

## 1.4

### LOCAL HISTORY + CONSERVATION

The development site sits within the Barnes Green Conservation Area which includes the Laurel Road area, Church Road, Barnes High Street, and the length of the Riverside including The Terrace.

The conservation area was firstly extended to include Cleveland Road and its row of Lion Houses, similar in design to those east of the Green. Between them and Station Road are houses in a variety of Victorian styles from four storey mansion blocks to two storey semi-detached villas.

Barnes Green Conservation Area was further expanded to include the north eastern end of Stanton Road, characterised by small Victorian cottage type properties of simple appearance, and largely unaltered. It has strong architectural and physical cohesiveness. The buildings are mostly unaltered and together form an easily identifiable group of great character, social and historical interest.

The conservation area was last extended to include two groups of houses on Grange Road and Kitson Road. These include a number of three-storey Edwardian semi-detached houses, and a unique group of interwar Arts and Crafts style houses incorporating St. Mary's Lodge.

#### Local Character

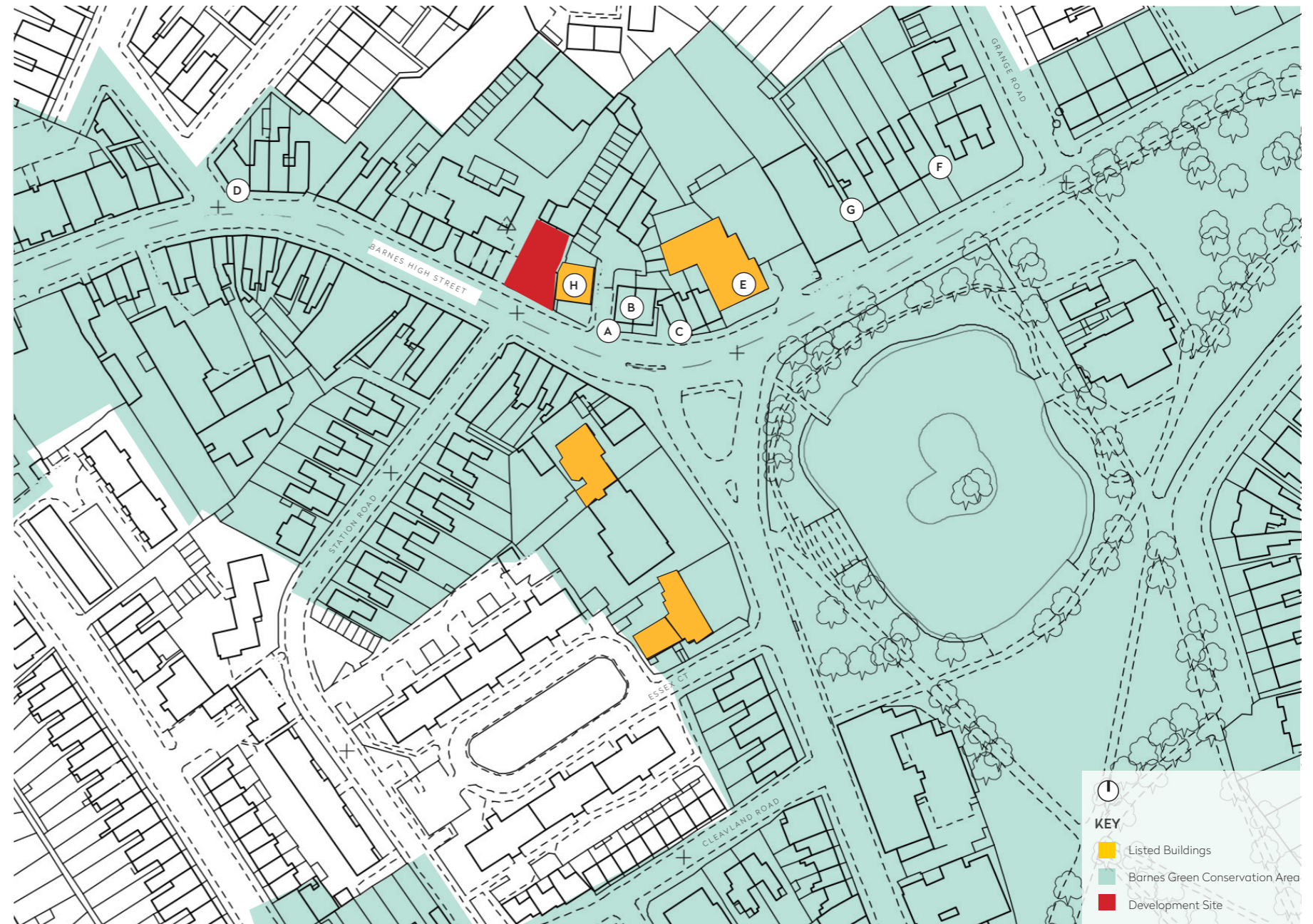
Architecturally Barnes is an area of diversity. There are a number of 18th and 19th century buildings of exceptional quality with a variety of architectural detailing evident. Although Barnes High Street sits in the conservation area, it is relatively undistinguished architecturally, with a mixture of traditional and modern building types.

