

Wimbledon North CA Consultation - Sub Areas 4-5

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Belvedere Estate Residents Association	Sub Area 4: Belvedere	Buildings within the Sub Area	14.2.3	Is there a reason for the '?' in the text after '23 St. Mary's Rd?	Agree	This is a typographical error (made in relation to Belvedere Drive not St. Mary's Rd).	Delete '?' from para. 14.2.3

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Belvedere Estate Residents Association	Sub Area 4: Belvedere	Extent and Boundary Review		What would be consequences of transferring Church Rd properties to Wimbledon Village Conservation Area?	Other	Throughout the Borough development proposals are assessed against Council planning policies contained within the Unitary Development Plan and forthcoming Local Development Framework. The Wimbledon North Character Assessment will be used to prepare a Design Guide, and in due course a Conservation Area Management Plan. A character appraisal and management plan will also be prepared for the Wimbledon Village Conservation Area in due course. A Design Guide already exists for the Wimbledon Village Conservation Area.	None
Belvedere Estate Residents Association	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.4	Agree with proposal to include houses on north west side of Church Rd	Agree	Comment is in support of the Character Assessment.	None
Belvedere Estate Residents Association	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd			Documents are welcome. Department congratulated on interesting historical and current perspective on neighbourhood.	Other	Comment is in support of the Character Assessment.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Belvedere Estate Residents Association	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Additional Planning Controls Needed	14.22, 15.22	Agree with proposed Article 4(2) Directions.	Agree	Comment is in support of the Character Assessment.	None
Belvedere Estate Residents Association	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Extent and Boundary Review	14.1.5, 15.1.4	Concerned at proposal to transfer residential properties in Church Rd to Wimbledon Village Conservation Area.	Disagree	Govt advises that Local Authorities should periodically review existing conservation areas and their boundaries. The residential properties are situated within the predominantly commercial group at nos, 41 - 63, where the fine grain, proximity to road edge and mixed use is akin to the character of Wimbledon Village Conservation Area. The latter is largely, but not solely, commercial in character. It contains a number of distinctive residential buildings, including the nearby Walnut Tree Cottages and others, mainly along the eastern end of Ridgway and at the Common.	None

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Belvedere Estate Residents Association	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Highway Boundary Treatments		Concerned about increased use of electric gates.	Disagree	Method of opening is not a planning issue. Future Design Guide will consider design matters.	None
Belvedere Estate Residents Association	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Highway Boundary Treatments		Queries whether the Council has powers to prevent the installation of electric gates and, if so, can S.106 be used?	Other	Proposals are assessed in terms of their size, siting and design rather than opening mechanism. S.106's relate to off site benefits so unlikely to be relevant.	None
Individual				It is important to act quickly and use powers to prevent further unsympathetic redevelopments, often carried out for financial gain by developers, which are spoiling the conservation area and threaten to undermine any plans to protect it.	Partially Agree	Comment is in support of the appraisal. The Design Guide, to be prepared as soon as resources permit, will offer guidance re. The design of appropriate residential alterations, extensions and redevelopments.	None
Individual	Introduction and Part 1	Conservation Area in Context	3.12	The claim that Earl Spencer is still the Lord of the Manor is incorrect. He sold off this title in recent years to an unidentified person, so ending the historic connection.	Agree	Comment corrects historical fact	Amend para 3.12 to read "The honorary title 'Lord of the Manor' was held by today's Earl Spencer, at Althorpe House in Northampton, until recent years when it was sold to an unidentified buyer."

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Individual	Introduction and Part 1	Introduction		Reference should be made to the English Heritage documents: 'Guidance on Conservation Area Appraisals'; 'Guidance on the Management of Conservation Areas', and to BS 7913:1998.	Partially Agree	Lack of reference to the guidance on appraisals is an oversight. That re. management plans is not directly relevant to the appraisal but can be included in 'References'. The BS is listed in references of English Heritage Guidance on the Management of Conservation Areas, so not necessary in appraisal.	Delete 'Statutory' from 1.0 title. Add new para 1.0.3: 'Detailed advice on the preparation of character assessments (or appraisals) is provided in the English Heritage publication 'Guidance on conservation area appraisals' 2005. Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it." Add English Heritage 'Guidance on conservation area appraisals' and 'Guidance on the management of conservation areas' to 'References'.

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Individual	Introduction and Part 1	Introduction		Reference should be made to the requirement of PPG 15 that 'the statements of proposals for conservation areas be prepared and included in the consultation process (paras. 4.10, 4.15)	Disagree	This reference is relevant to the future Conservation Area Management Plan, not the character appraisal.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Introduction and Part 1	Introduction	1.0	Reference should be made to the duty placed by Section 71 of the principal act to formulate and publish proposals for the preservation and enhancement of conservation areas (referred to in PPG15 para 4.9, 4.10)	Disagree	The requirements of S.71 apply to the future Conservation Area Management Plan. The character appraisal is mainly intended to define the special interest of the conservation area.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.

