

BROCKLEY CONSERVATION AREA CONSULTATION STATEMENT

This Brockley Conservation Area character appraisal and supplementary planning document was made available for public consultation. Public consultation on supplementary planning documents is carried out under the Town & Country Planning (Local Development) (England) Regulations 2004. The regulations require the Council to issue a consultation statement to include the information given here.

CONSULTATION PERIOD

The regulations require that representations must be made in a period of four to six weeks (reg. 18). The Brockley Conservation Area SPD was made available for consultation between 27 July 2005 and 17 August 2005 and 2 September 2005 and 23 September 2005. This was to include a period of time outside the summer holiday period.

EARLY CONSULTATION

Requests from the Brockley Society have been made over a period of years at FOCAS meetings for an appraisal for this particular conservation area, and for consideration of measures to address the erosion of the character of the conservation area by permitted development works. The draft SPD addresses these issues by including a conservation area appraisal and options for the future management of the area.

CONSULTEES

The following people and groups were consulted on the Brockley Conservation Area character appraisal and supplementary planning document:

- The Brockley Society
- Residents of Brockley Conservation Area and potential extension areas
- Businesses in Brockley Conservation Area and potential extension areas
- English Heritage

Any person who makes a representation may also request to be notified at a specified address when the Brockley Conservation Area SPD has been adopted.

HOW PEOPLE WERE CONSULTED

A number of documents have been written to facilitate the consultation process:

- The Brockley Conservation Area character appraisal. This document is an appraisal of the historic and architectural character of Brockley Conservation Area. Part two of the character appraisal contained the proposals for preservation and enhancement of the area's character.

- The Supplementary Planning Document. This document gives guidance on the sort of alterations which will preserve the character of the conservation area and for which planning permission will now be required.
- A leaflet which summarised the documents and included a questionnaire.
- Sustainability Appraisal. The SPD has undergone a sustainability appraisal, required under The Planning & Compulsory Purchase Act 2004 and this is available from Lewisham Planning Service.

WHERE THE DOCUMENTS CAN BE CONSULTED

A public meeting was held at St Andrew's Church, Brockley Road on 15 September 2005. The documents were made available and officers discussed the proposals with members of the public who attended. The public meeting was held between 3.00 pm and 8.00 pm.

The documents were also available at the following locations:

- www.lewisham.gov.uk
- Lewisham Planning Service
Fifth Floor, Laurence House,
1 Catford Road, Catford
Tel: 020 8314 7400
Open Monday – Friday, 9.00am to 5.00pm
- Lewisham Local Studies & Archive Centre
Lewisham Library, 199-201
Lewisham High Street, Lewisham
Tel: 020 8297 0682
Open every day except
Wednesdays. Open until 8pm on
Tuesdays and Thursdays
- Crofton Park Library
375 Brockley Road, Brockley
Tel: 020 8692 1683
Open Monday & Saturday: 9.30am-5.00pm; Tuesday & Thursday 9.30am-7.00pm
- Moonbow Jakes
325 Brockley Road, Brockley
Tel: 020 8694 9128
Open 7 days a week
- Toad's Mouth Too
188 Brockley Road, Brockley
Tel: 020 8469 0043

CONSULTATION RESULTS

50 people attended the public meeting
152 questionnaires and letters were received

Questionnaire Responses

1. Do you think the character appraisal sufficiently describes the character of the conservation area? Yes = 86 %

2a. Do you think the Brockley Cemetery should be included in the conservation area? Yes = 93 %

2b. Do you think nox. 285-331 Brockley Road should be included in the conservation area? Yes = 84 %

2c. Do you think nos. 30-56 Vicar's Hill should be included in the conservation area?

Yes = 88 %

2d. Do you think nos. 9-19 Vulcan Road should be included in the conservation area? Yes = 74 %

2e. Do you think nos. 15-27 Eastern Road should be removed from the conservation area? Yes = 67 %

3. Do you think Council should serve an Article 4(2) direction to preserve the historic features in the conservation area? Yes = 95 %

4. Do you think the design guide provides the right level of advice? Yes = 54 %

Other Comments

The table on page V gives details of the comments received and the Council's responses.

A number of themes arose from the consultation and these are summarised here. The supplementary planning document has been revised to take into account these points.