The neighbouring property No. 70 (Rose House) is Grade II Listed. The three storey property features a hipped slate roof with eaves, roughcast walls, square headed sash windows with moulded frames with the upper storeys retaining glazing bars.

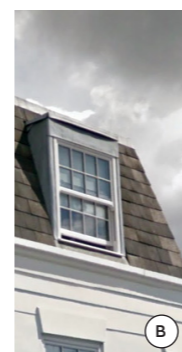
#### Opportunities for Enhancement

The proposal seeks to improve and enhance the current condition, using the following list of opportunities suggested in the conservation area character document as a basis:

- Improvement and protection of river and landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Enhance front boundary treatments and discourage increase in hard surfacing
- Coordination of colour and design
- Retain and improve the quality of shop fronts and advertisement



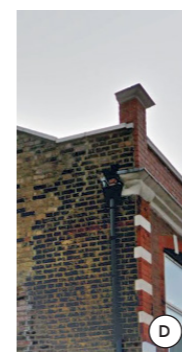
Detailing around openings created by a number of planes



Dormer windows allow usable floor area in 'roof scape'



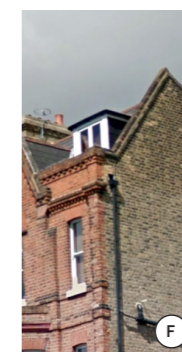
Unique brick detailing / features evident on corners



Often the main elevation is celebrated with flank walls left with a different aesthetic



Irregular roof profile to neighbouring listed building



Irregular roof profile, change in brick type and dormer window evident in the neighbouring context



Irregular roof profile helps to emphasise traditionally detailed chimney stack



Grade II listed three storey building featuring hipped slate roof and square headed sash windows.



## 2.0

### PLANNING STATEMENT

In the preparation of this planning application, a desk-based planning history search was undertaken of the Council's online statutory records for properties at no. 67, 67A, 67B, 68 and 69 Barnes High Street. The most relevant application and pre-application listed is as follows:

15/2131 /FUL : Addition of another floor to the main front core of the building to form a three storey unit with additional accommodation to the upper floors.

#### Reason for refusal :

*The alteration from a gabled roof to a shallow pitched hipped roof and the overall scale, mass, and inappropriate and out of character design of the proposed extension would be detrimental to the character, appearance and setting of the host building, the adjacent Grade II Listed Building at no. 70 Barnes High Street, the wider street scene and Conservation Area. The proposal would therefore be contrary to the aims and objectives of the National Planning Policy Framework and the development plan, including policy CP7 of the Core Strategy (adopted 2009) and policies OMD1, DMHD2 and DMHD1 of the Development Management Plan (adopted 2011).*

#### This Application's Response :

It is clear that the application above did not adequately respond to and enhance the conservation area setting, style, materiality and appearance. To ensure that this application avoids this issue, early advice from the local planning authority's conservation, design and case officers in the form of a formal pre-application meeting. A series of further conversations have been held with these parties to ensure that the proposal is sensitively designed and appropriate in this location.

## 2.1

### PLANNING HISTORY

Property Details	Application Number	Proposal Summary	Decision	Decision Date
67 Barnes High Street	13/T0450/TCA	T1 - Cherry Tree - cut down to ground level (dead)	Approved	21/08/13
	08/T0659/TCA	T1 - T2 - Cherry - Fell T3 - Bird Cherry - Reduce crown by 30%, lift crown to 2m and crown clean T4 - Wild Cherry - Lift Crown by 2m, reduce by 15%, deadwood removal	Approved	25/11/08
	08/0154/ADV	Retention of 1no. part illuminated fascia sign and 1no. non illuminated projecting sign.	Approved	06/03/08
	87/1858	Change of use from travel agents to estate agents office.	Approved	25/01/88
67a High Street Barnes	88/2330	Change of use of 2 front rooms from residential to office use.	Refused	08/11/88
68-69 Barnes High Street, Barnes, London, SW13 9LD	15/2131/FUL	Addition of another floor to the main front core of the building to form a three storey unit with additional accommodation to the upper floors.	Refused	10/07/15
	82/0847	Use of shop as an estate agency.	Approval	17/08/82
	78/1233	Erection of a roof extension at the rear of the premises.	Refused	24/01/79
	77/1114	Construction of a dormer window on the rear roof slopes.	Approval	21/12/77
	77/0953	Alterations to shop fronts.	Approval	20/12/77
68a High Street, Barnes	92/0689/FUL	Addition Of Two Small Windows To Second Floor Flank Wall.	Approval	13/05/92