



John Innes (Wilton Crescent) Statement of Community Involvement

John Innes (Wilton Crescent) Conservation Area Character Assessment

Statement of Community Involvement

Appendix 1 to the Assessment

Summary of Consultations Undertaken

A public consultation exercise was undertaken on the draft appraisal during April and May 2005. This consisted of the following:

- A copy of the Draft Conservation Area Character Assessment, Sustainability Appraisal Report and Conservation Area boundary assessment report were made available for inspection at the Council offices between 12th April and 24th May (6 weeks).
- A copy of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were made available for inspection at Wimbledon Library (the nearest library to the site) between 12th April and 24th May (6 weeks).
- A downloadable PDF version of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were placed on the Council's website on 12th April with a deadline for comments of 24th May (6 weeks).
- A notice was placed in the Wimbledon Guardian of 7th April advertising the availability of the Draft Character Assessment documents, for public comment (at the Council offices, Wimbledon Library and the Council's website) with a deadline of 24th May (6 weeks). A copy of the notice can be found at Annex 1.
- Letters were sent out between 1st and 12th April to properties within the Conservation Area as defined according to both the existing Conservation Area boundary and according to the proposed boundary revisions (map at Annex 2 shows which properties were consulted). This letter specified a deadline for comments of 24th May (6 weeks). These letters advised where copies of the Draft Character Assessment documents could be viewed, and where copies could be obtained.
- Letters and copies of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were sent out on 6th April to residents associations and amenity societies deemed likely to have an interest in the Conservation Area (see Annex 3) with a deadline of 24th May (6 weeks).
- Letters and copies of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were sent out on 6th April to relevant Ward Councillors deemed likely to have an interest in the Conservation Area (see Annex 4) with a deadline of 24th May (6 weeks).

Summary Table of Responses and Proposed Amendments

The table below summarises the content of the responses from consultees, the Council's comments on these and proposed amendments as a result.

Wilton Crescent Conservation Area
Summary Table of Responses and Proposed Amendments

No.	<i>Respondent & Comments</i>	<i>Council Comments</i>	<i>Proposed Amendments</i>
1	<p>Mr. P. Hayes</p> <p><u>Comments:</u> Criticism of the use of bollards at the cycle way between Wilton Gr. & Kingston Road. This is a waste of money.</p> <p><u>Reason:</u> Insufficient traffic in this cul-de-sac to warrant a danger to cyclists.</p>	<p>Comment noted. The criticism of the design aspects of this cycle way is a supportive comment to the text of the Appraisal. The principle of having a cycle way is not strictly a matter for the Character Appraisal. What is relevant to the Appraisal is the design, detailing and materials of the cycleway.</p>	<p>No change.</p>
2	<p>David Bayly John Innes Soc. Forbes family</p> <p><u>Comments:</u> Disputes the Council view that the existing Article 4 Direction is not capable of providing planning protection to the holly hedges in the CA.</p>	<p>It is the Council's view that domestic hedges are not "development" and as such they cannot be treated as a form of "permitted development" which can be withdrawn through the use of an Article 4 Direction. A report fully detailing the arguments on this issue has been considered by the Conservation and Design Advisory Panel (CADAP) (6/7/05), and as a result it is recommended that protection for holly hedges can best be provided by an Article 4 Direction extending to area which have important holly hedges, and covering development such as hardstandings, and vehicle accesses.</p>	<p>Amend the final paragraph on section 25 (Opportunities and Recommended Action), after the words "small scale alterations on the houses", add "and to give protection to holly hedges". Also after the words "on the front elevation of buildings", add the words "and the installation of hard standings and vehicle accesses."</p>