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Individual	Introduction and Part 1& Sub Area 4: Belvedere	Introduction	1.0	Documents do not comply with the format for content as recommended in the English Heritage documents 'Guidance on Conservation Area Appraisals' and 'Guidance on the Management of Conservation areas', although it is recognised that they do contain some recommended elements	Partially Agree	The English Heritage documents contain guidance rather than requirements. A Conservation Area Management Plan is to be prepared in due course.	None
Individual	Sub Area 4: Belvedere			The document is referred to as both a "character assessment" and a "character appraisal". Which is it?	Other	The Oxford Dictionary definitions of both words are similar. The title of the document includes the word 'assessment'. The word 'appraisal' is sometimes used in the text for variety.	Add new para 1.0.3: 'Detailed advice on the preparation of character assessments (or appraisals) is provided in the English Heritage publication 'Guidance on conservation area appraisals' 2005.

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Individual	Sub Area 4: Belvedere			Bad design destroying houses in area. Alterations to house in Clement Road cited	Partially Agree	The Character Assessment recognises that unsympathetic design is a negative issue. The proposed Design Guide and Article 4(2) Direction are intended to help deal with this. The Conservation Area Management Plan will provide further opportunity to consider the issue and possible solution.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 4: Belvedere			Much disruption from building works in the area, including that caused by lorries and cranes. Would it be possible to limit amount of works occurring at any one time?	Other	Comment is beyond the scope of the Council's control, and of the appraisal.	None
Individual	Sub Area 4: Belvedere			Insufficient and spasmodic road cleaning	Other	Comment is beyond the scope of the Character Assessment. Pass to appropriate Council Department.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere			Weekend and evening parking is a problem in Belvedere Grove and Clement Road	Other	Comment is beyond the scope of the Character Assessment. Pass to appropriate Council Department.	None
Individual	Sub Area 4: Belvedere			The document refers to the large individual houses in substantial plots as the key element, but the smaller properties of earlier and later date are probably of equal or greater number.	Disagree	There are several references in the text, photographs and maps to the smaller properties, to more modern infill developments, and especially to the variety in form and layout within the Sub Area. Eg. Cover photo, paras 14.10.14/15, 14.11.6/7, 14.11.26, Fig. 14.3.	None
Individual	Sub Area 4: Belvedere			Conservation Department needs to be consistent in its judgements and criticisms.	Other	Issue raised by respondent is not specific to the Character Assessment. Departmental response by letter required.	None
Individual	Sub Area 4: Belvedere			Astonished that officers in Conservation and Design supported recent proposals at No. 23 St Mary's Rd, particularly in the light of the findings of this Appraisal.	Other	Comment is outside the scope of the Character Assessment. Response by letter required.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere			Rubbish collection improved with boxes, but garden rubbish collection and phone manner of officer poor	Other	Comment is beyond the scope of the appraisal. Pass to appropriate Council Department.	None
Individual	Sub Area 4: Belvedere			Congratulations on the preparation of an enjoyable document and its contribution to planning.	Other	Comment made prior to public consultation exercise. Is in support of the Character Assessment.	None
Individual	Sub Area 4: Belvedere	Additional Planning Controls Needed	14.22	Support the introduction of Article 4 Directions to maintain the appearance of the area.	Agree	Comment is in support of the appraisal.	None
Individual	Sub Area 4: Belvedere	Buildings within the Sub Area	14.2.12	No.21A, not No.21, is adjacent to No.23 St Mary's Rd	Agree	No 21A is not marked as such on maps used to prepare document	Amend 14.2.12 to read "Nos. 18; 18A; 20; 21; 21A; 22; 23; 24; 25;....."

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Character and Appearance Summary	Fig. 14.3	Of the four areas of "uncharacteristic development" identified, one is recommended for exclusion while the inclusion of the others, noted as negative, dilutes the overall quality of the conservation area	Partially Agree	The Church Rd area is recommended for transfer to the Wimbledon Village Conservation area, not exclusion from conservation area status. Other areas are of historic interest in that they lie within or adjacent to curtilage of Belvedere Estate. It is intended that they be the subject of enhancement over time. The future Conservation Area Management Plan will provide further opportunity to consider this issue and possible solutions.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 4: Belvedere	Existing Pattern of Development	14.11.13	Para 14.11.13. 23 St Mary's Rd identified as a 1930s building. It was substantially rebuilt in the 1980s when the plot was subdivided and a new house erected. It retains little if anything of its earlier character.	Partially Agree	Map records from 1934 to 1938 indicate a smaller building on the site. Substantial alterations and extensions were carried out in the 1980s, resulting in today's building.	Amend final sentence of 14.11.13 to read "These are No.23, a building part dating from the 1930s but much altered in the 1980s, ..."

