

Charlton Village Conservation Area Management Strategy Supplementary Planning Document



2016

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1. Scope of this document

The Planning (Listed Buildings and Conservation Areas) Act, 1990, places a general duty on local planning authorities to formulate and publish proposals for the preservation or enhancement of Conservation Areas. Further guidance is given in *Understanding Place: Conservation Area Designation, Appraisal and Management* (Historic England, 2016). The following recommendations are brought forward in tandem with – and should be read alongside – the Charlton Village Conservation Area Appraisal document. They are intended to guide the future management of the area, with the overall objective of preserving and enhancing its historic character and townscape.

2. Summary recommendations

The following recommendations have been agreed:

Boundary Extensions

Three extensions to the Conservation Area, to include:

- i. Charlton Church Lane, part (Nos. 76-8, 94-6, 121-163 and the New Testament Church);
- ii. Lansdowne Lane, additional parts (Nos. 30-36, 53-87 and 95-101); and
- iii. Hornfair Park, western part including Charlton Lido and the Old Blue Cross Pet Cemetery.

Planning Controls

Strategy to address poor quality shop-fronts and public realm:

- i. Effective application and enforcement of existing planning controls
- ii. New planning control: proposed Article 4 Direction to control the painting or application of colour to commercial buildings in The Village
- iii. Shop-front and Public Realm improvements through heritage funding opportunities

Heritage Assets: Nationally Listed Buildings

One application to Historic England for statutory listing of the Assembly Rooms and one application for the upgrading of the listing of the Church of St Luke.

Heritage Assets: Locally Listed Buildings

Twenty-two additions to the Local List:

- i. Within the boundaries of the Conservation Area: Nos. 78 and 94-6 Charlton Church Lane, 12-18 and 43-5 The Village, 1A Fletching Road, 36, 63-85 and 95-7, 101 Lansdowne Lane, 2-34 and 3-45 Little Heath, the East Lodge at Charlton Park, the two chapels at Charlton Cemetery, Charlton Lido and the Old Blue Cross Pet Cemetery.
- ii. Outside the boundaries of the Conservation Area: Nos. 19-21, 30-36, 42-4 and 68-84 Wellington Gardens, 2-28, 54-72 and 92 Woodland Terrace, 217 Maryon Road, 82-90 Charlton Lane, the Fairfield Centre in Fairfield Grove and part of the Charlton Guild Estate.

