible open space than others. Open Space deficiencies have been identified in the Borough and are shown on Figure 5.1. Deficiencies have been determined in terms of the 'Open Space Hierarchy' (set out in Appendix 1, Schedule 1.2, Table 1.1), which sets out a minimum size and catchment area for types of parks and open spaces and therefore helps to identify deficiencies in accessibility and provision. Figure 5.1 also shows areas which have no accessible open space within 280 metres. The 280 metre distance is used in the Sutton Open Space Study to take account of poor accessibility caused, for example, by the barrier effects of roads and railways. The central and north-western parts of the Borough are deficient in terms of access to a District Park. More importantly, several of the southern and central Wards include residential areas which have no locally accessible open spaces within 400 metres.

As the provision of open space is not simply confined by administrative boundaries but affects surrounding areas, the Council will also have regard to open space deficiencies in adjoining Boroughs, where proposals are located on the edge of the Borough boundary.

For the purposes of Policy OE18, 'area' refers to Wards within which a site is located and, if on the edge of a Ward, the adjoining Ward(s). The assessment of open space deficiency and the implications for Wards was undertaken by Llewelyn-Davies and MVA in 1997. This assessment was undertaken on the basis of Ward boundaries which were subsequently changed in 2002. A review of open space deficiency and the implications for new Ward boundaries will be undertaken as a matter of urgency as part of the production of an Open Space Strategy. However until such a review is completed, assessments will be based on the evidence shown in Figure 5.1 and in Table 1.2 of Appendix 1.

The Borough currently has an average green space ratio (as defined in Appendix 1, Schedule 1.2, Table 1.2) of about 28%.

Analysis shows that, over and above the deficiencies in access to local public open space, more than half of the Borough's Wards have a below-average provision of green space. Those Wards with a low green space ratio are shown in Table 1.2. The Council will have regard to Table 1.2 when determining planning applications involving the loss of open space and urban green space within a particular area. More significantly however, some Wards have less than half the Borough's average and therefore should be regarded as more sensitive to any further loss of open space. It is in these areas that urban green spaces with a recreational or non-recreational value can make a significant contribution to increasing the green space ratio and therefore their protection from built development is warranted.

Any proposals for major buildings on open space should be subject to the widest public consultation and designed in such a way that the predominantly open nature of the site is retained. All buildings must be substantially landscaped, sunken or screened by embankments. Where development involves the loss of sport, recreational and playing field facilities to other recreational facilities the Council will take into account the provisions of Policy CL15. In appropriate cases the Council will also continue to seek advice from organisations such as Sport England for demand and provision of facilities.



Advice on Existing Planning Controls in Conservation Areas

Planning Permission and Conservation Area Consent

Applications for consent to totally or substantially demolish any building within a Conservation Area must be made to Sutton Council. Procedures are basically the same as for listed building consent applications. Generally there is a presumption in favour of retaining buildings which make a contribution to the character or appearance of a Conservation Area.

Planning permission is required for a range of development proposals in Conservation Areas that would normally be permitted elsewhere. These changes include:

- Extensions in excess of 10 cubic metres to a dwellinghouse, or erection of a building within the curtilage and within 5m of an existing dwelling;
- Roof alterations or additions;
- Exterior cladding;
- Formation of new door and window openings;
- Construction of a porch if it is above 3 square metres, 3 metres in height

and within 2 metres of the boundary of the highway;

- The installation, alteration or replacement of satellite antennae;
- The erection, improvement, alteration or demolition of a gate fence or wall over 1 metre in height adjacent to a highway and 2 metres elsewhere; and
- formation of a vehicular access to a trunk or classified road.

Urgent Works and Repair Notices

There is no specific duty on owners of buildings, not even if it is listed, to maintain or repair their property. However, the Council has the following powers to secure the full repair or urgent preservation of a listed building or notable building within a Conservation Area, where the building has deteriorated to the extent where its preservation may be at risk.

Urgent Works

(Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

These powers can be used only in respect of an unoccupied building. Their use should be restricted to emergency repairs such as keeping the building wind and weather proof.

Repair Notices

(Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

If the local planning authority (LPA) considers that a listed building is not being properly preserved it may serve a repairs notice on the owner specifying the works necessary for the reasonable preservation of the building.

These powers are not restricted to urgent works or unoccupied buildings but should generally be used where the LPA considers that protracted failure to keep

the buildings in reasonable repair places the buildings at risk.