<p>3</p>	<p>One respondent and Greg Cracknell</p> <p><u>Comments:</u> Against the Henfield Road southside properties being excluded from CA.</p> <p><u>Reasons:</u> Lack of restrictions on building alterations could be detrimental to properties.</p> <p>Proposed changes may mean the CA as a whole may be damaged by the lack of control over development and cutting of trees.</p>	<p>The reason in support of the representation (lack of restrictions on buildings) could equally be applied to any properties in the Borough. This is not of itself an adequate reason to warrant CA status. The character of the remaining CA would be protected from adverse changes in the area to be taken out of the CA by UDP policy BE.3. This policy gives planning protection to CAs in relation to development immediately outside the CA boundary. Protection can be afforded to trees of amenity value through Tree Preservation Orders, independent of CAs. (Please note counter comment 12 below).</p>	<p>No change, consider TPOs for important trees in the affected part of Henfield Rd.</p>
<p>4</p>	<p>CADAP Representative of John Innes Soc. and Mr P Hayes</p> <p><u>Comments:</u> Possible changes to character of CA as consequence of parking in front gardens.</p>	<p>The comment is noted. It is agreed that parking in front gardens can be and often is, detrimental to CA character. The implications of the comment are similar to comment 2 above, and the remedy to this concern can be the same.</p>	<p>See response to comment 2 above.</p>
<p>5</p>	<p>CADAP Representative of John Innes Soc.</p> <p><u>Comments:</u> Telephone Exchange was not considered to make a positive contribution to CA.</p>	<p>Opinions may vary on the architectural quality of the Telephone Exchange, especially the highly distinctive extension to the exchange. However officers remain of the opinion that while the design of the Exchange is very different to that of any other buildings in the area, it nevertheless has design merit, and it acts as something of a landmark in this part of Kingston Rd. This warrants the conclusion that the building as a whole makes a positive contribution to the character of the CA.</p>	<p>No change.</p>

6	<p>Bob Jenkins</p> <p><u>Comments:</u> “Conservation Areas” are 30 years too late</p> <p>The ability of Council staff to determine residents’ building rights amounts to corruption.</p>	<p>Officers consider that the existing character and appearance of this area warrants CA status, and to that extent its CA status is not felt to be “too late”. The allegation of “corruption” is unsubstantiated. Council officers follow national planning guidelines in devising and implementing planning policy in relation to CAs.</p>	<p>No change.</p>
7	<p>Jon Sheppard</p> <p><u>Comments:</u> Plan 11 has listed all trees on western side of the street only (Wilton Grove).</p>	<p>The omission of street trees in Wilton Grove on plan 11 is an error, and it will be rectified.</p>	<p>A revised plan 11 will be prepared to remedy this error.</p>
8	<p>Jon Sheppard</p> <p><u>Comments:</u> Current street furniture/signage associated with the recent car parking controls is ugly/nuisance and should be kept to a minimum.</p>	<p>It is agreed that street furniture and signage should be kept to an absolute minimum in order to avoid unnecessary street clutter. The specific suggestion for reduction of signage associated with the parking controls has been referred to Street Management Division officers, who have commented that legal advice sought on this issue indicated that each individual parking bay had to have its own signage, in order to permit effective enforcement.</p>	<p>An additional recommended action should be added to those listed in the final section of the Appraisal in relation to signage and street furniture, as follows: “No new signage or street furniture should be added into the streets unless absolutely essential, and opportunities should be taken to regularly review existing (modern) signage and street furniture with a view to removing items which are not absolutely required.”</p>
9	<p>Jon Sheppard</p> <p><u>Comments:</u> Suggests a 20mph speed limit, more significant street entrances to the area, and blurring of pavements/roads, with a sinuous carriageway configuration.</p>	<p>The proposal for the 20 mph is essentially a matter for consideration outside the context of the Appraisal, however it has been referred to officers of Street Management Division for their consideration. On the issue of blurring footways/carriageways and a sinuous carriageway alignment, it is felt that significant changes to street design of this type would have an adverse impact on the street character, and from a Conservation Area point of view would not be supported. Street design should as a general principle be based as closely as possible on the original street design (and materials) when the streets were first laid out.</p>	<p>No change.</p>

10	Local Ward Cllrs. <u>Comments:</u> Support retention of Fairlawn Villas within CA.	Support noted.	No change.
11	Local Ward Cllrs. <u>Comments:</u> Support inclusion of nos. 253-265 Kingston Road.	Support noted.	No change.
12	Local Ward Cllrs. <u>Comments:</u> Support exclusion of properties on south side of Henfield Road.	Support noted. Please note the counter comment (3 above).	No change.
13	Conservation and Design Advisory Panel <u>Comments:</u> Article 4 Direction to protect holly hedges should withdraw permitted development rights for vehicle hard standings and vehicle access.	It is accepted, in order to give some protection to holly hedges on the front curtilage of properties, that permitted development rights should be withdrawn in respect of construction of vehicle hard standings and the creation of vehicle accesses.	See 2 above.
14	Ms J Goodman <u>Comments:</u> Additional factual information/corrections provided, in respect of the history of the area, Building dates and architects.	This information is gratefully received, and all the amendments are accepted. A note of acknowledgement to be included in the final document.	Amend text in relation to the mediaeval origins of the village, the date of Merton Park station, and the Merton Park Estate Co. formation, dates of various buildings and their architects. Add acknowledgement to Ms Goodman for the information provided.