Conservation and Repair Principles: promotion

Green spaces, trees, views and streetscape: preservation and enhancement

3. New Conservation Area boundaries

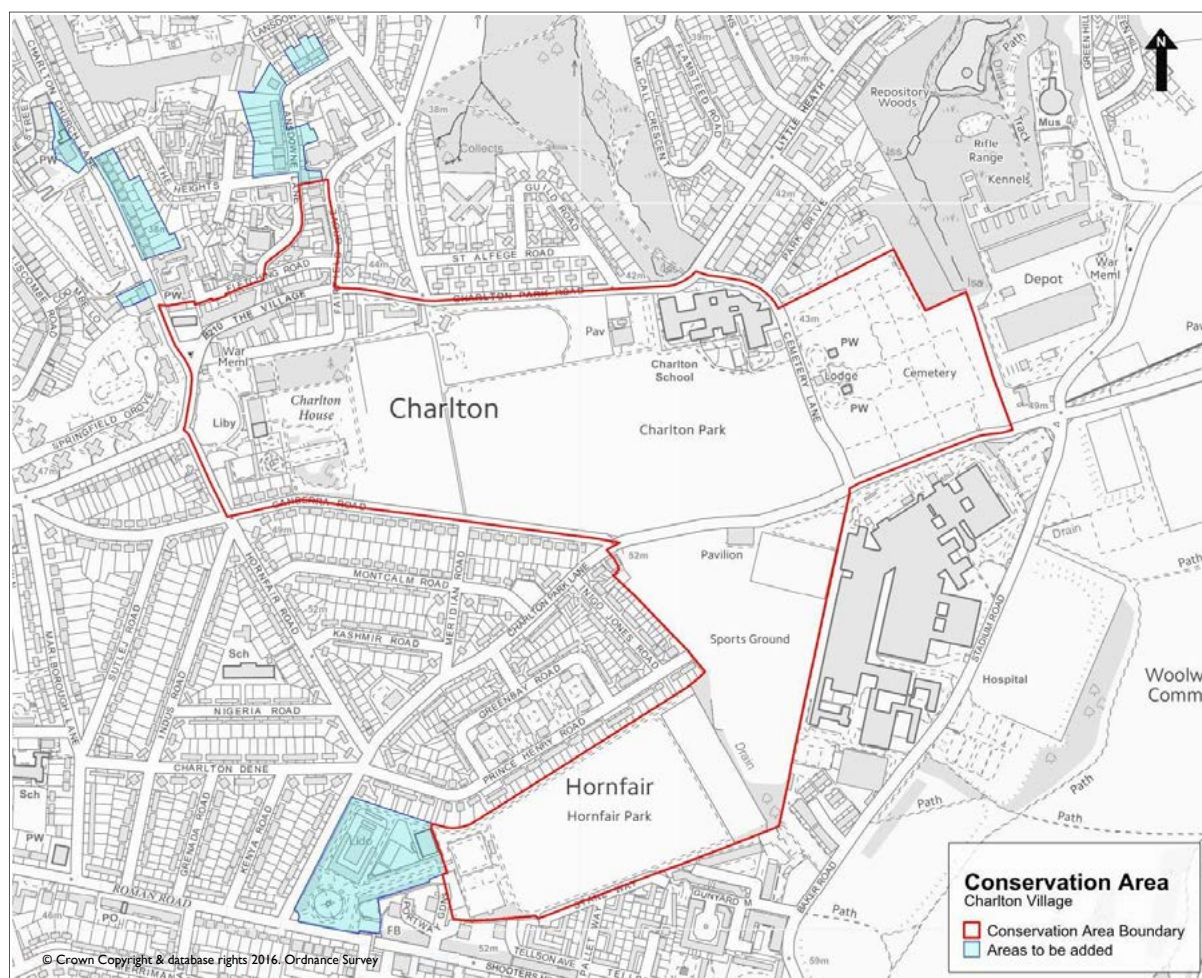


Figure 1: Proposed boundary changes, showing areas to be added

3.1 Areas to be added

Three modest additions are proposed, comprising the upper part of Charlton Church Lane, the lower part of Lansdowne Lane, and the western end of Hornfair Park.

- i. **Charlton Church Lane** – an ancient thoroughfare connecting the hilltop village with the river to the north – contains a number of early/mid-Victorian houses. This is especially true of the southern end, which includes a good row of large three-storey paired villas of the mid-19th century (Nos. 121-163) and a single large detached house of similar date (No.78, formerly known as The Warren). These older houses are statistically rarer (as well as architecturally rather more imposing) than their later equivalents to the west and north, and have a closer relationship with the old village.



Figure 2: Charlton Church Lane: Nos. 135-7 and 78

- ii. **Lansdowne Lane** – the upper end of this street is already included; however, the lower end, to the north of The Heights, also includes a number of handsome mid-Victorian villas (e.g. Nos. 36 and 95-7, 101) as well as a picturesquely stepped late-19th century terrace (Nos. 63-85) with a good array of original detailing including panelled and stained glass doors, decorative ironwork, polychromatic tiled paths and entrances.



Figure 3: Lansdowne Lane: Nos. 59-61 and 95-97



Figure 4: Lansdowne Lane: Nos. 63-85



Figure 5: Lansdowne Lane: panelled door, decorative tiling and ironwork

- iii. **Hornfair Park and Charlton Lido** – the playing fields at the eastern end of the park are already included; the western end, comprising formal gardens, service yards and the Charlton Lido, has hitherto been excluded, but there seems to be no particular reason for this.