If the works are not done by the owner, the Council can then arrange for the works to be carried out by its own contractors, and may reclaim the cost from the owner.

Protection of Trees in the Conservation Area

All the trees in a Conservation Area over a certain size are automatically protected by law. Additionally, some may be specifically covered by Tree Preservation Orders (TPOs) which means that formal permission is required from the Council to fell or lop them. Failure to comply with legislation can result in prosecution.

Anyone wishing to carry out works to a tree in a conservation area which is not already protected by a TPO must give notice of their intentions to the Council and the Council has six weeks in which to decide whether or not to serve a TPO on that tree. The decision will be based on the contribution the tree makes to the conservation area, the species and the health of the tree. If a TPO is served a formal application will be required for the proposed works.

Where the loss of a tree is unavoidable the Council will encourage, and, may require in certain circumstances, the replanting of a new tree with a species that is native or traditional in the area.

It is always advisable to contact the Council's Tree Officer before starting work.



Contacts and Further Information

Contacts

Development Control Issues

Advice over the implications of the Article 4 Direction, pre-application advice and planning application forms can be obtained from the Planning Department at 24 Denmark Road, Carshalton telephone: 020 8770 6200 or by email at developmentcontrol@sutton.gov.uk

Planning Policy Issues

For advice over the Management Plan or planning policy issues regarding the Conservation Area please contact Sally Blomfield, Principal Planner, Strategic Planning on 020 8770 6253 or by email at sally.blomfield@sutton.gov.uk

Street lighting/Signs

Please contact Paul Dillon, Street Lighting Manager on 020 8770 5000

Trees and Hedges in the public realm

Please contact Mark Dalzell, Parks Manager on 020 8770 5000

Other tree issues

Please contact the Council's tree officer on 020 8770 6200.

Further Information

Government Guidance

Planning (Listed Buildings and

Conservation Areas) Act 1990;

PPG15 Planning and the Historic Environment (1994).

Local Authority Guidance

Sutton Unitary Development Plan (2003);

Sutton Garden Suburb Conservation Area Character Appraisal (2006);

Draft Residential Extensions Design Guide (2006).

English Heritage Guidance

Guidance on Conservation Area Appraisal (2005);

Guidance on the Management of Conservation Areas (2005);

Power of Place: the Future of the Historic Environment (2000);

Window Comparisons (1994);

Streets for All: A Guide to the Management of London's Street.

Wind Energy and the Historic Environment (2005)

Biomass Energy and the Historic Environment (2007)

Micro wind generation and traditional buildings (2007)

Energy Conservation in Traditional Buildings (2007)

Cutting Down on Carbon – Improving the Energy Efficiency of Historic Buildings (2007)

Climate Change and the Historic Environment (2008)

Small-scale solar thermal energy and traditional buildings

Small-scale solar electric (photovoltaics)
energy and traditional buildings

Design Quality

Building in Context: New Development in
Historic Areas (2001) (English
Heritage/CABE)

Statutory Information

Full copies for all statutory documents
referred to within this document can be
obtained from www.opsi.gov.uk/acts.htm.

Further information on National Policy
Guidance can be found at the
Department for Communities and Local
Government at www.communities.gov.uk.

Urgent Works and Repair Notices

Further information on urgent works and
repair notices can be found at
[www.communities.gov.uk/index.asp?id=1
144040](http://www.communities.gov.uk/index.asp?id=1144040).



APPENDIX 4

Proposed Style of Lighting Columns and Lanterns

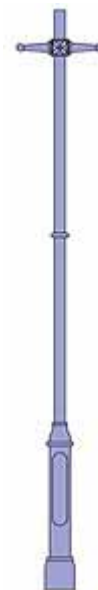
In Sutton Garden Suburb Action SGS6 the Council is proposing, as funding becomes available, to replace the current concrete street lighting within the Conservation Area with heritage style street lighting. The following two styles of decorative lamp were suggested as alternatives for the area: the Sutton (see below) and the Regent (see right).



However, there was not a definitive response from the consultation in support of either style. Therefore, further consultation will be carried out on the style of lamps when funding becomes available.



The style of columns that were proposed to go with the lamps is shown below.

