
Fuller Long

Planning & Heritage Statement

18 Gauden Road
London
SW4 6LT

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1.0

INTRODUCTION

- 1.1 This Planning & Heritage Statement has been produced to accompany an application for planning permission at no.18 Gauden Road, London SW4 6LT. The proposals are for the installation of metal railings to the front steps and landing of the house.
- 1.2 No.18 Gauden Road is situated in the Sibella Road Conservation Area and consists of a late Victorian end of terrace house, now subdivided into flats. There are no surrounding statutorily or locally listed buildings which form part of its setting.
- 1.3 This statement has been produced using desk based and online research, combined with a visual inspection of the site and wider area.
- 1.4 In line with paragraph 194 of the National Planning Policy Framework 2023, the purpose of this Statement is to define the significance of the building and its contribution to the character and appearance of the conservation area. The impact of the proposals upon the host building and the wider streetscene will be considered, alongside their compliance with the relevant heritage policy framework.

2.0

SITE AND SURROUNDINGS

2.1 No.18 Gauden Road is a 3 storey house, set above a semi-basement. It forms part of a short terrace of five buildings situated on the SW side of Gauden Road. The building was constructed as a single family house but has been subdivided into flats.

2.2 Gauden Road forms part of a residential enclave located to the north of Clapham Road which is characterised by its substantial terraced, semi-detached and closely spaced detached houses from the mid to late Victorian period.

2.3 The site is located in the Sibella Road Conservation Area (CA58) which was designated on 11 December 2001. The streets were laid out during the 1870s and 1880s and have a strong degree of architectural cohesiveness. The buildings sharing similarities of scale, being generally of three storeys in height, set above a semi-basement and with a raised ground floor level. They are mostly set back behind shallow front gardens and lightwells, edged with cast iron railings. Whilst the houses have a shared palette of materials, including yellow brick, stucco and slate, they are arranged into small groups of stylistically identical houses, providing visual interest and informality to the streetscene. The use of combinations of Italianate and Gothic detailing also creates a high degree of articulation to the buildings and reflects the prevailing architectural trends of the day.

2.4 The Council does not have a formally adopted conservation area appraisal however the designation report includes an assessment of the special character of the area. This notes at paragraph 4.3 that:

The character of the proposed Conservation Area derives largely from the speculative building system which created it and the 'pattern book' architecture popular with builders during the mid-late 19th century.....This system of building, where speculators developed a small number of plots of land at any one time. accounts for the piecemeal nature of development within the area and the range of different groups of stylistically identical buildings.

