

TELEGRAPH HILL CONSERVATION AREA

CONSULTATION STATEMENT

A review of Telegraph Hill Conservation Area was carried out by The Conservation Studio on behalf of London Borough of Lewisham Council in 2007.

People were consulted on the following matters, which are part of the Telegraph Hill Conservation Area Management Plan:

- The character appraisal
- Nomination of buildings for designation as locally listed buildings
- A boundary review
- An Article 4(2) direction

Public consultation on supplementary planning documents is carried out under the Town and Country Planning (Local Development) (England) Regulation 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 Telegraph Hill Conservation Area documents were made available for consultation between September 14th and October 31st 2007.

EARLY CONSULTATION

Over a period of years requests have been made for measures to preserve or enhance the conservation area from the Telegraph Hill Society. The Telegraph Hill Society were approached during the research for the Conservation Area Appraisal and their views and suggestions have been incorporated within the document where they were considered reasonable and justified.

CONSULTEES

The following people and groups were consulted on the Telegraph Hill Conservation Area Appraisal:

- Residents of Telegraph Hill Conservation Area and immediately surrounding area;
- Businesses in Telegraph Hill Conservation Area and immediately surrounding;
- The Telegraph Hill Society;

Any Person who makes a representation may also request to be notified at a specified address when the Lee Manor Conservation Area Appraisal has been adopted.

HOW PEOPLE WERE CONSULTED

A consultation leaflet containing the management proposals was delivered to all businesses and residents in the conservation area. The leaflet also contained a questionnaire. The Council received 86 completed questionnaires, as well as 3 other written responses and a joint response from the Telegraph Hill Society. The draft character appraisal was made available on the Council's website and at the New Cross Library, Lewisham Reference Library and Lewisham Planning Service Office for the duration of the public consultation.

A public meeting was held in Haberdasher's Aske's Hatcham College in Jerningham Road on Saturday October 20th, where people were invited (via the consultation leaflet) to come and discuss the proposals with officers and the consultants from The Conservation Studio. Two officers were present, as well as a Council Officer, for the three hour session. Fourteen people signed the attendance form and it is estimated that a further fifteen attended the public meeting.

WHERE THE DOCUMENTS WERE MADE AVAILABLE

Lewisham Planning Service, Laurence House, Fifth floor, 1 Catford Road, Catford	Open Mon-Fri, 9m – 5pm
--	------------------------

Lewisham Reference Library, 199-201 Lewisham High Street	Open Daily
--	------------

New Cross Library, 283-285 New Cross Road	Open Tues, Thurs, Sat
---	-----------------------

CONSULTATION RESULTS

Approximately 30 people attended the public meeting
86 questionnaires and 3 letters were received, in addition to the combined response from the Telegraph Hill Society.

Questionnaire Responses

96% of respondents agreed with the buildings proposed for local listing.
99% agreed that the Draft Appraisal accurately described the area,
95% of respondents agreed with making of an Article 4(2) direction.
93% of respondents agreed with the proposal not to alter the boundaries of the conservation area.

Appendix 5

COMMENTS RECEIVED DURING CONSULTATION

COMMENT

RESPONSE

Boundary Changes	
<p>Include the area of streets in the south-east 'corner' of Telegraph Hill between the railways.</p> <p>Include Barclays Bank on New Cross Gate corner. Consider inclusion of New Cross Gate tube station. Add Hatcham Liberal Club to conservation area.</p>	<p>The conservation area is focused on that part of the conservation area owned by the Haberdashers' Company at the time the land was developed in the late 19th century. The current boundary, with a few exceptions, tightly follows the 19th century boundary and to extend the conservation area would dilute its current cohesive architectural character and appearance.</p> <p>These are all within the Hatcham Conservation Area.</p> <p>Hatcham Liberal Club is a Grade II listed building</p>

Local list	
<p>Who will maintain the boundary posts?</p> <p>Exclude St. Catherine's Church. Put a modern college on the site of St Catherine's Church and environs.</p> <p>Include Haberdashers marker in Sandbourne Road.</p> <p>It is not clear whether both boundary markers in Vesta Road are proposed for inclusion in the local list.</p> <p>Agree with Local List subject to adequate funding for property owners.</p>	<p>Being located on the pavement, they are the responsibility of the Council's Highways division.</p> <p>Over 90% of those who responded agreed with the proposed list. St Catherine's Church, though much altered, is a vital part of the late 19th century planned community.</p> <p>This marker will be included on the Local List</p> <p>Both boundary markers are to be included.</p> <p>Inclusion on the Local List does not attract funding.</p>