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Individual	Sub Area 4: Belvedere	Existing Pattern of Development	14.11.13	Dissagrees with reference to 'incongruous plots'.	Partially Agree	The plots are more modest in size and different in shape when compared to most others, in the context of the established pattern of development in this part of the Belvedere Estate.	14.11.13 2nd sentence: Alter wording to read 'The larger buildings then give way to a group of mostly more modest detached dwellings, on smaller plots than most in this part of the Sub Area, once part of the rear gardens of houses in Highbury Rd. Also alter 14.11.19 5th sentence: delete 'Some rather incongruous' and replace with 'Infill'; and 14.20.4 3rd sentence: delete 'smaller'.
Individual	Sub Area 4: Belvedere	Existing Pattern of Development	14.11.13	23 St Mary's Rd was built in the 1980s, not 1930s as stated. Part may have been chauffeur's cottage to 18 Highbury Rd.	Partially Agree	Map records from 1934 to 1938 indicate a smaller building on the site. Substantial alterations and extensions were carried out in the 1980s, resulting in today's building.	Amend final sentence of 14.11.13 to read "These are No.23, a building part dating from the 1930s but much altered in the 1980s, ..."

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Individual	Sub Area 4: Belvedere	Existing Pattern of Development	14.11.13	Dissagrees with reference to 'sited close to the road edge'	Partially Agree	This is meant as a statement of fact, not a disparaging comment. The relationship between building line and highway edge is referred to throughout this section of the document. Recognise that 14.11.23 refers to 'modest' set back when describing a similar situation elsewhere.	14.11.13, 3rd sentence: Delete 'and sited close to the road edge'. Replace with 'and with a modest set back from the road frontage'.
Individual	Sub Area 4: Belvedere	Existing Pattern of Development	14.20.4	'Uncharacteristic' and 'piecemeal' are disparaging and unrealistic comments. Does the assessment consider that these houses are as poor as those at 8-10 Belvedere Dr?	Other	'Uncharacteristic' is meant as a statement of fact, ie. Not typical in the context of the pattern of development in this part of the Belvedere Estate. 'Piecemeal' means 'part at a time', again a fact rather than disparaging comment. However, agree to replace 'piecemeal' with more general term. Negative issues listed in 14.20.4 are distinct from each other.	14.20.4. 3rd sentence. Replace 'piecemeal' with 'pattern of'.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Extent and Boundary Review		Agrees. Remove pockets to create a true Conservation Area.	Other	It is not clear which 'pockets' are referred to. The previously excluded part of Church Road is within proposed extension to Conservation Area. Special architectural or historic interest is required to be worthy of conservation area status.	None
Individual	Sub Area 4: Belvedere	Extent and Boundary Review		Object to extension of conservation area to include properties on west side of Church Road. Houses are modern and without historic merit so no reason for conservation area status.	Disagree	Character Assessment has identified that the character of both sides of this part of Church Rd could be summarised as 'a variety of buildings erected at different times in styles and layouts of their period, adjoining the historic alignment of Church Rd, where prominent boundary walls also contribute to a strong sense of place.' It is the buildings relationship to their context that makes them worthy of inclusion.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Extent and Boundary Review		If land on west side of Church Road is to form an extension to the conservation area, it would be more appropriate for all properties on this side of Church Road to be within Sub Area 5 Lancaster Road, with the busy Church Road as the demarcation between sub areas 4 and 5.	Disagree	It is considered important that land and buildings on both sides of Church Road be within the same sub area. Together they form the entity that is the historic alignment of Church Road, lined with a variety of buildings erected at different times in styles and layouts of their period. Sub Area 5 has more of a 'stand alone', linear nature, including part of the former rear garden to Eagle House.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.4	Objects to the proposal to include No. 95 Church Road in conservation area.	Disagree	Character Assessment has identified that the character of both sides of this part of Church Rd could be summarised as 'a variety of buildings erected at different times in styles and layouts of their period, adjoining the historic alignment of Church Rd, where prominent boundary walls also contribute to a strong sense of place.' It is the buildings relationship to their context that makes them worthy of inclusion.	None
Individual	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.5	Grain of nos. 45 - 51 is not closer than that of Belvedere Square.	Partially Agree	Some of the buildings within south-eastern parts of Belvedere Square are indeed of very fine grain. However, grain is only one of several factors to be considered.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.5	It would be perverse if different development criteria applied in different but adjacent conservation areas.	Agree	Council planning policies contained within the Unitary Development Plan and forthcoming Local Development Framework are used to assess development proposals across the Borough. A Character Assessment aims to define the special architectural and historic interest of a conservation area. That for Wimbledon North will be used to prepare a Design Guide, and in due course, a Conservation Area Management Plan. A character appraisal and management plan will also be prepared for the Wimbledon Village Conservation Area in due course. A Design Guide already exists for the Wimbledon Village Conservation Area.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.5	Removal of white paint to nos. 45 - 51 Church Road would enhance the buildings relationship with those of Belvedere Square.	Partially Agree	It is Council policy to enhance the character of all conservation areas through the encouragement of the restoration of original architectural features. Removal of the white paint would not, however, influence which conservation area the properties lie within.	None
Individual	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.5	It is predominantly residential in the vicinity of nos. 45 - 51 Church Road. Concerned re. possible inappropriate change of use in future if they are transferred.	Disagree	The consideration of a planning application for change of use will be made in relation to Council Policy contained within the Borough's Unitary Development Plan and forthcoming Local Development Framework, rather than which conservation area it lies within.	None
Individual	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.5	Nos. 45 - 51 Church Rd were built c.1784 and have interesting architectural features.	Agree	The character of both Wimbledon North and Wimbledon Village Conservation Areas is influenced by their buildings.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.5	Concerned re. proposal to transfer Nos. 45 - 51 Church Road to Wimbledon Village Conservation Area. Consider they relate more closely to Belvedere Square than to commercial/retail.	Disagree	Govt advises that Local Authorities should periodically review existing conservation areas and their boundaries. The cottages at 45 -51 Church Road are situated within the predominantly commercial group at nos, 41 - 63, where the fine grain, proximity to road edge and mixed use is akin to the character of Wimbledon Village Conservation Area. The latter is largely, but not solely, commercial in character. It contains a number of distinctive residential buildings, including the nearby Walnut Tree Cottages and others, mainly along the eastern end of Ridgway and at the Common.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.5	Concerned that commercial/retail proposals would be viewed more sympathetically in the Wimbledon Village Conservation Area, thus upsetting the rhythm and balance in this part of Church Road.	Disagree	The consideration of a planning application for change of use will be made in relation to Council Policy contained within the Borough's Unitary Development Plan and forthcoming Local Development Framework, rather than which conservation area it lies within.	None
Individual	Sub Area 4: Belvedere	Highway Surface Treatments and Street Furniture	14.18.11	Although the Church Road/ Courthope Road junction is not beautiful, the one way traffic in Courthope Road is essential. Some method of reducing the dreadful traffic flow from Ridgway to Belvedere Grove is now required.	Other	Traffic and safety issues have not been addressed by the character appraisal as it is a factual statement of character. However, agree to add to 'other negative issues'. 14.21.7 seeks more appropriate street management measures. The Conservation Area Management Plan will provide an opportunity to consider this issue and possible solution. Pass comment to appropriate Council Department.	Add " - Traffic management and road safety" to 14.20.7. Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 4: Belvedere	Historic Development	14.10.14	Spelling of "it's" in 2nd para.	Agree	Grammatical error	Replace 'it's' with 'its'