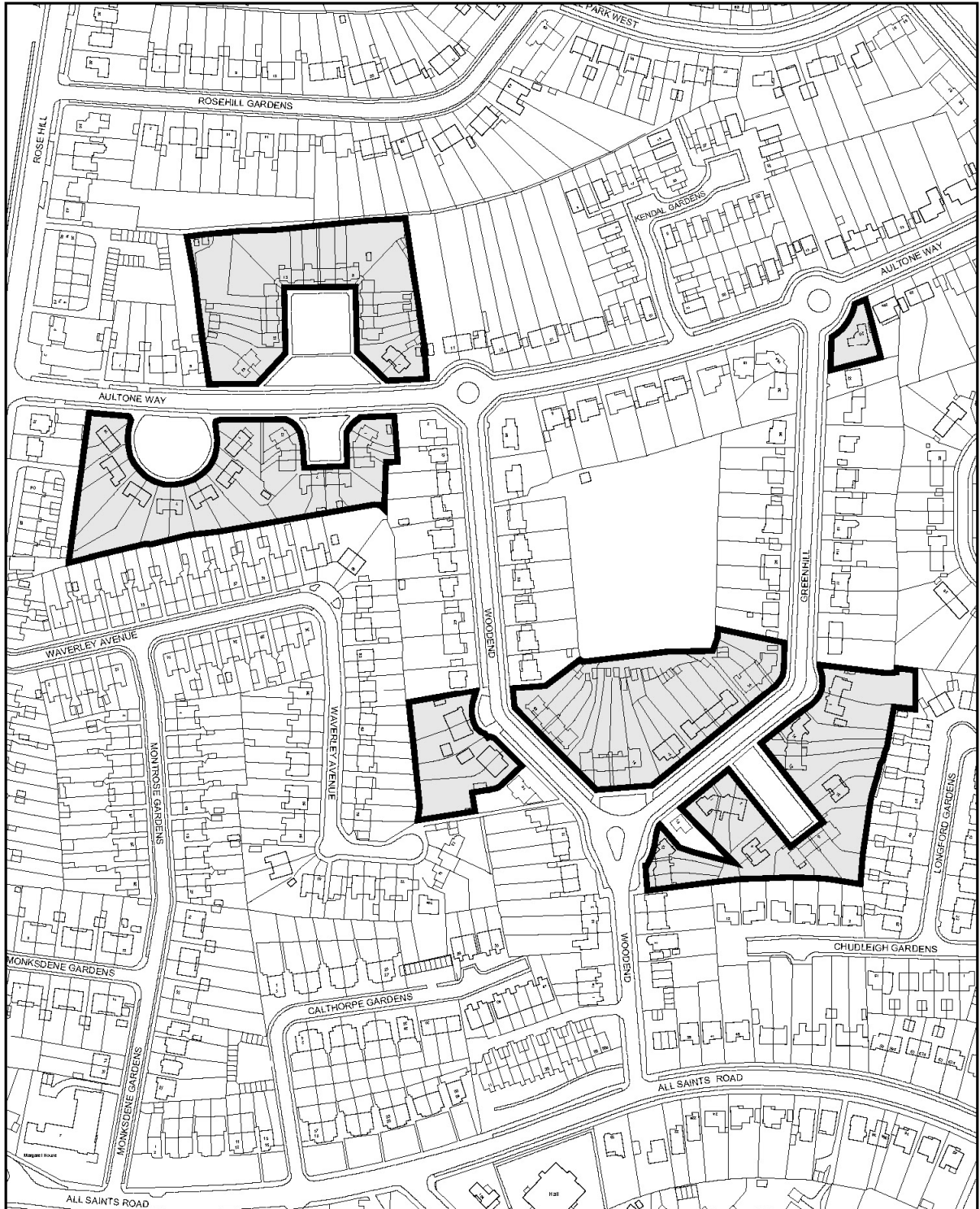



Plan 1

Boundary of the Conservation Area



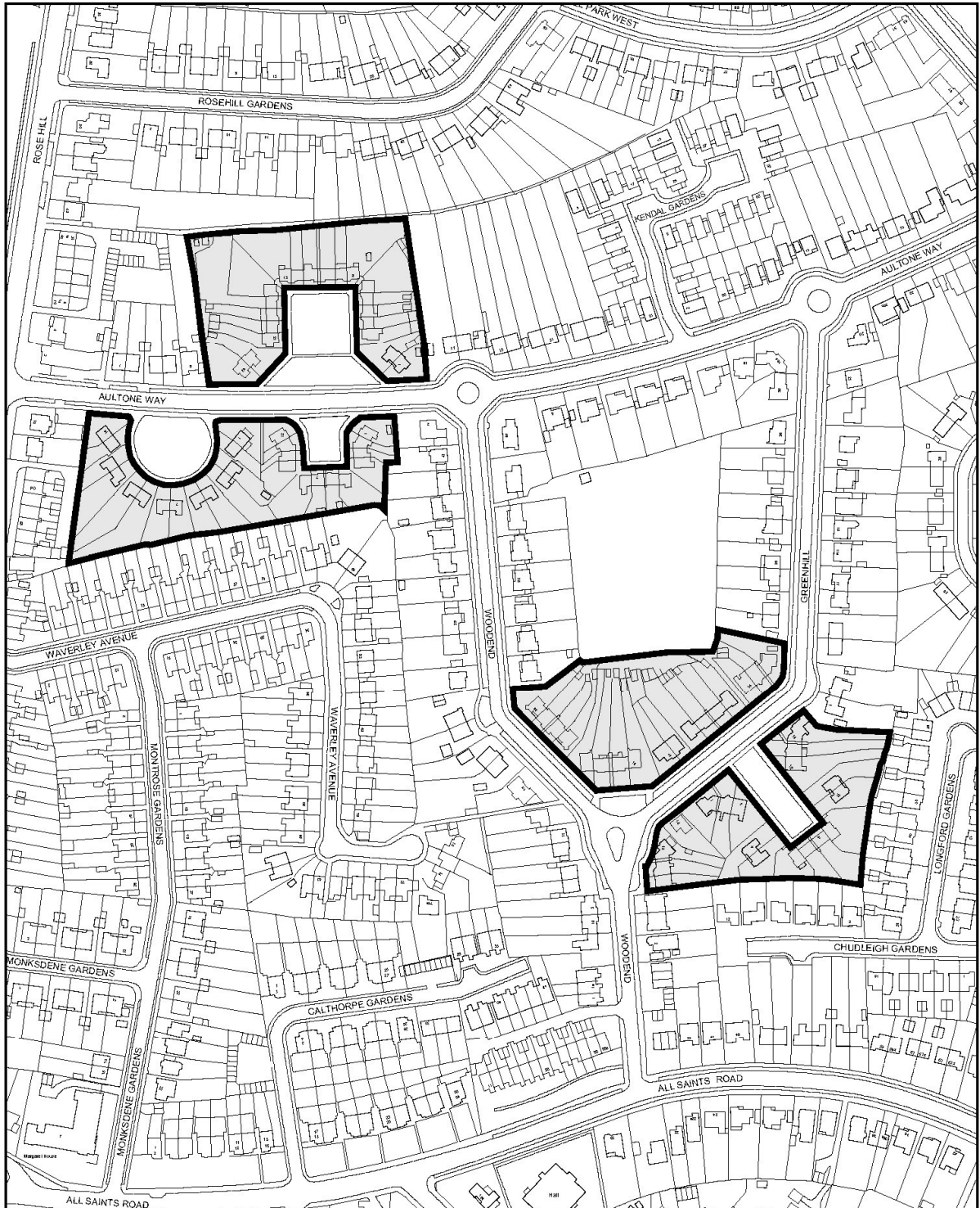
Plan 2 Unlisted Buildings of Merit




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Plan 3

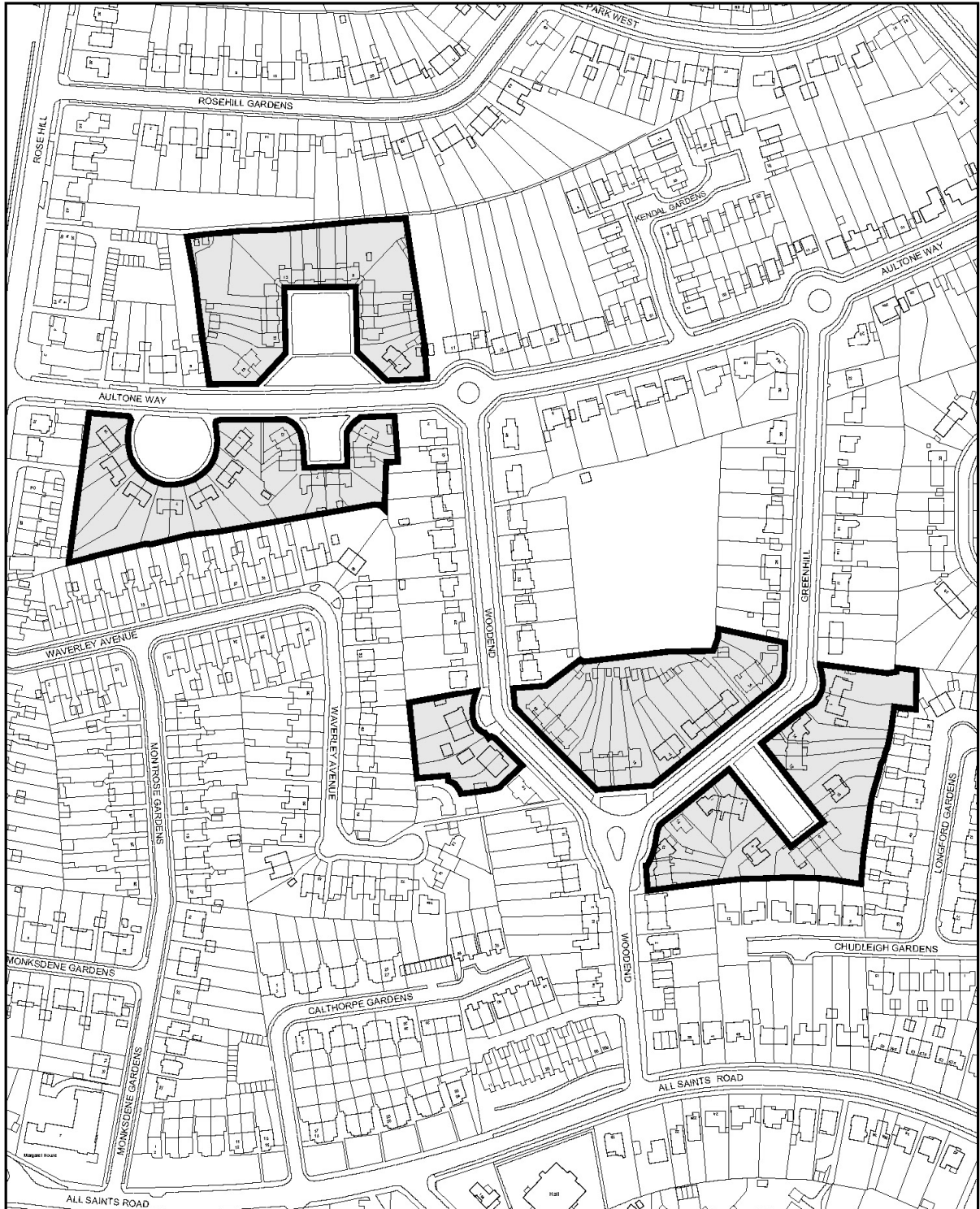
The Previous Article 4 Direction





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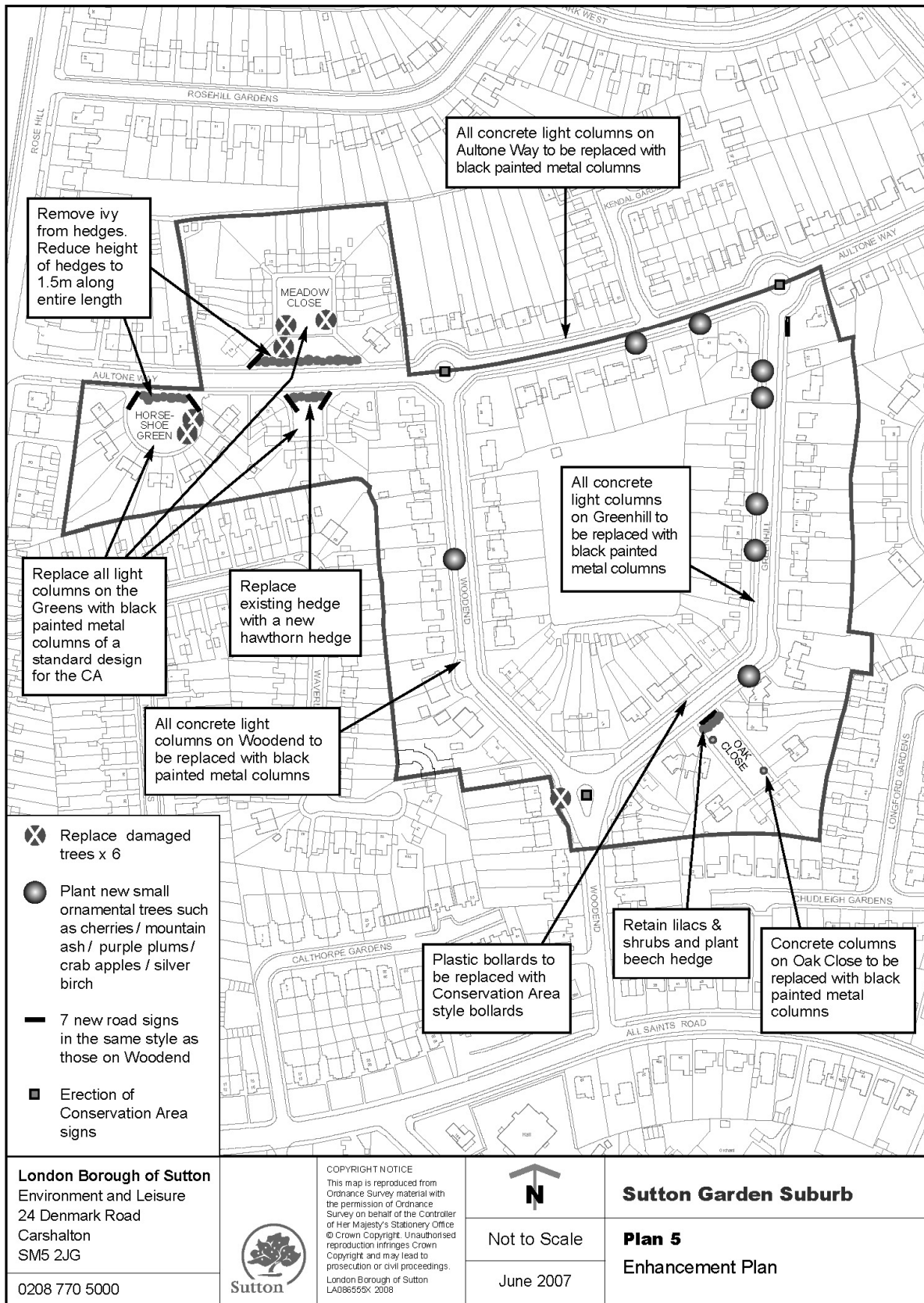
Plan 4

The Revised Article 4 (2) Direction



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		<p style="text-align: center;">Not to Scale</p>	<p style="text-align: center;">September 2007</p>	