Appendix 5

<p>Public realm especially pavements</p>	
<p>Repairs to pavements are badly made.</p> <p>Pavements, such as in Kitto Road, have been relaid with an inappropriate layout of paving and tarmac.</p> <p>The amount of tarmac should be kept to a minimum.</p> <p>Paving in Musgrove Road is appalling, impassable due to wheelie bins and puddles.</p> <p>Parking on the pavement is an issue especially outside Gellatly Stores, Gellatly Road.</p> <p>Pavements are poorly maintained. Tarmac should be avoided.</p> <p>Improve the pavements. Paving surfaces and street furniture are below conservation standards</p> <p>More appropriate street furniture and street lighting. Improve street furniture.</p>	<p>These comments are noted and will be passed to the Council's Highways division. The Council has prepared a 'Streetscape Design Guide'.</p>
<p>Satellite dishes</p>	
<p>Restrict satellite dishes as the area has cable.</p> <p>Poorly sited satellite dishes spoil the appearance of buildings.</p>	<p>Satellite dishes in conservation areas generally require planning permission. Permission will only be given where the siting of the dish does not detract from the area's historic character and appearance. Planning enforcement officers may take action against unauthorised dishes.</p>
<p>Front gardens</p>	
<p>Covering of front gardens is not good for drainage or wildlife. Front gardens are being lost to hard standing.</p> <p>Front drives should be porous.</p> <p>Don't allow parking in front gardens.</p>	<p>Planning permission for the creation of hard standings will be required as a result of the proposed Article 4 direction thereby enabling the Council to control the design of alterations to front gardens.</p>

Appendix 5

Grant aid/financial help	
<p>There should be financial help to replace uPVC windows with timber.</p> <p>Give grant aid for turning gardens back into gardens.</p> <p>There should be a scheme for funding restoration of historic features.</p> <p>Provide grants to restore gardens walls, railings, doors and other features.</p> <p>Give grants for draught proofing sash windows.</p> <p>The Council should offer financial assistance where alterations such as reinstatement are costly because of the need to maintain historic appearance.</p>	<p>The Council does not have funds for conservation grants, although applications may be made for Housing Need Grants. Applicants should be aware that a grant does not negate the need for planning permission.</p>
Wheelie bins	
<p>Make it illegal to leave dustbins on the pavement.</p> <p>Rethink wheelie bins – they are a major eyesore.</p> <p>Encourage people to remove wheelie bins. and keep wheelie bins on their own property.</p>	<p>Wheelie bins are now the agreed method of refuse collection. Guidance encourages people to store their bins tidily. Planning applications for conversion to multiple occupation require the provision of bin storage facilities.</p>
Houses in multiple occupation	
<p>A strict policy of preventing further conversions of houses into flats would be one of the greatest benefits that the Council could bring to the management of the conservation area.</p> <p>Houses should remain as houses rather than converted to flats.</p> <p>Attend to neglect of absentee landlords. Require landlords to maintain historic properties.</p>	<p>The UDP states that “the provision of larger family housing units is particularly valuable within Lewisham”.</p>

Appendix 5

Noise and vibration of traffic	
<p>A weight limit on vehicles crossing the Hill should be reintroduced.</p> <p>Plea for more traffic calming.</p> <p>Reduce traffic in Gellatly Road. Vibration of buses in Pepys Road is damaging properties.</p> <p>Ban double deckers. Horrible noise and seismic effect of 343 buses. Reduce traffic in Pepys Road. Landscape parking bays to reduce traffic speed.</p> <p>The 20 mph restriction is not well enough signposted.</p> <p>A good job has been made in traffic calming.</p> <p>Vesta Road bridge has become a rat run.</p> <p>Retain the 20 mph zone.</p> <p>Reduce traffic to help conserve buildings.</p> <p>Reduce traffic in Drakefell Road because of pollution and damage to houses.</p> <p>Concern about high traffic speed in Bousfield Road.</p>	<p>These comments are noted and will be passed to the Council's Highways division.</p>

Environment/sustainability	
<p>Concrete tiles may be better than slate for insulation.</p> <p>There should be something about conservation and environmental issues in the management proposals.</p> <p>Encourage velux windows to bring loft space into use.</p>	<p>Sustainability issues are considered when planning applications are made. Matters of detail such as this are dealt with by Building Control.</p>

Appendix 5

Council property	
<p>Council property is not well maintained in Bousfield Road.</p> <p>Attention should be given to the condition of council owned properties in Pepys Road.</p> <p>There is neglected Council property at the Jerningham Road/Ommaney Road corner.</p>	<p>These comments are noted and will be passed to the Council's Property Services division.</p>

Enforcement	
<p>The Council needs to devote more resources to planning enforcement.</p> <p>More attention should be given to enforcement.</p> <p>Enforcement action should be taken where regulations are not respected.</p>	<p>The planning enforcement team prioritise work which would fail to get planning permission and breaches of Article 4 directions over less harmful works.</p>