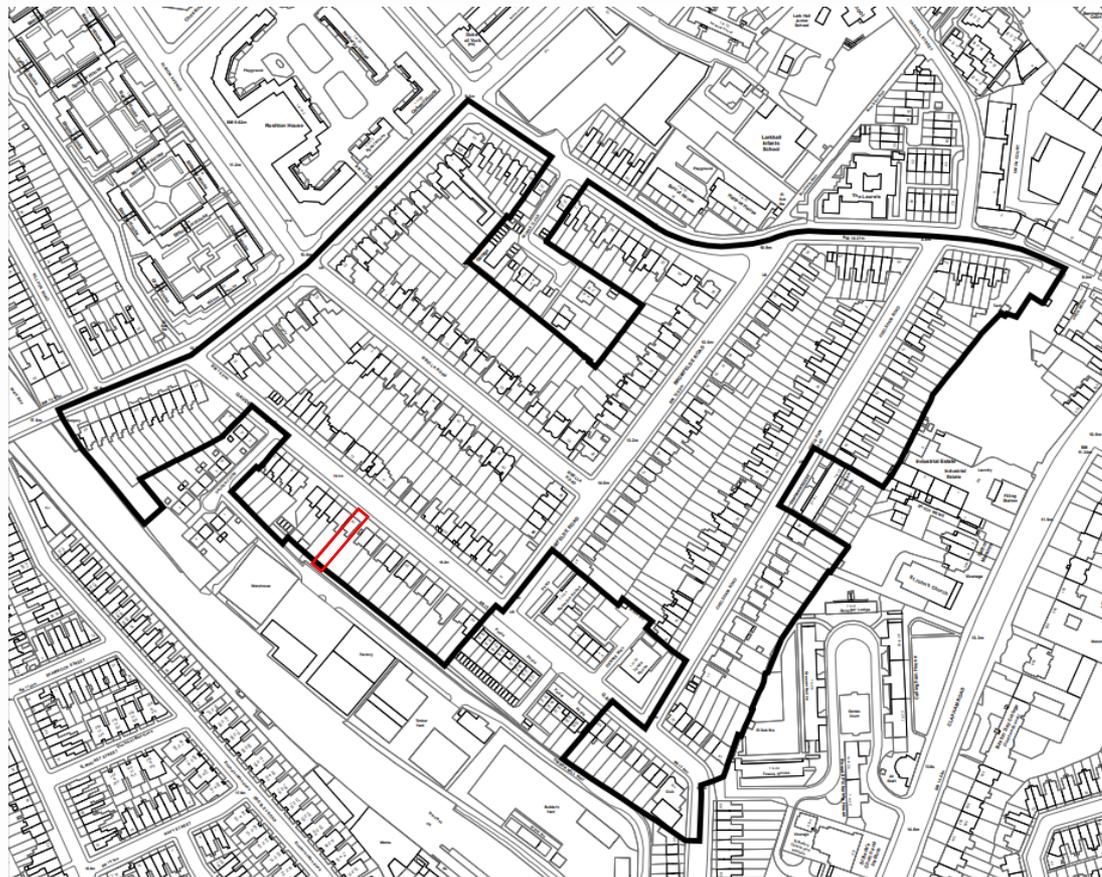


Figure 1 The Sibella Road Conservation Area with the site marked in red.

2.0

SITE AND SURROUNDINGS

Significance of the application site and its contribution to the Sibella Road Conservation Area

- 2.5 The front facade of the house is constructed of weathered pale yellow brick. There is a canted bay to the semi-basement, ground and 1st floor levels. The architectural treatment of the front facade is simple, with aligned bays of windows and diminishing fenestration providing a sense of traditional proportion and hierarchy. Articulation and visual interest is provided by stucco dressings with an Italianate flavour, including window architraves and embellishment to the main ground floor entrance. The roof consists of a shallow, slate clad hip, with deep projecting eaves and a tall chimney stack with pots to the party wall upstand.
- 2.6 The group of houses at nos 10-18 have a high degree of architectural coherence with the repetition of aligned windows and projecting canted bays providing a strong rhythmic pattern and sense of verticality. The combination of the height of the buildings and the relatively narrow plots creates a fine urban grain.
- 2.7 The host building and the wider group share similarities of age, scale, character and materiality with surrounding houses along Gauden Road, which are also arranged in small matching groups. A combination of yellow brickwork and painted stucco prevails, with canted bays a feature on most properties. Detailing is often Italianate, with stucco architraves to the windows and stucco bracketed eaves, or subtle Gothic with foliage topped pilasters and columns, or discreet embellishment such as dog tooth string courses. A further important factor is the use of classical proportion and vertically orientated diminishing fenestration which creates a visually pleasing sense of rhythm and balance to the facades.
- 2.8 The houses along Gauden Road are substantial in terms of their height and massing, however their setback position from the street and the width of the road contributes towards a spacious character to the townscape. The presence of street trees and relatively little through traffic provides a quiet, inner suburban character.
- 2.9 The building is a good quality example of Victorian speculative architecture of the last quarter of the 19th century. It has a high degree of architectural significance to its front façade and forms part of the coherent group of buildings at nos.10-18 Gauden Road. It makes a positive contribution to the character and appearance of the Sibella Road Conservation Area.