Grants

There are no conservation grants, but there are Housing grants (tel: 020 8314 6622) and Renovation grants (tel: 020 8314 6000). See our website for further details: www.lewisham.gov.uk

Contractors

A list of contractors is available for the Conservation & Urban Design Team on 020 8314 6071 / 8533 / 9112.

Highways

The Council's Highways team has drafted a streetscape design guide which commits to using traditional materials such as paving slabs, granite kerbs, black and white road name signs and a consistent style of street lamp in conservation areas.

Fly tipping

The Council removes fly tipping. To report it, call 020 8314 7171 or send a photo via your mobile phone. Further details on our website www.lewisham.gov.uk

Mews

During the consultation exercise it became apparent how strongly local people felt about the increasing interest in building residential accommodation in the unmade mews roads. These roads are unsuitable for such development on a number of grounds, including the lack of surfacing, lighting and the loss of parking and back gardens. However, the mews also make a contribution towards the character of the conservation area with their leafy appearance and views across rear elevations. The Council has therefore altered the supplementary planning document to include a presumption against residential mews development in Brockley. Residential development will however continue to be permitted in Harefield Mews subject to good design and other planning considerations.

Eastern Road

A number of responses were received to object to the proposed removal of Eastern Road from the conservation area. These houses have undergone alterations which mean they have lost much of their historic character and therefore no longer contribute to the character of the conservation area. However, residents showed willingness to improve their external elevations of their properties and the Council now takes the view that the street forms part of the setting of the conservation area and hopes that the Article 4 direction will encourage improvement to this road over time. It should be noted that the author Henry Williamson lived in this street and wrote about the area. This is certainly of interest but has no bearing on the management of the conservation area which is based solely on external appearance.

ADOPTION

The supplementary planning document was adopted by the Mayor and Cabinet on 14 December 2005.

The Article 4(2) direction will be made on 25 January 2006.

Residents will be informed in writing of the Article 4 direction and the supplementary planning document will be sent as soon as it is published later in 2006.

If you have any queries on any of the issues raised by this consultation, contact the officer below:

Justine Page
Conservation Officer
London Borough of Lewisham
Planning Service, Laurence House
1 Catford Road, London, SE6 4SW

email: justine.page@lewisham.gov.uk

TABLE OF CONSULTATION RESPONSES

	Comment 1	Comment 2	Comment 3	Response 1	Response 2	Response 3
1	Make grants available, especially for railings and replica gas lamps	Do not permit so many conversions to flats, especially studios	Reinstate Victorian style street lighting as in Blackheath	The Council does not have funds to offer conservation grants. Other grants are available from Housing (tel: 8314 6622)	Conversions are only permitted where there are no alterations to front elevation and adequate accommodation is provided for each flat created	There is no budget available for this, although it is a desirable project if money does become available.
3	Many new developments lack sympathy with surroundings			Policy requires new development to be designed to a high standard and complement the historic environment without necessarily replicating it. All new development must demonstrate that it preserves or enhances the character of the conservation area.		
8	Help houses bordering Hilly Fields to improve appearance			Eastern Road will remain in the conservation area and the Article 4(2) direction will require new features to be an improvement on existing. Grants may be available from Housing (tel: 8314 6622)		
9	Too much money spent on leaflet / public consultation	Take enforcement action against satellite dishes on fronts of houses.	Require owner of shop at top of Tyrwhitt Road to renovate or sell	Council is required to consult by law. The leaflet was the minimum necessary to explain the new proposals	Council does take this action, but it is a lengthy process and when one is removed, another appears somewhere else	The Council does not have powers to halt decay, but will welcome a scheme of restoration
12	Domestic gardens in London account for 1/5 of capital's surface area, but contain nearly 70% of the city's trees and are important wildlife habitats. There should be no development in rear gardens			The supplementary planning document aims to discourage residential development in rear gardens.		
14	No more development in mews as population density and car usage already too high			There will be a presumption against residential development in the mews following this consultation		
18	Mews give Brockley character: do not build in the mews	Do not allow plastic shops signs	Limit number of fast food and junk shops which degrade area	There will be a presumption against residential development in the mews following this consultation	Advert consent regulations allow plastic shop signs, however where these can be controlled traditional materials are always required	This comment will be passed to the Planning Policy team