Flytipping	
<p>Flytipping at the New Cross Road end of Jerningham is a problem.</p> <p>Flytipping at end of Jerningham Road reflects very badly on the area.</p> <p>Property on Jerningham Road, between Arbuthnott and Ommaney, dumps waste on the street.</p>	<p>The Council's Envirowork team will deal promptly with the removal of fly-tipping. Report this to 'Envirocall' on 020 8314 7171</p>

Trees	
<p>The Council should prepare a stated policy in defence of roadside trees.</p> <p>Maintain trees, plant and replace trees where there are gaps.</p> <p>Some streets lack any trees.</p> <p>No tree has been shown to damage property. Do not cut down for insurance purposes.</p>	<p>These comments are noted and will be passed to the Council's Street Trees Officer. The Council has an approved landscape strategy.</p>

Appendix 5

<p>Reinstate London Plane trees outside nos. 3 and 11 (replacing field maple).</p> <p>New trees should be sympathetic to the area (plane trees for plane trees and not cherry blossom).</p> <p>Illegally removed tree has not been replaced at no. 1 Pepys Road.</p>	
--	--

<p>Other</p>	
<p>Replace original street features. Replace iron railings lost in the War. Encourage restoration of boundaries. There should be signs to declare the conservation area.</p> <p>Horrible barriers have been installed at Bus Station.</p> <p>Explain to residents how much easier it is to repair/restore properties than it was 20 years ago. Send out annual reminders of the responsibilities and obligations of living in a conservation area.</p> <p>Restore/rebuild wall around roundabout at top of Jerningham Road/Pepys Road.</p> <p>Encourage removal of ugly yellow colour of no. 1 Kitto Road.</p> <p>It should not be allowed to pebble dash brick-fronted houses.</p> <p>The Council should not dictate how people use their homes.</p> <p>CCTV protection for church and parks.</p> <p>Difficult to find the consultation on the website. What about an SAE for response?</p>	<p>Resources currently do not allow the Council to do this although private endeavour to do so will be encouraged.</p> <p>Noted.</p> <p>Resources currently do not allow the Council to do this.</p> <p>Noted. This suggestion will be passed to the Council's Highways division.</p> <p>The Council has no statutory power to do this.</p> <p>The proposed Article 4 will require planning permission for pebble-dashing the front of properties.</p> <p>95% of respondents agreed with the proposed Article 4 Direction to restrict permitted development rights.</p> <p>Noted.</p> <p>Noted.</p>

<p>Specific planning applications</p>	
--	--

Appendix 5

<p>There should be guidance from the Council on the Reservoir site.</p> <p>Redevelopment of Reservoir site should be for community use not private sale.</p> <p>Expression of concern about quality of design for Reservoir site.</p> <p>Development of no. 1 Pepys Road is a violation.</p> <p>Resist proposed telephone mast.</p>	
---	--

The following comments (abbreviated) were made by the Telegraph Hill Society. Errors and omissions are not disputed and the text will be amended accordingly.

- (i) The Haberdashers' Aske's buildings would be better described by their 1900 titles.
- (ii) Page 4: According to Booth's survey, live in servants were rare in Telegraph Hill.
- (iii) Page 6. The second picture is not titled on the .pdf
- (iv) Page 8. The grants came from: George Livesay, the Parish of Deptford and the LCC.
- (v) Page 8. This should read "the Haberdashers' Aske's Hatcham Schools (now Haberdashers' Aske's Hatcham College)"
- (vi) Page 8. The first damage caused by fire to the Church was 1914 not 1894.
- (vii) Page 11. The view down Jerningham Road which includes views of the Dome and the City of London are worth mentioning.
- (viii) Page 18. It is later commented on Page 22 concerning Area 3a that "Some of these appear...detrimental to the streetscene." The same comment can be made all the areas
- (ix) Reference should be made at this point to removal of railings and the conversion of front garden to hard standing which has again been very detrimental to the streetscape.
- (x) Page 19 The laundry is only the rear building behind a number of large villas.
- (xi) Page 20. The row of shops was originally called "The Pavement".
- (xii) Page 26. Brickwork on the garden walls is more often in English Garden bond. The walling of the Haberdashers' Aske's Girls' school which has inlaid design.
- (xiii) Page 26. The glazing pattern was specifically two panes in each sash for the upper floor and one pane per sash in the lower floor.
- (xiv) Page 27. The reference under boundary treatments to railings in Ommaney Road should be a reference to Arbuthnot Road.
- (xv) Page 29. Reference should be made to the number of satellite dishes.
- (xvi) Page 30. Please add "The Telegraph Hill Society". Contact should be made via the details posted, from time to time, on the Telegraph Hill website.

06.12.07