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Historic Development	14.10.2	Suggests expansion of 18th Century historical detail, offering suggested wording.	Disagree	Comment made prior to public consultation exercise. Consider information provided rather too detailed for the necessary brevity of the Character Assessment. Nevertheless, the information is welcome and will be retained for reference.	None
Individual	Sub Area 4: Belvedere	Historic Development	14.10.3	Suggests expansion of 18th Century historical detail, offering suggested wording.	Disagree	Comment made prior to public consultation exercise. Consider information provided rather too detailed for the necessary brevity of the Character Assessment. Nevertheless, the information is welcome and will be retained for reference.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Historic Development	14.10.4	Suggests expansion of 18th Century historical detail, offering suggested wording.	Partially Agree	Comment made prior to public consultation exercise. Consider most information provided rather too detailed for the necessary brevity of the Character Assessment. Nevertheless, the information is welcome and will be retained for reference.	1st sentence: insert "many of" after "...and". 2nd sentence: insert "retained and" after "He".
Individual	Sub Area 4: Belvedere	Historic Development	14.10.5	Suggests expansion of 18th Century historical detail, offering suggested wording.	Partially Agree	Comment made prior to public consultation exercise. Consider most information provided rather too detailed for the necessary brevity of the Character Assessment. Nevertheless, the information is welcome and will be retained for reference.	Re-write 1st sentence to read "In 1749 the estate was bought by Mrs Martha Rush, then inherited (and later extended) by her son Samuel, in 1759, and passed to his heir, Sir William Beaumaris Rush, in 1783." 2nd sentence: replace "now" with "the 1790s".