ANNEX 1: Newspaper advertisement

PLANNING AND COMPULSORY PURCHASE ACT 2004.

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2004

CONSULTATION ON DRAFT CHARACTER ASSESSMENTS FOR SEVEN DESIGNATED CONSERVATION AREAS.

(SUPPLEMENTARY PLANNING DOCUMENTS)

The London Borough of Merton's Design and Conservation Team has prepared draft Character Assessments for seven of its Conservation Areas, and is seeking your views on them.

The seven areas are:

Lambton Rd Conservation Area

Merton Hall Rd Conservation Area

Quintin Ave/Richmond Ave (the Chase) Conservation Area

John Innes (Wilton Crescent) Conservation Area

Dunmore Rd Conservation Area

Bertram Cottages Conservation Area

Pelham Rd Conservation Area

The purpose of Conservation Area Assessments is to justify the Conservation Area designation and to define the features of interest that gives each area its special character. The Assessments are also used to define any features which detract from the character of the area.

In some cases the Assessments propose to alter the Conservation Area boundaries, either to enlarge the Conservation Area or to reduce it.

The Assessments also make a number of proposals which are aimed at either protecting the special character of the area, where it is seen to be under some threat, or enhancing the character of the area where there are opportunities to do so.

Copies of the draft Assessment documents are available at Wimbledon Library, and at Merton Link in Merton Civic Centre. The documents can also be viewed on the Council's website (www.merton.gov.uk).

Please send any correspondence regarding the Assessments by letter or by email to: Phil Ryder, Design and Conservation Team, Environment and Regeneration Dept. Merton Civic Centre, London Rd, Morden SM4 5DX, or to: phil.ryder@merton.gov.uk,

Comments should be received between 12 April and 24 May 2005. You may also request written notification from the Council of the Assessment's final approval date.

ANNEX 2: Map showing properties consulted



LONDON BOROUGH OF MERTON
Environment and Regeneration
Civic Centre, London Road, Morden, Surrey, SM4 5DX.
Telephone 020 8543 2222 Web www.merton.gov.uk

John Innes (Wilton Crescent) Conservation Area
Letter Distribution Area
Plan No DLU/2166

Scale: 1/2500

Date: 1/8/2005



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ANNEX 3: List of relevant organisations consulted

1. John Innes Society
2. Wimbledon Society
3. Wilton Crescent Residents Assn
4. John Innes (Wilton Crescent) Conservation Area CADAP* Representative

(* CADAP is Conservation and Design Advisory Panel)

ANNEX 4: List of Councillors Consulted

Councillors representing Merton Park Ward and Dundonald Ward

- Albanian** Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutine me poshte.
- Arabic** إذا أردت معلومات إضافية بلغتك الأصلية الرجاء الاتصال بنا في العنوان المدون ضمن الإطار أدناه.
- Bengali** যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, উল্লার বক্ সে আমাদের ঠিকানা রয়েছে ।
- Chinese** 如果你需要用中文印成的資料，請按低端方格內提供的地址與我們聯系。
- Farsi** اگر مایل به اطلاعات بیشتر به زبان خود هستید، لطفا با ما از طریق آدرس زیر تماس بگیرید.
- French** Pour tout renseignement complémentaire dans votre propre langue, veuillez nous contacter à l'adresse figurant dans l'encadré du bas.
- Gujarati** જો તમને તમારી પોતાની ભાષામાં વધારે માહિતી જોઈતી હોય, તો કૃપા કરીને નીચે અંતમાં આપેલા ખાનામાં દર્શાવેલા સરનામે અમારો સંપર્ક કરો.
- Punjabi** ਜੇਕਰ ਤੁਸੀਂ ਪੰਜਾਬੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣੀ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਖਾਨੇ ਵਿਚ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।
- Somali** Hadii aad u baahan tahay faahfaahin intaa kabadan oo ku soobsan afkaaka hooyo ama Af Somali fadlan lana soo xiira cinwaanka hoos ku qoran.
- Spanish** Si usted desea mas informacion en su propia lengua, por favor contactenos en la direccion al pie del formato.
- Tamil** உங்கள் மொழியில் மேலதிக தகவலைப் பெற விரும்பினால், அடியிலுள்ள பெட்டிக்குள் தரப்பட்டுள்ள விவரத்தில் எம்முடன் தொடர்பு கொள்ளுங்கள்.
- Urdu** اگر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو براہ کرم ہم سے اس پتہ پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