Figure 2 View looking NW along Gauden Road. The application building is marked in red.

3.0

RELEVANT PLANNING HISTORY

2021

An approval of details application (21/03718/DET) was granted on 16 November 2021 for *'Approval of details pursuant to condition 4 (Facing materials) of planning permission ref : 21/00359/FUL (Erection of a new rear infill extension to basement flat, replacement of existing roof over entrance, new double door on side elevation to access rear garden (Flat 1)) granted on 29.03.2021.'*

Planning permission (21/00359/FUL) was granted on 29 March 2021 for *'Erection of a new rear infill extension to basement flat, replacement of existing roof over entrance, new double door on side elevation to access rear garden (Flat 1).'*

Planning permission (21/00360/FUL) was granted on 20 March 2021 for *'Erection of partially sunken studio building in garden (Flat 1).'*

2007

Planning permission (07/01948/FUL) was granted on 14 September 2007 for *'Erection of a single-storey ground floor rear extension.'*

1983

Planning permission (1853/83/28831/5 & 5a) was granted on 2 December 1983 for *'Conversion of 18 Gauden Road, Lambeth, and its use as four self contained residential units.'*

1976

Planning permission was refused on 16 February 1976 for *'Use of the ground floor front room of the premises at 18 Gauden Road, Lambeth as an office in connection with a Road Transport business.'*

4.0

PLANNING POLICY AND GUIDANCE

4.1

The following section sets out the legislative framework as well as the national and local heritage policy context against which the proposed scheme will be assessed.

National Planning Policy & Legislation

4.2

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The National Planning Policy Framework 2023

4.3

The revised National Planning Policy Framework 2023 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

4.0

PLANNING POLICY CONTEXT

4.3 cont'd

Paragraph 197

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Planning Policy

4.4

The London Borough of Lambeth's Local Plan was adopted in 2021. The relevant parts of the policies are cited below.

Policy Q1 Inclusive environments

The council will

- i. seek improvements to existing accessibility provision.*
- B. The design of developments should reflect good practice principles for promoting child-friendly housing and environments.*

Policy Q2 Amenity

This policy relates to the protection of neighbouring amenity and seeks to ensure that visual amenity, privacy, outlook, daylight and sunlight and noise are not unacceptably compromised.

4.0

PLANNING POLICY CONTEXT

4.4 cont'd

Policy Q5 Local distinctiveness

- A. *The local distinctiveness of Lambeth should be sustained and reinforced through new development.*
- B. *Proposals will be supported where it is shown that design of development is a creative and innovative contextual response to positive aspects of the locality and historic character in terms of.*
- ii. *built form (bulk, scale, height and massing) including roofscapes.*
 - iii. *siting, orientation and layout and relationship with other buildings and spaces; and*
 - v. *quality and architectural detailing (including fenestration and articulation).*

Policy Q11 Building alterations and extensions

- A. The council is supportive in principle of building alterations and extensions where they have potential to deliver enlarged and additional residential units to meet Lambeth's housing need. When considering proposals for the alteration or extensions of buildings the council will generally expect proposals:
- i. to have a design which positively responds to the original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets authentically reproduced.

Policy Q15 Boundary treatments

- A. *The council will seek to retain boundary treatments that are characteristic of the immediate locality, are historically unique or contribute to local distinctiveness.*
- B. *Where replacement is considered appropriate, and in new development, the council will expect:*
- i. *replication of positive locally distinct boundary treatments and a sympathetic response to its context in terms of height, design and appearance.*
 - ii. *front boundaries in residential areas and those between front gardens not to exceed 1.2 metre in height (unless specifically justified by the character of the locality or specialist function of the development).*

4.0

PLANNING POLICY CONTEXT

4.4 cont'd

Policy Q22 Conservation areas

A. *Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:*

- i. respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc.*
- ii. protecting the setting (including views in and out of the area).*

4.5

Lambeth's Building Alterations and Extensions SPD (2015)

Paragraph 7.6 in relation to Boundary Treatments notes that:

"Ideally, boundaries between front gardens should not exceed the height of the front boundary.....Traditionally, these boundaries are plainer than the front treatment - the vertical bars without spikes or finials (above right); and often took the form of a simple estate rail (below left); these have a more neighbourly character than the street boundary. New boundaries between traditional properties should replicate this approach, if possible."