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Individual	Sub Area 4: Belvedere	Historic Development	14.10.6	Suggests expansion of 18th Century historical detail, offering suggested wording.	Disagree	Comment made prior to public consultation exercise. Consider information provided rather too detailed for the necessary brevity of the Character Assessment. Nevertheless, the information is welcome and will be retained for reference.	Correct grammer and spelling 2nd sentence: Insert " ' " after " 'Mr Rush's ". Replace "Jansen's" with "Janssen's' ".
Individual	Sub Area 4: Belvedere	Historical Development, Pattern of Development	14.10, 14.11, 14.19.5	Document does not give sufficient weight to the contribution to the character made by changes over time due to development, ie. that the elements of change are a key characteristic, but rather implies they are minor	Disagree	There are many references to changes over time within the appraisal, which acknowledges that elements of change have contributed to fashioning the character of the Sub Area.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Open Spaces	14.15.2	The Wimbledon Hill Road open space is very valuable and enjoyable but could be better maintained.	Agree	Comment is in support of appraisal. 'Opportunities' para. 14.21.9 seeks better maintenance of public open space. Future Conservation Area Management Plan will provide an opportunity to further address issue.	Add to para 14.20.5 " - Poor maintenance of public open space" Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 4: Belvedere	Opportunities		Support revision to proposed development in Courthope Road in order to help preserve the roofline	Other	Comment is outside the scope of the appraisal. Proposed Design Guide will help to ensure appropriate development in future.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Opportunities	14.20.1, 14.21.12	Should be match between list of houses in 'Positives' with that in 'Opportunities'	Disagree	Not all of the buildings identified as making a positive contribution will also fulfil the Council's criteria for inclusion on the Local List. Those identified in 'Opportunities' 14.21.12 are considered to warrant further investigation for possible inclusion on the Local List.	None
Individual	Sub Area 4: Belvedere	Opportunities	14.20.1,1 4.21.12	No. 23 St Mary's Rd should be included in list as making a positive contribution. Two Planning Application Committees have considered it to be so.	Disagree	The Character Assessment has found the building to have undergone considerable unsympathetic alteration, resulting in a neutral rather than positive contribution. Neither is it considered suitable for inclusion on the Local List.	None

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Individual	Sub Area 4: Belvedere	Opportunities	14.21	List in para 14.21 is not "opportunities" but rather very loose and insubstantial proposals for enhancement. All elements requiring enhancement should be covered by conservation area designation and policies	Disagree	Opportunities listed include proposals in addition to enhancements. Proposed Conservation Area Management Plan will include further proposals.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 4: Belvedere	Opportunities	14.21	There appears to be no "proposals" in the consultation draft, apart from those listed in para 14.21, but these are very loose and insubstantial.	Disagree	The document is a factual statement of character, not a policy document. However, the proposed Article 4(2) Direction, Design Guide, and other 'Opportunities' put forward are intended to address the main findings. The future Conservation Area Management Plan will provide an opportunity to consider the issues and possible solutions further.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.

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Individual	Sub Area 4: Belvedere	Positive and Negative Features	14.10.16, 14.20.3 & 4	Text should refer to negative characteristics of recent, cramped, development at Nos. 24 and 24A St Mary's Rd, eg. Loss of views	Agree	Development pre- dates Character Assessment Consultation Draft. Para 14.10.16 is a brief historical summary, but accept that it could be a little more descriptive of this development. Comment also applies to para 14.11.14. Agree that development should be referred to in paras. 14.20.3 & 4.	Revise 14.10.16: delete 'redeveloped with two new houses' add 'replaced by a more intensive development of two large houses sited close together on the plot'. Para.14.11.14 1st sentence: delete 'two new houses' add 'a more intensive development of two large houses on relatively small plots; 3rd sentence: add 'although, regrettably, these are diminished by the new houses at Nos. 24 and 24A'. 14.20.3 add '- Cumulative effect of increased building bulk and diminished spaces around buildings, leading to erosion of views. Eg. Nos. 24, 24A St. Mary's Rd. 14.20.4 2nd sentence add 'Eg. Nos. 24, 24A St. Mary's Rd.

