CONSULTATION ON PROPOSED CONSERVATION AREA EXTENSIONS AND BOUNDARY AMENDMENTS IN HAMMERSMITH AND FULHAM

1.0 INTRODUCTION

1.1 The consultation relates to the proposed designation of conservation area extensions and amendments of conservation area boundaries. Brook Green; Crabtree; Fulham Reach; Hurlingham; Ingersoll/Arminger; King Street (East); St Mary’s and Studdridge Street Conservation Areas would be extended. The Walham Green Conservation Area would also be extended and some properties currently in Moore Park and Walham Grove Conservation Areas would be transferred into the Walham Green Conservation Area. The council considers that the areas included within the proposed conservation area extensions and the areas proposed to be transferred between conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance. Some small parts of the King Street (East) and Walham Green Conservation Areas are proposed to be removed from conservation area designation where the council considers that they are not of special architectural or historic interest.

1.2 The proposals have been developed following a review of local townscape and as part of council’s work on the production of conservation area character profiles. Requests from residents in Arminger Road, Ellerslie Road and Loftus Road have been also received in support of the proposed extension to the Ingersoll/Arminger Conservation Area.

1.3 The proposed extensions and boundary amendments would establish a more logical boundary to the conservation areas affected which would properly reflect their special architectural or historic interest. The designation of the proposed conservation area extensions would enable the Council to exercise its planning powers in relation to conservation areas within the extended areas, in order to preserve their special architectural or historic interest.

2.0 AFFECTED PROPERTIES AND EXPLANATION OF PROPOSALS

Brook Green Conservation Area

2.1 The consultation relates to the proposed designation of an extension to the Brook Green Conservation Area as set out in the attached plan to include the following property:
   • No. 50F Brook Green.

2.2 The proposed extension would extend the Brook Green Conservation Area to include No. 50F Brook Green, which is a detached building forming part of the former St Joseph’s School. No. 50F is on the Local Register of Buildings of Merit and along with the other former school buildings it now forms part of an office complex. No. 50F is contemporaneous with the other Victorian former school buildings on the site, which are also Buildings of Merit and which are already included in the Brook Green Conservation Area. The proposed extension would have the effect of uniting all of the former school buildings...
within the conservation area, which would properly reflect its special architectural and historic interest.

Crabtree Conservation Area

2.3 The consultation relates to the proposed designation of an extension to the Crabtree Conservation Area as set out in the attached plan to include the following properties:

- That part of Fulham Cemetery (spur to Munster Road gate), Fulham Palace Road not currently included in the Conservation Area; No. 381 Lillie Road; Lillie Road Fitness Centre, Lillie Road and Lillie Road Recreation Ground, Fulham Palace Road.

2.4 The proposed extension would extend the Crabtree Conservation Area to include the spur of Fulham Cemetery, which runs eastwards to the Munster Road gate. The main part of Fulham Cemetery is already included within the conservation area and the extension would have the effect of uniting the whole of the cemetery within the conservation area. The proposed extension would extend the Crabtree Conservation Area to include Lillie Road Recreation Ground; No. 381 Lillie Road and the Lillie Road Fitness Centre. The Lillie Road Recreation Ground forms a contiguous area of open space with Fulham Cemetery along the east side of Fulham Palace Road. The mature trees around the edge of the Lillie Road Recreation Ground also form a strong group with those in the grounds of Fulham Cemetery. No. 381 Lillie Road is an attractive detached late Victorian building on the Local Register of Buildings of Merit, which was built to provide a public convenience. The proposed boundary would create a strong edge to the Crabtree Conservation Area, incorporating all the open space and ancillary buildings on the east side of Fulham Palace Road, which would better reflect its special architectural and historic interest.

Fulham Reach Conservation Area

2.5 The consultation relates to the proposed designation of an extension to the Fulham Reach Conservation Area as set out in the attached plan to include the following properties:

- Nos. 36-44 (even) Chancellors Road and that part of Thames Water Treatment Facility (yard), 46 Chancellors Road not currently in the Conservation Area.