19	Against development in mews			There will be a presumption against residential development in the mews following this consultation		
20	Improve maintenance of roads, pavements, trees, shrubs, street furniture and street signage			These comments will be passed to Highways and tree maintenance team		
21	Basal tree growth a danger and footpaths in poor state	Car parking in forecourts and black asphalt crossovers are unsightly. Too many estate agents' boards	Article 4 direction should have been served when conservation area was designated. Will Council have resources to enforce the Article 4 direction?	Comments passed to tree maintenance team and Highways	Hardstandings will be brought into control by Article 4 direction. Council has no control over estate agents boards at present time	Article 4 cannot be served at time of designation. It is a separate direction which needs to be carried out separately and with proof that it is needed - if there were no adverse alterations it may not be seen to be necessary. The Council has an enforcement team dedicated to planning enforcement
22	If people wish to live in a conservation area, they should be prepared to conserve it	Can grants be made available?			The Council does not have funds to offer conservation grants. Other grants are available from Housing (tel: 8314 6622)	
23	Design guidance should be more stringent			Guidance is sufficient		
24	No residential development in mews			There will be a presumption against residential development in the mews following this consultation		
26	Include shops in Malpas Road in conservation area			These were looked at as part of the boundary review and were found to have been excessively altered		
27	Description of nos. 73-90 Upper Brockley Road downgrades the area			This is not intentional: difficult to amend a description which is a statement of fact		
28	No mews development	Trees disappear before planning applications made. Is it necessary to get permission to prune shrubs, trim hedges or prune fruit trees?	Dustbins on pavements are unsightly and dangerous	There will be a presumption against residential development in the mews following this consultation	Owners are required to replant trees when removed. No consent required to prune shrubs or hedges. Notification is needed to prune fruit trees, but would not be objected to.	Comment will be passed to Refuse Collection service and our design guidance will ask people to not leave them out
29	Information given on Manor Avenue General Improvement Area. Council not good at enforcement	Include Luxmore Gardens in conservation area?	Remove dustbins from footpaths	The Council has an enforcement team dedicated to planning enforcement	Luxmore Gardens does not sufficiently contribute to the character of the conservation area.	Comment will be passed to Refuse Collection service and our design guidance will ask people to not leave them out

30	Make grants available, especially for railings and walls	Include Luxmore Gardens in conservation area	Memorial Gardens badly maintained	The Council does not have funds to offer conservation grants. Other grants are available from Housing (tel: 8314 6622)	Luxmore Gardens does not sufficiently contribute to the character of the conservation area.	Comments passed to Greenscene (greenscene@lewisham.gov.uk)
35	Council must take enforcement action when necessary	Need scheme to replace railings to front gardens (grant scheme)		The Council has an enforcement team dedicated to planning enforcement	The Council does not have funds to offer conservation grants. Other grants are available from Housing (tel: 8314 6622)	
36	Not enough resources to police the conservation area	Would like to see more tree planting and management of existing trees	Policies are not adhered to	The Council has an enforcement team dedicated to planning enforcement. Residents can help by reporting breaches of planning to this team	Comments passed to tree maintenance team	Policies are adhered to within the confines of planning law
37	Improve corner of Tyrwhitt Road and Loampit Vale as done in Peckham, Southwark and Lambeth			The Council does not have powers to halt decay, but will welcome a scheme of restoration		
40	Is there a plan to streamline street signage? Bus route is badly routed. Road humps are badly positioned	Recycling at bottom of Harefield Road attract fly tipping. Rear gardens are badly maintained.	Is there a policy to replace street trees that are removed?	English Heritage gives guidelines to Councils on this in its publication: Streets for All and the Council is developing its on streetscape design guidance	Comments passed to Refuse Collection service. Garden maintenance may be enforced by landlords or planning enforcement if it is a significant nuisance	This question should be addressed to the tree maintenance team
42	No mews development			There will be a presumption against residential development in the mews following this consultation		
43	Residents of Garsington Mews have planted trees and attracted wildlife to their gardens					
45	More enforcement needed			The Council has an enforcement team dedicated to planning enforcement		
48	Character of Hilly Fields will suffer if further alterations are made to Eastern Road			Eastern Road will remain in the conservation area following this consultation.		
49	Need constant publicity to inform people what they can and cannot do			Design guidance will be distributed as often as possible once adopted		
50	Need list of suggested builders			This can be obtained from the Conservation & Urban Design Team		