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Individual	Sub Area 4: Belvedere	Positive and Negative Features	14.20	There are no proposals for dealing with the enhancement of negative elements. Each identified negative element should have a proposal for enhancement.	Disagree	The document is a factual statement of character, not a policy document. However, the proposed Article 4(2) Direction, Design Guide, and other 'Opportunities' put forward stem from the negative issues identified. The future Conservation Area Management Plan will provide an opportunity to consider the issues and possible solutions further.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 4: Belvedere	Positive and Negative Features	14.20.1	No. 25 St.Mary's Rd should be included in list as making a positive contribution, particularly with regard to spaciousness.	Disagree	Character Assessment has identified property as part of a non typical group in terms of pattern of development. In its context it is of insufficient quality to be identified as making a positive contribution.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Positive and Negative Features	14.20.1	No. 9 Alan Rd and Nos. 31a and 31b St Mary's Rd do not make a positive contribution.	Disagree	Buildings are designed by Peter Foggo, a 20th Century architect of repute, and are considered to be an exemplar of innovative design of their period. They were recently considered for listing by a researcher for English Heritage. It is considered that their simple lines, using traditional timber as well as glass and steel, do make a positive contribution.	None
Individual	Sub Area 4: Belvedere	Positive and Negative Features	14.20.6	Pavements in Belvedere Grove and Clement Road in poor condition. The use of tarmac is preferable over paving slabs.	Partially Agree	Poor condition of some surface treatments is cited as a negative issue in appraisal. Any new surface treatment would need to have regard to local character and the Merton Street Design Guide. Future Conservation Area Management Plan will provide an opportunity to further address issue.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it. Add Merton Street Design guide to 'References'.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Positive and Negative Features	14.20.6	Text and photograph should relate to 21 & 23 Belvedere Dr, not St Mary's Rod.	Partially Agree	Photograph is incorrectly labelled. Text remains correct, however, as it refers to other examples than those illustrated in the photograph.	Amend photograph caption to read "Poor boundaries Belvedere Drive"
Individual	Sub Area 4: Belvedere	Positive and Negative Features	14.20.6	Photograph of 25 Belvedere Drive wrongly labelled as 'poor boundaries St. Mary's Road'. Photo and comment mistakenly attributed.	Partially Agree	Photograph is incorrectly labelled. Text remains correct, however, as it refers to other examples than those illustrated in the photograph.	Amend photograph caption to read "Poor boundaries Belvedere Drive"
Individual	Sub Area 4: Belvedere	Positive and Negative Features	14.20.6	The photograph showing "Poor Boundaries in St. Mary's Road" actually shows 25 Belvedere Drive.	Agree	Photograph is incorrectly labelled	Amend photograph caption to read "Poor boundaries Belvedere Drive"
Individual	Sub Area 4: Belvedere	Trees and Greenery	14.16, 14.20.5	Some trees not trimmed and grown too large for their roots, affecting foundations.	Other	Comment is beyond the scope of the appraisal. However, appraisal identifies the need to protect and maintain tree planting of historic and amenity value.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere	Trees and Greenery	14.16.1, 14.20.5	Suggest that the Ash tree in the rear garden of 8 Courthope Road be made the subject of a Tree Preservation Order.	Other	Protection is afforded by Conservation Area status. 14.21.9 seeks identification and protection of historic trees and other trees of significant amenity value. The Conservation Area Management Plan will provide an opportunity to address the issue further in due course. Pass to appropriate Council Department.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in this appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 4: Belvedere	Trees and Greenery	14.16.3	The new street trees in Courthope Road are very attractive and valued.	Agree	Appraisal refers to these trees but does not comment on their value.	Change wording of 14.16.3, 3rd sentence: delete "some", add "other important street"; delete 2nd "some", add "those".
Individual	Sub Area 4: Belvedere	Views	14.14, 14.19.4	The long views on Figure 41.3 appear to be pointing away from the conservation area. Is that intentional?	Other	The long views are out from the edges of the Sub Area towards the north, south and east, so are correctly plotted.	None
Individual	Sub Area 4: Belvedere & Sub Area 5: Lancaster Rd			Documents are excellent, no comment or criticism	Other	Comment is in support of Appraisal	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere & Sub Area 5: Lancaster Rd			Character Assessment documents are of great interest, with a wealth of detail and useful photographs, providing an historic record of the current environment, with its positive features described and areas for attention defined.	Other	Comment is in support of the appraisal	None
Individual	Sub Area 4: Belvedere & Sub Area 5: Lancaster Rd	Additional Planning Controls Needed	14.22, 15.22	Support the introduction of Article 4 Directions, which should be implemented as soon as possible	Agree	Comment is in support of the additional planning controls suggested in appraisal	None
Individual	Sub Area 4: Belvedere & Sub Area 5: Lancaster Rd	Extent and Boundary Review	14.1, 15.1	Support approach suggested for boundary changes, which should be implemented as soon as possible	Agree	Comment is in support of the appraisal	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere & Sub Area 5: Lancaster Rd	Extent and Boundary Review	14.1.4	More logical to include nos. 87 - 101 Church Rd in Sub Area 5, Lancaster Road	Disagree	It is considered important that land and buildings on both sides of Church Road be within the same sub area. Together they form the entity that is the historic alignment of Church Road, lined with a variety of buildings erected at different times in styles and layouts of their period. Sub Area 5 has more of a 'stand alone', linear nature, including part of the former rear garden to Eagle House.	None