2.6 The proposed extension would extend the Fulham Reach Conservation Area to include the attractive Victorian terrace of houses at Nos. 36-44 (even) Chancellors Road. The terrace is contiguous and contemporaneous with the Victorian residential development on Chancellors Road already within the Fulham Reach Conservation Area. There are also significant similarities with the architectural style and scale of the Victorian residential properties already within the northern part of the Fulham Reach Conservation Area. A small part of the yard at the Thames Water Treatment Facility, No. 46 Chancellors Road, most of which is already within the Conservation Area, would be included in the extension. This would align the Conservation Area boundary with property boundaries and make it more legible on the ground.
to the Fulham Reach Conservation Area would therefore properly reflect its special architectural and historic interest.

**Hurlingham Conservation Area**

2.7 The consultation relates to the proposed designation of an extension to the Hurlingham Conservation Area as set out in the attached plan to include the following properties:

- Nos. 21-23 (odd) Broomhouse Road and that part of No. 25 Broomhouse Road (house and garden) not currently in the Conservation Area.

2.8 The Hurlingham Conservation Area would be extended to include Nos. 21-23 (odd) Broomhouse Road and to unite the whole of No. 25 Broomhouse Road within the conservation area. These large Victorian and early 20th Century detached residential properties are located within large plots and their scale and typology relates to the character and urban grain of the Hurlingham Conservation Area, particularly the larger Victorian houses on Broomhouse Lane and Hurlingham Road. No. 21 Broomhouse Road is included on the Local Register of Buildings of Merit. The proposed extension to the Hurlingham Conservation Area would therefore properly reflect its special architectural and historic interest.

**Ingersoll/Arminger Conservation Area**

2.9 The consultation relates to the proposed designation of an extension to the Ingersoll/Arminger Conservation Area as set out in the attached plan to include the following properties:

- Garden area to the rear of Nos. 2-48 (even) Arminger Road and east of No. 4 Ethelden Road; that part of Shepherds Bush Mosque (rear yard), Nos. 300-302 (even) Uxbridge Road not currently in the Conservation Area.

2.10 Following requests from local residents the Ingersoll/Arminger Conservation Area would be extended to include the long garden strip that runs between the rear gardens of properties on Arminger Road and Loftus Road. Local residents use the longer northern part of the garden strip as a communal space and it forms an important focal point for the life of the local community. To the south, the garden strip within the proposed extension has been subdivided and annexed to properties in either Ingersoll Road or Loftus Road. The communal garden and the extended garden areas provide much valued open space for local residents and a sense of spaciousness between residential properties. The garden areas also incorporate tree planting which is of significant amenity value to local residents. The rear yard to Shepherds Bush Mosque, Nos. 300-302 (even) Uxbridge Road would also be included within the conservation area extension, uniting the whole property within the Ingersoll/Arminger Conservation Area. The proposed extension to the Ingersoll/Arminger Conservation Area would therefore properly reflect its special architectural and historic interest.
King Street (East) Conservation Area

2.11 The consultation relates to the proposed designation of an extension to the King Street (East) Conservation Area as set out in the attached plan to include the following properties:

- Nos. 1-3a Felgate Mews; Charter House, No. 3a Felgate Mews; that part of No. 130 King Street (rear yards) and that part of No. 162 King Street (rear yard) not currently in the Conservation Area; No. 172 King Street; Nos. 2-4 (even) Studland Street

and to the proposed removal of the following properties from the King Street (East) Conservation Area as set out in the attached plan:

- No. 5 Albion Court, Albion Place and that part of Nos. 34-36 (even) Galena Road (rear courtyard) currently in the Conservation Area.

2.12 The council has taken the opportunity to review the Conservation Area boundary in conjunction with the production of the Conservation Area Character Profile. The proposed extension to the King Street (East) Conservation Area would include the Victorian buildings around the eastern corner of King Street and Studland Street opposite Hammersmith Town Hall. No. 172 King Street is a grand former bank building occupying a prominent corner location. Nos. 2-4 Studland Street and No. 1 Felgate Mews originally formed part of a short Victorian shopping parade. Nos. 3, 3A & Charter House, 3A Felgate Mews complete the northern side of the street block and are recently rebuilt properties which have an industrial aesthetic appropriate to their location in Felgate Mews. King Street (East) Conservation Area would also be extended to include the rear yards of No. 130 King Street and No. 162 King Street. The main street frontage buildings at these properties are already located within the King Street (East) Conservation Area. The Conservation Area extension would properly reflect the historic curtilages of properties on King Street and the special architectural and historic interest of the Conservation Area.