Figure 6: Charlton Lido, built 1939

The Old Blue Cross Pet Cemetery to the south east of the Lido will also be included, due to its historical and environmental interest.



Figure 7: Old Blue Cross Pet Cemetery, plaques at the entrance (left) and one of the gravestones (right)

The cemetery contains over 200 gravestones commemorating the animals of World War I and II Service Personnel including some animals which received recognition for their wartime service. The area was also the site of the Charlton Kennels, a huge quarantine station and animal hospital, which housed dogs from the French and Belgian battlefields during WWII.

Accordingly, it is recommended that the following properties are added to the Conservation Area:

- **Charlton Church Lane:** New Testament Church, 76-78, 94-6 (even), 121-163 (odd)
- **Lansdowne Lane:** Nos. 30-36 (even), 53-87 (odd) and 95-101 (odd)
- **Shooters Hill Road:** the western part of Hornfair Park including Charlton Lido and the Old Blue Cross Pet Cemetery

3.2 Other extensions considered

A number of further extensions to the Conservation Area have been proposed, by the Charlton Society and others (see map overleaf). These can be divided into four main categories:

- i. Maryon Park, Maryon Wilson Park and the western part of Hornfair Park.
- ii. The inter-war houses immediately adjoining Charlton Park (including parts of Charlton Park Lane, St Alfege Road, Canberra Road, Hornfair Road and Charlton Road).
- iii. The streets of Victorian and Edwardian housing to the north-east of Charlton Park (including parts of Little Heath, Kinveachy Gardens, Heathwood Gardens, Woodland Terrace and Maryon Road).
- iv. The streets of Edwardian and Victorian housing to the north and north-west of the village centre (including parts of Lansdowne Lane, Charlton Lane, Charlton Church Lane, Delafield Road, Sundorne Road, Swallowfield Road, Inverne Road, Priolo Road, Victoria Way, Wellington Gardens, Nadine Street and Elliscombe Road).

Conservation areas are defined by legislation as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. While it should be allowed that the qualities of a Conservation Area will probably be more diffuse than those of a listed building, the criteria for designation are the same in both cases, namely ‘special architectural or historic interest’. The existing Charlton Village Conservation Area is deemed already to possess such interest; the question, with regard to the suggested additions, is whether they genuinely share in this interest, or whether their inclusion would dilute the special quality of the area as a whole.