51	Make grants available	The supplementary planning document should be made available to estate agents and surveyors to inform buyers		The Council does not have funds to offer conservation grants. Other grants are available from Housing (tel: 8314 6622)	New residents are informed of conservation area status through their local land charges search. They may then ask the Council for further information and the spd will be supplied	
54	VAT should be removed from maintainance of period homes			This is outside the Council's control, however a number of bodies are lobbying Government on this issue		
55	Street drainage poor, particularly at junction of Wickham and Ashby Road			Comments passed to Highways		
56	Limited description of Ashby Mews	Workshop hours should be controlled	Mews surfaces should be repaired by Council	Character appraisal is concise and not comprehensive	Breaches of working hours should be reported to planning enforcement team	Mews roads are private and not under Council's responsibility
59	Mews development should be for very small scale businesses rather than housing			There will be a presumption against residential development in the mews following this consultation		
60	Henry Williams lived in house in Eastern Road			Eastern Road will remain in the conservation area following this consultation		
61	On basis of recent consents, mews design guide must be inadequate	Publicise design guidance for owners well		The mews design guide cannot have been used for recent developments as it had not been adopted by the Council at that time.	Design guidance will be distributed as often as possible once adopted	
62	Street signage, flashing signs and poor roads harm character of conservation area			Comments passed to Highways		
63	Less development in mews			There will be a presumption against residential development in the mews following this consultation		
64	No residential development in mews			There will be a presumption against residential development in the mews following this consultation		
65	How have houses been allowed to change?	Include Ermine Road in conservation area		Formerly permitted development rights existed in the conservation area. The draft supplementary planning document proposes to remove these so that further harmful alterations cannot take place	Ermine Road is in Ladywell and close enough to Brockley conservation area for inclusion	

66	Against development in mews	Why haven't you printed design guidance in leaflet?		There will be a presumption against residential development in the mews following this consultation	Due to cost. Design guidance was made available at Council offices, a local library, two local cafes, on our website and at the public meeting.	
67	Ashby Mews has an artisan feel rather than an industrial feel	Views from Upper Brockley Road to Canary Wharf should be preserved. Views between buildings in UBRoad should be preserved. Make it clear that satellite dishes should only be sited in rear gardens.	Breakspears building does not contribute to the character of the conservation area		This will be added to the map of views in the character appraisal. Views between buildings will be added to design guidance on side extensions. Satellite dishes <u>are</u> mentioned in this way	Opinions on the value of buildings vary, however, we feel this building is a good building which merits preservation
70	Make character appraisal available electronically	Reduce number of conversions to flats to reduce short term occupancy		It is available at www.lewisham.gov.uk	The Council cannot control term of occupancy	
73	Halt decay at junction of Tyrwhitt Road / Loampit Vale			The Council does not have powers to halt decay, but will welcome a scheme of restoration		
75	Against development in mews			There will be a presumption against residential development in the mews following this consultation		
79	Part of character is the mix of people, culture, arts, business, public transport and cafes.					
82	No residential development in mews, but small studios might be ok	Why are ugly buildings allowed in Brockley?		There will be a presumption against residential development in the mews following this consultation	Policy requires new development to be designed to a high standard and complement the historic environment without necessarily replicating it. All new development must demonstrate that it preserves or enhances the character of the conservation area.	
83	Satellite dishes should be removed in conservation area			Council takes enforcement action, but it is a lengthy process and when one is removed, another appears somewhere else		

90	Mews development should be have been better addressed in leaflet			Mews guidance was not included in the leaflet on grounds of cost, but was made widely available. Following consultation, the Council has changed its proposal on mews and now makes a presumption against residential mews development		
91	Planning permissions should be responsive and within time			High percentage of planning applications are determined within the statutory eight week period. Delays often occur when insufficient information is submitted		
94	Mews development pose great threat due to greedy developers			There will be a presumption against residential development in the mews following this consultation		
95	Council should not give in to demands for new housing in mews	Rubbish tipping at junction of Geoffrey Road and Manor Avenue		There will be a presumption against residential development in the mews following this consultation	Comments passed to Envirocall	
96	Some changes needed to meet housing demand			Conversions are permitted where there are no alterations to front elevation and adequate accommodation is provided for each flat created		
97	Illegal car repair businesses should be evicted from mews. Also clean up fly tipping and graffiti			Planning enforcement team is dealing with a number of such businesses. Comments on graffiti and flytipping passed to Envirocall		
102	Why does Council allow out of character small houses?			Policy requires new development to be designed to a high standard and complement the historic environment without necessarily replicating it. All new development must demonstrate that it preserves or enhances the character of the conservation area.		