2.13 The 1980s building at No. 5 Albion Court, Albion Place which is not of special architectural or historic interest would be removed from the King Street (East) Conservation Area. The other similar buildings at Albion Court are already located outside the Conservation Area. The small rear courtyards of Nos. 34-36 (even) Galena Road, a 1980s development which is not of special architectural or historic interest, would be also removed from the Conservation Area. The buildings at Nos. 34-36 (even) Galena Road are already located outside the Conservation Area and the revised boundary would then align with the historic curtilage of the adjacent Grade II listed Salutation Public House, 154 King Street.

St Mary's Conservation Area

2.14 The consultation relates to the proposed designation of an extension to the St Mary’s Conservation Area as set out in the attached plan to include the following properties:

- Nos. 683-689 (odd) Harrow Road; commercial building to rear of No. 683 Harrow Road.

2.15 The St Mary’s Conservation Area would be extended to include those properties (Nos. 683-689 odd) within the short Victorian terrace on the south
side of Harrow Road which are wholly within the boundary of the London Borough of Hammersmith and Fulham. The two storey houses have an important location in the streetscape, being set forward of the entrance to St Mary’s and Kensal Green Cemeteries and visible in long views from the east. The appearance of the flank wall at No. 683 Harrow Road has recently been significantly improved due to the Council’s successful discontinuance action against a large advertisement hoarding, which has now been removed. Due to the alignment of the Borough boundary, the front parts of the other properties in the terrace are within the London Borough of Brent and it is not considered appropriate to designate the rear parts of those properties in isolation. The Victorian residential terrace in Alma Place to the rear of the terrace on Harrow Road is already located within the Conservation Area and together they form a cohesive group of small scale Victorian houses at the entrance to the two cemeteries. There is a small single storey commercial building to the rear of No. 683 Harrow Road. The proposed extension to the St Mary’s Conservation Area would properly reflect its special architectural and historic interest.

Studdridge Street Conservation Area
2.16 The consultation relates to the proposed designation of an extension to the Studdridge Street Conservation Area as set out in the attached plan to include the following property:

- That part of the rear garden of Aragon House Public House & No. 247 New King’s Road not currently in the Conservation Area.

2.17 The Studdridge Street Conservation Area would be extended to include the rear garden of the Grade II listed Aragon House Public House and No. 247 New King’s Road. The main building is already included in the Studdridge Street Conservation Area. The proposed conservation area boundary would properly reflect the historic curtilage of the listed building and the special architectural and historic interest of the Conservation Area.

Walham Green Conservation Area
2.18 The consultation relates to the designation of an extension to the Walham Green Conservation Area as set out in the attached plan to include the following properties:

- No. 7 Dawes Road; Regal Court, Dawes Road; The Gatehouse & The Hub & Carmelita House, No. 20 Dawes Road; Epirus Mansions, Epirus Road; Epirus Flats & Nos. 1-9 (consec.) Epirus Mews; Wahleeah Public House, No. 18 Farm Lane; Nos. 645-651 (odd) Fulham Road; Nos. 312-320 (even) North End Road; Nos. 322-334 (odd) North End Road; Nos. 2-6 (even) Shorrollds Road; Tournay House, No. 2 & Nos. 4-6 (even) Tournay Road; site of former Laundry Building, Samuel Lewis Trust Estate, Vanston Place; part of the Waitrose surface car park (turning head) at the rear of No. 402 North End Road which is not currently within the Conservation Area; that part of the Royal Mail Delivery Office (building and yard), No. 639 Fulham Road not currently in the Conservation Area; that part of No. 643 Fulham Road (rear garden) not currently in the Conservation Area; that part of No. 344 North End Road (rear) not currently in the Conservation Area; that part
of No. 358 North End Road (rear) not currently in the Conservation Area; that part of No. 368 North End Road (rear) not currently in the Conservation Area; those parts of Nos. 392-402 (even) North End Road (building) not currently in the Conservation Area; that part of McCoy House (building and yard), No. 1 Shorrolds Road not currently in the Conservation Area and to the proposed removal of the following properties from the Walham Green Conservation Area:

- Nos. 1-20 (consec.) Blunden Court, Farm Lane; part of the Waitrose surface car park and ramp at the rear of No. 402 North End Road which is currently in the Conservation Area; that part of No. 21 Effie Road (building and yard) currently in the Conservation Area.