4.6

The London Plan 2021

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. **Policy HC1 Heritage conservation and growth** part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

5.0

ASSESSMENT OF THE PROPOSALS

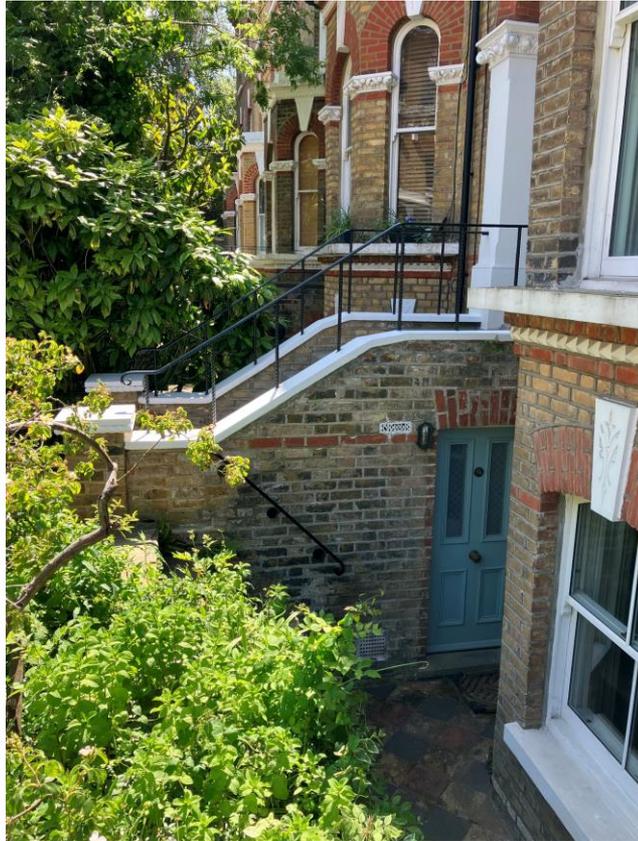
- 5.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and the character and appearance of the surrounding Sibella Road Conservation Area. The proposed works will also be considered against the relevant statutory, national and local heritage policy framework.
- 5.2 The proposals are for the installation of handrails to the front steps into the property. The steps currently lead from the front path, which is at pavement level, up to the main raised ground floor entrance door. The steps are flanked by asphalt covered brickwork upstands with a coping stone. However, these upstands are very low and there are currently no railings to protect users from an accidental fall into the adjacent lightwells or the hard landscaped area to the SE.
- 5.3 A set of railings, constructed of painted metal, will be installed to each of the upstands. These will have plain balusters, each of which will be individually socketed into the upstand in a traditional manner. The railings will be topped with a slender handrail with a scroll end above the brick piers at the base of the steps. The railings will be 900mm in height, providing an appropriate balance between safety considerations and the visual impact on the railings within the streetscene.
- 5.4 The principle of railings in this location is considered entirely acceptable as they are often a feature of Georgian and Victorian terraced townhouses, protecting front steps and landings where there are flanking lightwells. Indeed, the Council's SPD on Building Alterations and Extensions has an image of railings in the same general position as proposed at the application site, albeit with a more decorative pattern. The proposed railings would sit comfortably within the streetscene, where many other houses already have railings in this location, including at nos.10, 12 and 14 Gauden Road which form part of the same stylistic group as the application site. There are already metal railings above the brickwork wall which forms the front boundary of the site, and the proposed handrails would reflect this established pattern on the site.

