



Supplementary Planning Document
London Borough of Merton



Wimbledon Chase Statement of Community Involvement



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Quintin Ave./Richmond Ave. (Wimbledon Chase) 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.

No.	Respondent & Comments	Council Comments	Proposed Amendments
1	<p>Mrs. Anne Young</p> <p><u>Comments:</u> Strong support for preserving the uniform architectural character of area.</p>	Comment noted	No change
2	<p>Mrs. Anne Young</p> <p><u>Comments:</u> CA status should extend to trees.</p>	Conservation Area status does provide a degree of protection to trees, requiring notification to be given in advance of most tree works (felling or pruning) and allowing the opportunity for the Council to make a Tree Preservation Order.	No change
3	<p>Mr. Jason Steele</p> <p><u>Comments:</u> Concern that proposals will have material effect on planning rules.</p>	The comment relates to possible concern that an extension of the CA may require the submission of a planning application in relation to a specific proposed loft extension. It is true that certain types of residential development may require the submission of a planning application, where outside a CA no application would be required. The draft Appraisal is also envisages that additional powers (an Article 4 Direction) would be required to give effective planning protection to the character and appearance of the CA.	No change
4	<p>Cllr. Philip Jones</p> <p><u>Comments:</u> The name "Wimbledon Chase" as an area was an invention of the Southern Railway.</p>	With the suggested enlargement of the CA, to include a 3 rd cul-de-sac, a name change of some sort seems to be warranted. It is desirable to avoid an overly cumbersome name. The name "Wimbledon Chase" may in fact originally be an "aspirational" name selected by railway companies for use at the local railway station. However it seems to have fairly common acceptance, and it has existed as a name for a long time. (See also comment 7 below).	Retain the suggested name "Wimbledon Chase Conservation Area", in place of the current name "Quintin Ave/Richmond Ave Conservation Area".

5	<p>Mr. Keith Roodenburgh Fiona Symons Richard Weston</p> <p><u>Comments:</u> CA should extend to Chatsworth Ave.</p> <p><u>Reason:</u> Architecturally similar styles. Recent alterations have detracted from the natural aesthetics of area.</p> <p>CA status would help preserve “many beautiful” houses.</p>	Support for the enlargement of the CA to Chatsworth Ave is noted.	No change.
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>	Officers consider that the existing character and appearance of this area warrants CA status, and to that extent its CA status and the proposed enlargement 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.	No change.
7	<p>Richard Weston</p> <p><u>Comments:</u> Supports the proposed change of name.</p> <p><u>Reason:</u> It will give a single focus to the area.</p>	Support noted.	No change.
8	<p>Richard Weston</p> <p><u>Comments:</u> Supports Article 4 directions but thinks it needs to be handled sensitively.</p>	Support noted. Any detailed proposals for the suggested Article 4 Direction will need to be open to further public consultation, and this will need to include justification for the additional planning powers that would be sought. The proposed Direction should not include any planning controls that are not warranted in this situation.	No change.

9	<p>Richard Weston</p> <p><u>Comments:</u> Things such as repainting lines and bollards can be deferred in the interests of keeping costs down.</p>	<p>Comment noted. It would be intended that work of this type would occur only when normal renewal was required.</p>	<p>No change.</p>
10	<p>Local Ward Cllrs.</p> <p><u>Comments:</u> Contest exclusion of nos. 293-309 Kingston Road.</p> <p>Reason: Exclusion can only lead to further degradation of architecture which may be accelerated by re-development of the Nelson Hospital.</p>	<p>It is accepted that the original building design and design quality of these buildings is the same as certain others which would remain within the CA. It is also accepted that as originally built these properties would amply warrant inclusion in the CA. The reason for the suggested exclusion from the CA is based on poor the maintenance and general neglect of these buildings and front gardens. This factor combines with the poor external environment caused by the very heavily trafficked road. These circumstances do not apply to anything like the same extent in the cases of the properties in the 3 culs-de-sac. The fact that the inclusion of these Kingston Rd properties within a CA for the last 15 years has neither protected nor improved their character or appearance, suggests that nothing is to be gained by keeping them within the CA.</p>	<p>No change.</p>
11	<p>Local Ward Cllrs.</p> <p><u>Comments:</u> Agree nos. 311-333 Kingston Road should not be included in CA.</p>	<p>Support for not including these properties in the CA is noted.</p>	<p>No change.</p>
12.	<p>Cllr Philip Jones</p> <p><u>Comments:</u> Wooden porches are one of the most attractive features in Chatsworth Ave, they should be protected by use of Article 4 Direction powers.</p>	<p>Agree the comment, but consider that this applies to porches in the CA as a whole.</p>	<p>Add to the section on recommended actions the need for Article 4 Direction powers to extend to the control of alterations to porches, and the enclosure of open fronted porches.</p>

**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
Merton Civic Centre, 100 London Road,
Morden, Surrey, SM4 5DX

Wimbledon Chase Conservation Area
Letter Distribution Area
Plan No DLU/2168

Scale: 1/1500

Date: 1/8/2005



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ANNEX 3: List of relevant organisations consulted

1. John Innes Society
2. Wimbledon Society
3. Quintin Ave/Richmond Ave Conservation Area CADAP* Representative

(* CADAP is Conservation and Design Advisory Panel)

ANNEX 4: List of Councillors Consulted

Councillors representing Merton Park 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 الممدون 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۔