2.19 Walham Green Conservation Area was designated in June 1980 and extended to include the Samuel Lewis Trust Estate in March 1991. The original Conservation Area boundary in 1980 was tightly drawn and did not include the full depth of many plots, particularly on North End Road. Furthermore, redevelopment of some buildings since the original designation have made parts of the original Conservation Area boundary illegible on the ground. Officers have taken the opportunity to review the Conservation Area boundary in conjunction with the production of the Conservation Area Character Profile. The proposed Conservation Area boundary would better reflect the historic curtilages of properties and the special architectural and historic interest of the Walham Green Conservation Area.

2.20 Walham Green Conservation Area would be extended to the north to include properties on the west side of North End Road. The three storey early twentieth century former Burton’s building, No. 312 North End Road clad in white faience and with bronze windows to the upper floors forms a local landmark and would form the northern edge of the Conservation Area. Also included in the extension are two attractive three storey Victorian retail parades at Nos. 314-322 (even) and Nos. 322-334 (even) North End Road. The four storey Epirus Mansions, Epirus Road with its ground floor shopfronts and the two storey buildings in Epirus Mews are characteristic examples of edge of town centre Victorian development and form the boundary with the residential hinterland of Central Fulham beyond. Nos. 2-6 (even) Shorrolds Road is a part two, part three storey red brick building, originally built as the Queen’s Hall and marks a step up in height and scale from the residential terraces of Shorrolds Road at the threshold of the town centre. No. 2 has elaborate string cornices, dentil cornice and pilasters.

2.21 Walham Green Conservation Area would also be extended to the west to include the Victorian former St John’s JMI School with its gatehouse to Dawes Road. It is on the Local Register of Buildings of Merit and has been converted to community and residential use. The extension would help to unite most of the historic institutional buildings in the town centre within the Conservation Area. The whole of the Waitrose building at No. 402 North End Road and Regal Court above it would be included in the Conservation Area to make a more logical boundary following redevelopment of the former Regal Cinema site. To the south west the Conservation Area would be extended to include
the full extent of the Royal Mail Delivery Office, No. 639 Fulham Road, a single storey building dating from the early twentieth century with prominent gable and arched windows to Fulham Road, since extended to front and rear. The attractive red brick Edwardian shopping parade at Nos. 654-651 (odd) Fulham Road with original shopfront surrounds, timber sliding sash windows, quoin and parapet balustrade would also be included in the Conservation Area extension. To the east the Conservation Area would be extended to include the early twentieth century red brick Wahleeah Public House, No. 18 Farm which retains original windows to the front elevation and tall chimney stacks. The building compliments the design and character of the buildings on the adjacent Samuel Lewis Trust Estate.

2.22 That part of the warehouse building at No. 21 Barclay Road which is within the Walham Green Conservation Area would be removed from the conservation area. The majority of the building is currently located outside the Conservation Area and it is not of special architectural or historic interest. Blunden Court, Farm Lane is a modern residential redevelopment of an isolated street facing block of the Samuel Lewis Trust Estate. It is not of special architectural or historic interest and would be removed from the Walham Green Conservation Area. Part of the Waitrose car park and ramp at No. 402 North End Road, which are not of special architectural or historic interest, would be also removed from the Walham Green Conservation Area creating a more legible boundary on the ground.

Transfer of properties from Moore Park Conservation Area to Walham Green Conservation Area

2.23 The consultation relates to a proposed boundary amendment to the Moore Park Conservation Area as set out in the attached plan to transfer the following properties to the Walham Green Conservation Area:

- Nos. 1-3 (consec.) Wansdown Place; Fulham Broadway Methodist Church, No. 452 Fulham Road; that part of the Fulham Broadway Centre (building and yard), Fulham Road within the Moore Park Conservation Area.