7.0

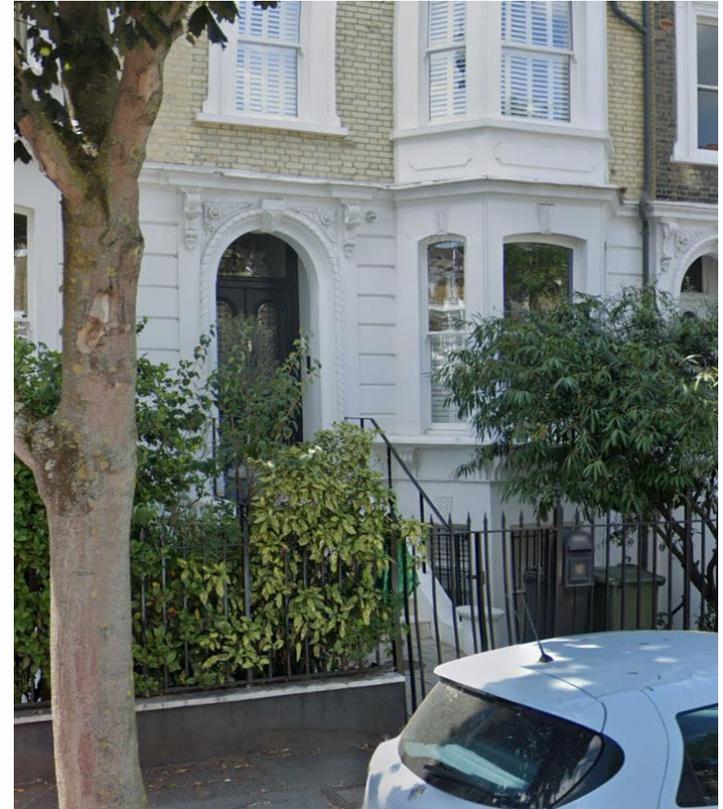
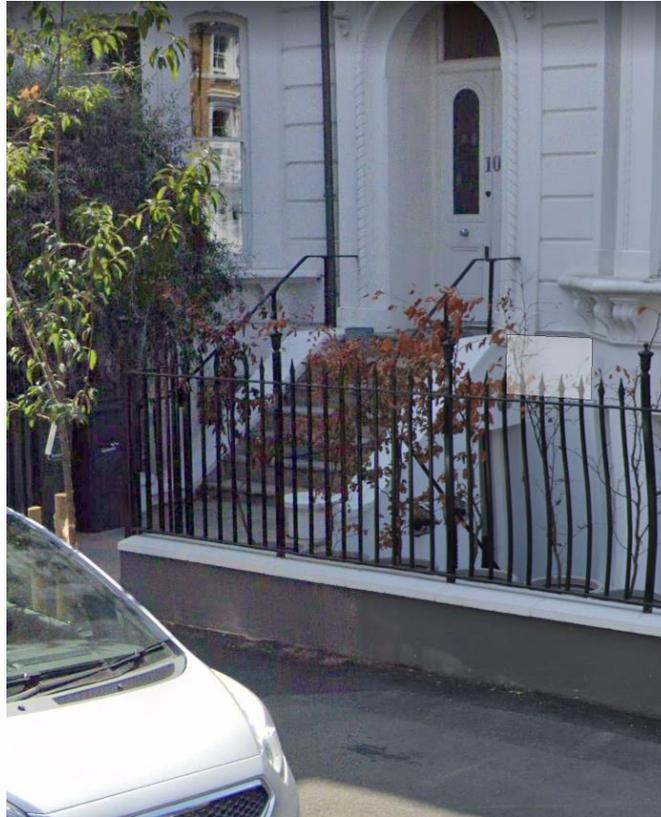
ASSESSMENT OF THE PROPOSALS



Figures 3 & 4 The main front entrance into the application site (left) and a view of the steps from the adjacent lightwell showing the considerable height of the steps from ground level (right).