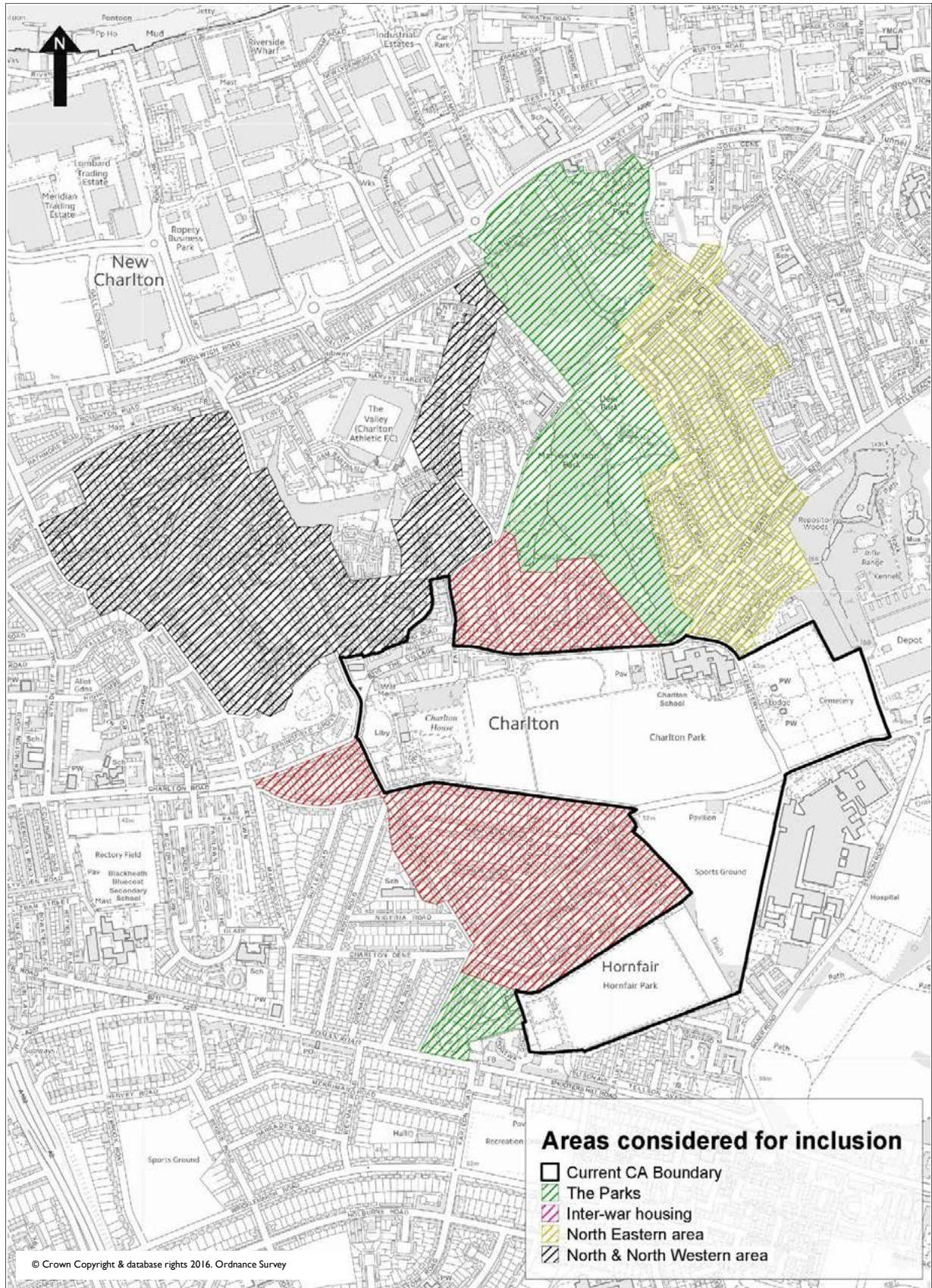


Figure 8: Other areas considered for inclusion

- i. **The Parks:** as the accompanying Character Appraisal makes clear, both Maryon Park and Maryon Wilson Park were endowments from the Maryon Wilson Estate and have historic associations with Charlton village: the former was created in 1891 from an area of redundant sand quarries, while the latter comprises the remaining part of the old Hanging Wood. These associations are, however, not as strong as those of Charlton Park (the surviving part of the deer park associated with Charlton House), and the two parks' contribution to the setting of the old village is likewise less critical. Both parks already benefit from multiple levels of designation: as Metropolitan Open Land, as Sites of Nature Conservation Importance and as part of the Green Chain. Incorporating these areas into the Conservation Area proper would simply add an additional – and arguably redundant – level of bureaucratic control to land that is already very well protected. The inclusion of these areas is therefore not recommended.



Figure 9: Maryon Wilson Park

Hornfair Park: One small addition that *would* appear to be warranted is the western part of Hornfair Park, including the formal gardens, the Lido and the adjoining Old Blue Cross Pet Cemetery. At present only the north-eastern playing fields are included; there is no clear reason to exclude the remainder.