Individual	Sub Area 4: Belvedere & Sub Area 5: Lancaster Rd	Opportunities	14.21.1, 15.21.1	Support the preparation of design guides, which should be done as soon as possible	Agree	Comment is in support of the appraisal. It is intended that a Design Guide will be prepared as resources permit.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd			Concerned that houses should be kept intact and not converted into flats	Other	The Character Assessment has not identified conversions as a negative issue. Any such proposals will be considered in relation to policies contained within the Council's Unitary Development Plan and forthcoming Local Development Framework.	None
Individual	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd			Requires confirmation as to when other areas will be studied in a similar manner, including The Grange.	Other	Prepare and send letter to respondent, referring to the Wimbledon West Character Appraisal	None
Individual	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd			Support representations made by Belvedere Estate Residents Association	Other	See entries in relation to Belvedere Estate Residents Association.	See entries in relation to Belvedere Estate Residents Association.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Extent and Boundary Review	14.1.4	Objects to the proposal to include No. 95 Church Rd in Sub Area 4 as it would be more reasonable to include it in Sub Area 5.	Disagree	It is considered important that land and buildings on both sides of Church Road be within the same sub area. Together they form the entity that is the historic alignment of Church Road, lined with a variety of buildings erected at different times in styles and layouts of their period. Sub Area 5 has more of a 'stand alone', linear nature, including part of the former rear garden to Eagle House.	None
Individual	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Opportunities	14.21.1, 15.21.1	Concerned that when houses are redeveloped they should stay in keeping with the character of the area	Agree	Preparation of a Design Guide to appropriate residential alterations, extensions and redevelopments, as identified in the 'Opportunities' section of the appraisal, will help deal with this issue.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Positive and Negative Features	14.20.7, 15.20.7	Further traffic management measures are required to protect the area from rat run traffic and improve safety.	Other	Traffic and safety issues have not been addressed by the character appraisal as it is a factual statement of character. However, agree to add to 'other negative issues'. The Conservation Area Management Plan will provide an opportunity to consider this issue and possible solution. Pass comment to appropriate Council Department.	Add " - Traffic management and road safety" to 14.20.7. Add new para. 15.20.7 "Other issues: - traffic management and road safety". Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Positive and Negative Features	14.20.7, 15.20.7	No reference is made to the traffic situation, which is detrimental to the area. Queries what Council intends to do about this.	Other	Traffic and safety issues have not been addressed by the character appraisal as it is a factual statement of character. However, agree to add to 'other negative issues'. The Conservation Area Management Plan will provide an opportunity to consider this issue and possible solution. Pass comment to appropriate Council Department.	Add " - Traffic management and road safety" to 14.20.7. Add new para. 15.20.7 "Other issues: - traffic management and road safety" Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 5: Lancaster Road			The cul-de-sac at Nos 9 - 24 Lancaster Road needs individual numbering, being part of Lancaster Road is confusing.	Other	Comment is outside scope of Character Assessment. Not a Council issue.	None
Individual	Sub Area 5: Lancaster Road	Additional Planning Controls Needed	15.22	Support the introduction of Article 4 Direction	Agree	Comment is in support of the Character Assessment.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 5: Lancaster Road	Building Descriptions	15.12.10	The uniform appearance of the bungalows is important to their charm but is being ruined by alterations, eg. Window replacements and erection of fencing.	Agree	Window alterations noted in 15.12.10. Issues of unsympathetic design of some alterations and loss of original features identified in 15.20.3. Proposed Article 4(2) Direction and Design Guide will help deal with issue.	None
Individual	Sub Area 5: Lancaster Road	Building Descriptions	15.12.12	The charm of the cul-de-sac lies in its uniformity. Front roof lights have compromised this and should not be permitted	Partially Agree	Issue of unsympathetic design of some alterations is identified in 15.20.3. Proposed Article 4(2) Direction is intended to make removal and replacement of roofing materials the subject of planning control. Proposed Design Guide will also help deal with issue.	None
Individual	Sub Area 5: Lancaster Road	Extent and Boundary Review		Agrees. Remove pockets to create a true Conservation Area.	Other	It is not clear which 'pockets' are referred to. The excluded part of Lancaster Gdns is considered to have no special interest. Special architectural or historic interest is required to be worthy of conservation area status.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 5: Lancaster Road	Extent and Boundary Review	15.1.4	The removal of No.7 Lancaster Road from the sub area is logical.	Agree	Comment is in support of appraisal findings.	None