Figures 5 & 6 Similar railings recently granted planning permission at Offerton Road, located in the Clapham Conservation Area; (left) and existing railings similar to what is proposed, at no.14 Gauden Road (right)



Figures 7 & 8 Existing railings at nos. 10 (left) and 12 (right) Gauden Road, set within the same architectural group as the application building.

5.0**ASSESSMENT OF THE PROPOSALS**

5.5

The proposed design and materiality of the railings is considered wholly acceptable, using traditional painted metal, with a historically authentic appearance to the balusters and handrail.

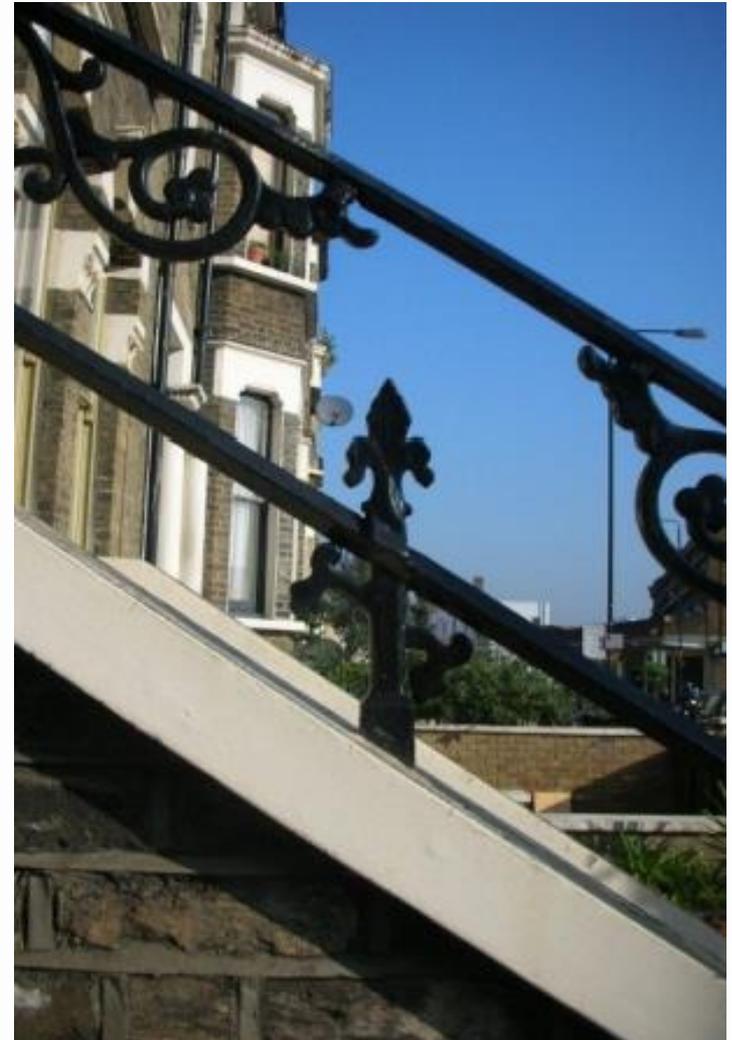
5.6

The proposed railings will be a subordinate feature in relation to the overall height and scale of the building, situated at low level. Their simple profile and lightweight appearance will ensure that they are visually permeable and will allow for the retention of the existing open character to the front of the house. By virtue of their siting, scale, design and materials, the proposed railings will have no harmful impact upon the host building, the streetscene along Gauden Road or the character and appearance of this part of the Sibella Road Conservation Area.

5.7

The proposals are intended to provide safe entry and egress into the building for a range of users, including the young and the elderly, as well as those who may temporarily require additional support when climbing the steps, especially in wet weather. The proposed railings would have no adverse impact upon neighbouring amenity, in terms of loss of privacy, outlook, sunlight or daylight

Figure 9 An image from page 31 of the Council's Building Alterations & Extensions SPD (2015) showing a historic railing in the same position as proposed at the application site.