Plan 5 Enhancement Plan



STRATEGIC PLANNING

Sutton Garden Suburb CA Management Plan SUPPLEMENTARY PLANNING DOCUMENT

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Nëse ju ose dikush që njihni ka nevojë për një përkthim të ndonjë pjese të këtij dokumenti, ju lutemi shënoni me v kutinë për gjuhën e kërkuar dhe plotësoni formularin e mëposhtëm. Për më tepër informacion telefononi numrin 020 8770 5000.

Albanian

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Arabic

যদি আপনার, অথবা আপনার পরিচিত কোন লোকের, এই দলিলটির কোন অংশের অনুবাদের দরকার হয়, তাহলে যে ভাষায় অনুবাদের দরকার সেই ভাষার পাশের খালি ঘরে টিক চিহ্ন দিন এবং নিচের ফর্মটি পূরণ করুন। এই ব্যাপারে আরো তথ্য বা খবরাখবরের জন্য 020 8770 5000 নম্বরে ফোন করুন।

Bengali

જો તમને, અથવા તમે જાણતા હોય તેવી કોઈ વ્યક્તિને આ દસ્તાવેજના કોઈ પણ ભાગના તરજુમાની જરૂર હોય તો, કૃપા કરી જોઈતી ભાષાના બોક્સમાં નિશાની કરી અને નીચેનું ફોર્મ પૂરું કરો. વધારે માહિતી માટે 020 8770 5000 ઉપર ફોન કરો.

Gujerati

यदि आपको, या किसी और को जिसे आप जानते हैं, इस दस्तावेज के किसी भाग का अनुवाद चाहिए तो कृपया वांछित भाषा के बक्स में सही का निशान लगाकर नीचे दिए हुए फार्म को भर दें। अधिक जानकारी के लिए 020 8770 5000 पर टैलीफोन करें।

Hindi

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Chinese

اگر آپ کو، یا آپ کے کسی جاننے والے کو اس دستاویز کے کسی حصے کی ضرورت ہے تو براہ مہربانی مطلوبہ زبان کے خانے میں ٹیک کا نشان لگائیں اور نیچے دیا گیا فارم مکمل کریں۔ مزید معلومات کے لئے فون نمبر 020 8770 5000 پر رابطہ کریں۔

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