Individual	Sub Area 5: Lancaster Road	Highway Boundary Treatments	15.17.11	Gate within wall is already conserved but should not have piece across it. The part of the old Eagle House garden wall surrounding the gate is in a poor state.	Agree	15.21.4 identifies that the setting of the entrance to the former Eagle House garden requires enhancement. Future Conservation Area Management Plan will provide an opportunity to further consider the issue and possible solution.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 5: Lancaster Road	Highway Surface Treatments and Street Furniture	15.18.1	The dip into Lancaster Road when exiting the cul de sac is appalling.	Other	Comment is outside of the scope of the Character Assessment. Pass to appropriate Council Department.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 5: Lancaster Road	Positive and Negative Features	15.20.6	Pavement in Lancaster Road, between entrance to Cul de sac and High Street could do with overhaul.	Other	15.20.6 refers to poor condition and appearance of surface treatments, but it is not practical to cite every example. 15.21.7 seeks improvements to the condition of highway surfaces. Future Conservation Area Management Plan will provide an opportunity to further consider this issue and possible solution.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
Individual	Sub Area 5: Lancaster Road	Trees and Greenery	15.16.3	The trees on the left of the photograph are not outside the sub area but in a Lancaster Road back garden.	Other	Comment noted.	Amend annotation to photograph to read 'Mature trees, including those outside the Sub Area, contribute to its lush appearance'.
Merton Historical Society	Sub Area 4: Belvedere	Additional Planning Controls Needed	14.22	Support Article 4(2) Direction	Agree	Comment is in support of the Character Appraisal	None
Merton Historical Society	Sub Area 4: Belvedere	Extent and Boundary Review	14.1	Support extending area as proposed.	Agree	Comment is in support of the Character Appraisal	None
Merton Historical Society	Sub Area 5: Lancaster Road	Additional Planning Controls Needed	15.22	Support implementation of Article 4(2) Direction	Agree	Comment is in support of the Character Appraisal	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Merton Historical Society	Sub Area 5: Lancaster Road	Extent and Boundary Review	15.1	Support suggested extension to area	Agree	Comment is in support of the Character Appraisal	None
South London Partnership	Sub Area 4: Belvedere			All suggestions and proposals are supported	Agree	Comment is in support of the Character Appraisal	None
South London Partnership	Sub Area 5: Lancaster Road			All suggestions and proposals are supported	Agree	Comment is in support of the Character Appraisal	None
The Wimbledon Society	Sub Area 4: Belvedere	Extent and Boundary Review	14.1.5	Support the suggested transfer of parts of the Wimbledon North Conservation Area to the Wimbledon Village Conservation Area	Agree	Comment is in support of the Character Assessment	None
The Wimbledon Society	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd			The Society welcomes the progress that the Council is making in the preparation of Character Appraisals, but, in order that they be worthwhile and prevent further erosion of the qualities of the conservation areas, their recommendations must quickly be put into practice.	Agree	Following consultation process, report will be put to Cabinet to consider proposed changes and agree recommendations, including designation of extensions. Future Conservation Area Management Plan will provide an opportunity to further consider issues raised and possible solutions.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Mangement Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
The Wimbledon Society	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd			A programme of works is required to ensure the highest quality public realm in Wimbledon in time for the Olympics in 2012 and thereafter.	Other	Comment is outside of the scope of the Character Assessment. The proposed Conservation Area Management Plan will provide an opportunity to further address the quality of the public realm.	Add new para. 1.1.3: "This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.
The Wimbledon Society	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd			Active encouragement to improve the built environment should be offered. Eg. A grant scheme for householders, a fund for improving street furniture and signage, and a catalogue of recommended designs, materials etc for street works.	Other	Suggestions are welcome and noted, but comment is outside of the scope of the Character Assessment. The Design Guides will include information on any available grants or other sources of funding as well as recommended design and materials for residential development. There is already a Merton Street Design guide.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
The Wimbledon Society	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Additional Planning Controls Needed	14.22	Support the introduction of Article 4 Directions as proposed.	Agree	Comment is in support of the Character Assessment.	None
The Wimbledon Society	Sub Area 4: Belvedere and Sub area 5: Lancaster Rd	Extent and Boundary Review	14.1.5, 15.1.4	Transfers to Wimbledon Village Conservation Area only worthwhile if the Design Guides for both Conservation Areas reflect the particular nature of the built environment of each.	Other	Comment is outside the scope of the Character Assessment. It is intended that each Design Guide will reflect the characteristics of the Conservation Area it covers.	None
The Wimbledon Society	Sub Area 4: Belvedere and Sub Area 5: Lancaster Rd	Opportunities	14.21.1, 15.21.1	Design Guides should: be prepared as soon as possible when a Character Assessment is carried out, ie. should not wait for entire programme of assessments to be completed; make reference to proposed Article 4(2) Direction; be of suggested form and content.	Other	Comments are outside the scope of the Character Assessment, but are welcome. Will be considered when the Design Guides are prepared, which will be as soon as resources permit.	None