5.0

ASSESSMENT OF THE PROPOSALS

Assessment of the proposed development against the statutory, national and local policy framework

- 5.8 The main issues for consideration in relation to this application are the effect of the proposals on no.18 Gauden Road and their impact upon the character and appearance of the Sibella Road Conservation Area.
- 5.9 The relevant statutory provision in relation to these matters is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at section 72.
- 5.10 The proposals have also been assessed against relevant policies contained within the London Borough of Lambeth's Local Plan 2021. Policy Q5 outlines that the local distinctiveness of Lambeth should be sustained and reinforced through new development, and proposals will be supported where they take account of built form, siting, relationship with other buildings and architectural detailing. This is supported by Policy Q11 which requires proposals to be of a design which responds positively to the original architecture of the host building and locally distinct forms. Policy Q15 relates specifically to boundary treatments and requires new development of this type to replicate positively, locally distinct boundary treatments and be sympathetic in terms of height, design and appearance. Policy Q22 requires development to preserve or enhance the character or appearance of conservation areas through consideration of siting, design, height, forms and materials. The Council's proactive response to creating inclusive environments can be found at Policy Q1 which indicates that they will seek improvements to existing accessibility provision and that development should promote child friendly housing and environments.
- 5.11 The proposals are intended to provide safe entry and egress into the building for a range of users, including the young and the elderly, as well as those who may temporarily require additional support when climbing the steps. They will also help to avoid accidental falls into the lightwells. This Statement has shown that the proposals will be appropriate in principle for the building and that railings in this location are a traditional feature of this building typology. There are already numerous examples of railings along Gauden Road, including within the same architectural grouping. These read as very discreet additions to the front facades of the buildings and do not disrupt or undermine the visual and architectural coherence of the townscape. The proposed railings will be of black painted metal construction which reflects traditional lightwell and front boundary treatments and will be socketed individually into the coping stone with lead, ensuring an authentic appearance.

5.0

ASSESSMENT OF THE PROPOSALS

- 5.12 The proposals will complement the host building and consequently, there will be no harm caused to the character and appearance of this part of the Sibella Road Conservation Area.
- 5.13 The proposals comply with the guidance contained within Lambeth's Building Alterations and Extensions SPD (2015). This notes at paragraph 7.6 that the boundaries between front gardens should be plainer than the front railing treatment and should not exceed their height. The proposals are in accordance with this policy.
- 5.14 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be. As outlined above, the proposed works respond to and reflect local character and distinctiveness with a design which will complement the existing building and sit comfortably within its context. Thus, the works are considered to comply with the requirements of the NPPF's policies.
- 5.15 The proposals are also considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that the significance of heritage assets should be conserved. The proposals are appropriate and sympathetic for this particular building typology and will be constructed and installed in a traditional manner. The railings will therefore conserve affected heritage assets, namely the Sibella Road Conservation Area.

6.0

CONCLUSION

6.1 This application is for the installation of railings to the front steps and landing of the house at no.18 Gauden Road.

6.2 The proposed railings are required in order to improve the safety of the front steps into the building. Railings in this location are a typical and traditional feature on buildings of this age and character and will be appropriate in this particular instance. They have been sensitively designed in order to respond positively to the architecture of the building and the surrounding context. They will sit comfortably alongside other examples of railings to similar buildings on Gauden Road.

6.3 The proposed works will preserve the character and appearance of the Clapham Conservation Area, fully complying with the requirements of the London Borough of Lambeth's Local Plan (2021) and the London Borough of Lambeth's Building Alterations and Extensions SPD (2015). The proposals also accord with the provisions of the National Planning Policy Framework 2023, in particular ensuring that the significance of the heritage asset is sustained and enhanced.

Thank you for viewing our Planning & Heritage Statement

If you have any queries or would like to discuss anything further with us, please don't hesitate to get in contact hello@fullerlong.com