- ii. **Inter-war housing:** The rows of semi-detached houses on the north, south and west sides of Charlton Park undeniably form part of the setting of the Conservation Area. They do not, however, make any strongly positive contribution to that setting. The houses on Charlton Park Road and St Alfege Road are part of the Charlton Guild Estate, a municipal housing development of the early 1920s. They are not a particularly early or unusual example of their type: of broadly utilitarian design,

whatever architectural interest they may once have possessed has been heavily compromised by wholesale replacement of windows and doors, alteration of bay windows and (in some cases) large roof extensions. They do have some historic interest – reinforced by the plaque at the corner of Fairfield Grove – and the group fronting Charlton Park Road are proposed for local listing (see p. 27 below). The speculatively-built houses to the south, on Canberra Road etc., are of somewhat greater architectural interest, with decorative details including oriel windows, eaves brackets and ornamental half-timbering. However, they have little relationship with the historic village, and – unlike, for example, the contemporary Shrewsbury Park estate in Plumstead – do not stand out sufficiently from the enormous mass of 1930s suburban housing to merit inclusion in the Conservation Area.



Figure 10: Houses in Charlton Park Road and Canberra Road

A more distinctive area of inter-war housing is the small public housing estate at the north-western corner of Hornfair Park, bounded by Charlton Park Lane and Prince Henry Road, on Greenbay Road and Inigo Jones Road. This is a compact ‘garden suburb’ of well-detailed neo-Georgian terraces, with two central squares bounded by large, handsome blocks of flats, the whole characterised by careful planning and use of green space and trees. Whilst an attractive and distinctive enclave, this area does not share the special interest which defines the conservation area and therefore it is not recommended for inclusion.



Figure 11: Housing in Inigo Jones Road and Greenbay Road

- iii. North-eastern area: The late Victorian/Edwardian terraces of Kinveachy Gardens and Heathwood Gardens, and the larger villas of Little Heath, form an eventful and often attractive townscape, enlivened by projecting bay windows, cast stone ornament, scrolled ironwork and other typical details of the period. Like the inter-war semis next to the park, however, they belong to a housing type that still survives in large numbers, both in the borough and across London as a whole. For the most

part they are representative rather than particularly remarkable examples of this type. They have, moreover, little relationship – spatial or historical – with the village itself. This area is therefore not recommended for inclusion in the Charlton Village Conservation Area. Some individual building groups – notably the early Victorian houses on Woodland Terrace and the late Victorian villas on Little Heath – nevertheless merit inclusion on the Local List (see section 5.2 below) and may warrant consideration for the designation of a separate conservation area in future.



Figure 12: Houses in Little Heath and Kinveachy Gardens



Figure 13: Houses in Delafield Road and Wellington Gardens

iv. **North and North-western area:** Many of the same considerations apply here. The majority of the housing stock, especially on the Elliscombe estate west of Charlton Church Lane, is late-Victorian and Edwardian, and while the general level of architectural interest varies, on the whole these houses represent typical specimens of what is still an extremely widespread type. Again, historic and spatial connections with the old village are not particularly strong. Wholesale inclusion within the Conservation Area is accordingly not recommended.

4. Planning control review

4.1 Problems identified in the Appraisal

The Conservation Area Appraisal identifies the following as problems or negative factors:

- Poor quality modern shop-fronts in The Village
- Loss of retail uses in The Village
- Loss of historic windows, doors and architectural detail
- Loss of front gardens and boundaries

- Over-scaled and badly detailed extensions
- Poor quality infill buildings, especially in The Village
- Poor public realm and traffic management, especially in The Village and on Fletching Road/Torrance Close

4.2 Responding to these problems

Certain overarching Borough heritage and design policies – notably DHI (which stipulates that all new development should ‘be of a high quality of design and...contribute to the improvement of both the built and natural environments’) and DH(h) (which states that proposals must ‘pay special attention to preserving or enhancing the character and appearance’ of the Conservation Area), as well as those of the NPPF (section 12) and London Plan (Policy 7.8) – will be relevant to all these issues. In some cases, more specific tools to address these problems already exist within local and national planning policy and guidance. In other cases, new tools may be needed.