103	Stronger, more restrictive conditions needed in design guidance			Draft design guidance is considered sufficient		
106	Costly consultation leaflet			Council is required to consult by law. The leaflet was the minimum necessary to explain the new proposals		
107	Preserve fabric of churches	Improve appearance of shops, especially fast food outlets	Should have received design guidance	Both churches in area are listed and therefore protected	Advert consent regulations allow plastic shop signs, however where these can be controlled traditional materials are always required	Design guidance was made available at Council offices, a local library, two local cafes, on our website and at the public meeting.
108	VAT should be removed from maintainance of period homes	New houses should not be rabbit hutches		This is outside the Council's control, however a number of bodies are lobbying Government on this issue	Planning service ensures all new developments offer sufficient accommodation	
110	No. 30 Vulcan Terrace should be included as example of house before others gave way to flats			This house is already in the conservation area		
111	Nos 9-17 have been too altered, but no. 19 has not. To wholly reflect an area, surely it is preferable to include houses of all sizes and values?			The legislation requires us to designate areas of <u>special</u> historic or architectural character, the appearance of which it is desirable to preserve. It is not the philosophy to include buildings of diminished value as they are no longer special.		
112						
113	No further mews development	Upvc doors and windows should be replaced with ones compatible to the originals		There will be a presumption against residential development in the mews following this consultation	The Article 4 direction can only prevent future alterations, it cannot force changes retrospectively	
114	Design guidance should be in leaflet			Costly option. Design guidance was made available at Council offices, a local library, two local cafes, on our website and at the public meeting.		
115	Mention should be made in appraisal of age, site and dignity of trees			We think trees are mentioned sufficiently to ensure their protection		

116	Implement scheme to bring back homes to original beauty			The Council does not have funds to offer conservation grants. Other grants are available from Housing (tel: 8314 6622)		
118	Increased traffic, wheelie bins, fly tipping should be included in character appraisal	Introduce wardens to police conservation area, Article 4 direction will need to be enforced	Mews should be preserved	These are included in section 3: Elements damaging and threatening the character of the conservation area.	The Council has an enforcement team dedicated to planning enforcement. Residents can help by reporting breaches of planning to this team	There will be a presumption against residential development in the mews following this consultation
122	Housing association needs to get communal satellite dish on flats more quickly	Cherry trees damaged by fire		Comment will be passed to housing association	Damage reported to Envirocall	
123	Houses currently installing upvc windows and satellite dishes			Formerly permitted development rights existed in the conservation. The draft supplementary planning document proposes to remove these so that further harmful alterations cannot take place		
124	Council allowing its own buildings to fall into disrepair	Fly tipping		Comments passed to Housing	Comments passed to Envirocall	
126	The Talbot pub and shop in Tyrwhitt Road are a sorry sight	Wheelie bins should be stored in gardens, not pavements		The Council does not have powers to halt decay, but will welcome a scheme of restoration	Design guidance will ask people to not leave them out	
128	Does modern house in Tyrwhitt Road have planning permission? Does it conform to conservation policy?			Policy requires new development to be designed to a high standard and complement the historic environment without necessarily replicating it. All new development must demonstrate that it preserves or enhances the character of the conservation area.		
129	Hedges should be looked after	Road maintenance		High hedges legislation now in force. Owners encouraged to maintain hedges in design guidance	Comments passed to Highways	
133	Mews should be developed as allotments or wildlife conservation areas	How did houses get pebbledashed if they're in a conservation area?		Cannot require householders to give up gardens for this	Pebbledashing is permitted development until the Article 4 direction comes into force	

134	Include St Margaret's Square and Ivy Road in conservation area			St Margaret's Square and Ivy Road are already in conservation area.		
136	Strong sense of community in conservation area					
141	Damaged pavements, roads	Overgrown trees		Comments passed to Highways	Comments passed to tree maintenance team	
144	Traffic	Removing roads from conservation area is an elitist approach		Comments passed to Highways	The legislation requires us to designate areas of special historic or architectural character, the appearance of which it is desirable to preserve. It is not the philosophy to include buildings of diminished value as they are no longer special.	
145	Don't want to live in a museum: modern design should be allowed	Excessive street signage, especially in Drake Road		Modern design is allowed if it is of good quality and complements the character of the area rather than detracting from it	Comments passed to Highways	