2.24 Following redevelopment of the north side of Fulham Road and Fulham Broadway Underground Station in the early 2000s, the majority of the Fulham Broadway Centre as well as Fulham Broadway Methodist Church, No. 452 Fulham Road has been located in the Moore Park Conservation Area. The Walham Green Conservation Area is characterised by its town centre uses, whereas the Moore Park Conservation Area is predominantly residential in character. Furthermore, access to the Grade II listed train shed and platforms at Fulham Broadway Underground Station which are within the Walham Green Conservation Area is now provided through the Fulham Broadway Centre in the Moore Park Conservation Area. It is proposed to create a more logical boundary between the two conservation areas and transfer Fulham Broadway Methodist Church and the part of Fulham Broadway Centre within Moore Park Conservation Area to Walham Green Conservation Area. The revised boundary would better reflect the special architectural and historic interest of both the Moore Park and Walham Green Conservation Areas.
Transfer of one property from Walham Grove Conservation Area to Walham Green Conservation Area

2.25 The consultation relates to a proposed boundary amendment to the Walham Grove Conservation Area as set out in the attached plan to transfer the following property to the Walham Green Conservation Area:

- Walham House, Walham Grove.

2.26 Walham House, Walham Grove would be transferred from Walham Grove Conservation Area to Walham Green Conservation Area to create a more legible boundary on the ground. Walham House is a detached house which does not reflect the design or typology of other houses in the Walham Grove Conservation Area. It now forms an isolated spur of Walham Grove Conservation Area following the residential redevelopment of Walham Yard to the east. Officers consider that the transfer of Walham House to the Walham Green Conservation Area would unite it with Walham Yard and would better reflect the special architectural and historic interest of both the Walham Grove and the Walham Green Conservation Areas.

3.0 IMPLICATIONS OF PROPOSALS

3.1 In summary, for those properties within the proposed conservation area extensions:

- some permitted development rights would be restricted, for example planning permission would be required for roof extensions to single dwellinghouses and the installation of satellite dishes on front elevations;
- planning permission would be required for significant demolition works;
- some advertisements would require advertisement consent; and
- works to trees would require 6 weeks prior written notice to be given to the council.

3.2 Under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the council would have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the areas included within the proposed conservation area extensions.

3.3 Designation of the proposed conservation area extensions would enable the council to exercise its planning powers in relation to Conservation Areas within the extended areas, in order to preserve and enhance their special architectural and historic interest. Any planning application within the extended area would be assessed against the planning policies relating to Conservation Areas in the London Plan, the council’s Core Strategy, the council’s Development Management Local Plan and the council’s Planning Guidance SPD.
4.0 REASONS FOR PROPOSALS

4.1 Under s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities are required from time to time to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Furthermore Local Planning Authorities are also required to determine whether any further areas should be designated. The recommendations in this report would fulfill that requirement in relation to the Conservation Areas affected.

4.2 It is considered that the areas included within the proposed conservation area extensions and the areas proposed to be transferred between conservation areas as set out in the attached plans are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance in accordance with s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Those areas proposed to be removed from conservation area designation are considered not to be of special architectural or historic interest.

4.3 Designation of these Conservation Area extensions will enable the Council to exercise its planning powers in relation to Conservation Areas within the extended areas in order to preserve and enhance their special architectural and historic interest.

5.0 CONSULTATION RESPONSES

5.1 We will consider all responses received, please send us your comments by 5pm on Friday 16th February 2018.

Urban Design and Conservation Team
Housing, Planning and Regeneration Services,
London Borough of Hammersmith and Fulham,
Town Hall Extension,
King Street,
London,
W6 9JU
Email – planning@lbhf.gov.uk
Telephone – 020 8753 1081

6.0 PLANS OF PROPOSED CONSERVATION AREA EXTENSIONS AND BOUNDARY AMENDMENTS

Please see attached plans:
- Brook Green Conservation Area
- Crabtree Conservation Area
- Fulham Reach Conservation Area
• Hurlingham Conservation Area
• Ingersoll/Arminger Conservation Area
• King Street (East) Conservation Area
• St Mary’s Conservation Area
• Studdridge Street Conservation Area
• Walham Green, Moore Park and Walham Green Conservation Areas
PROPOSED EXTENSION TO INGERSOLL AND ARMINGER CONSERVATION AREA
PROPOSED BOUNDARY AMENDMENTS TO WALHAM GREEN CONSERVATION AREA INCLUDING TRANSFER OF PROPERTIES FROM MOORE PARK AND WALHAM GROVE CONSERVATION AREAS TO WALHAM GREEN CONSERVATION AREA