4.3 Poor quality shop-fronts

The Appraisal notes under Para. 3.11 that the majority of the original 19th century shop-fronts in The Village have been replaced, many with poor-quality units employing flimsy, inappropriate materials (acrylic, plastic or aluminium), over-scaled fascias, garish, synthetic colours, badly-proportioned glazing and unwelcoming security grills.

Shop-fronts do not benefit from any permitted development rights (with the exception of painting) and therefore planning permission is required for all alterations to shop-fronts (except painting). As Policy DH(e) makes clear, the Royal Borough is committed to ensuring high design standards. New designs should ‘respect established proportions in the immediate area’, and replacements for traditional shop-fronts ‘should respect the features and proportions of the original...using traditional materials as far as possible’. Illuminated fascias and external lighting are discouraged where they would have a harmful effect and external grilles and security shutters are not considered acceptable in a conservation area. The provisions of Policy DH(f) require advertisements to harmonise with the scale and character of the area and they are discouraged where they would have a harmful effect on the amenity of a conservation area.

More detailed advice on design, materials, signage and illumination is set out in the 2005 Advice Note entitled ‘Design Guidance for Shopfronts’. It should be noted that synthetic materials including acrylic and bright aluminium, bright, garish colours and internally illuminated signage are not considered acceptable in the Charlton Village Conservation Area and will be harmful to its significance.

The following three-pronged strategy is proposed to address the poor quality of shop-fronts in The Village:

- i. Effective application and enforcement of existing controls
- ii. New Planning Control: Article 4 (A4) Direction to control the colour of shop-fronts
- iii. Shop-front improvements through heritage funding opportunities

i Effective application and enforcement of existing controls

The aforementioned Local Plan policies and guidance are not being applied or enforced rigorously enough to prevent damaging alterations to historic shop-fronts and the resulting harmful impact on the character and appearance of the Conservation Area. However, it is considered that the existing Local Plan policies and guidance are sufficiently comprehensive and robust planning tools which should ensure a high standard of design and the use of appropriate materials, signage and external illumination (with one exception: the application of colour: see section ii). Therefore, the first element of this strategy recommends effective and rigorous use of the existing planning controls by planning and enforcement officers.

ii New planning control: Article 4 Direction to control shop-front colour

As stated above, Shop-fronts do not benefit from any permitted development rights with the exception of painting or the application of colour.¹ Therefore it is recommended that this permitted development right is removed from commercial properties in The Village to ensure that any proposals to paint or apply colour to shop-fronts would require planning permission. This would discourage the use of garish synthetic colours, highlighted as a negative factor in the Appraisal.

If pursued, an A4 Direction would be subject to a full public consultation at a future date, to be carried out accordingly under the statutory Article 4 procedures set out in the GPDO 2015. The introduction of an A4 Direction would also require the publication of an accompanying Planning Guidance Note recommending an appropriate colour palette so as to avoid garish, synthetic colours which are harmful to the area's historic character. This would encourage applicants to use more sensitive colours and materials which would result in more successful initial applications. There would be no fee associated with this type of application.

It may be appropriate to expand the Article 4 Direction to control roof extensions, in order to protect the sensitive character of the historic roofscape. This will depend on the outcome of the Government's 2016 consultation on Upward Extensions in London, which proposes a system of prior approvals for additional roof storeys in conservation areas. Roof extensions currently require planning permission in conservation areas.

iii. Shop-front improvements through heritage funding opportunities

Thirdly, it is recommended that opportunities for shop-front improvements are sought through heritage funding. A shop-front scheme could be married up with a public realm improvement scheme set out below (Section 4.9) and a joint funding bid pursued, ensuring community engagement at the earliest opportunity. All avenues of potential funding, such as Historic England's partnership schemes or HAZ zones, HLF Townscape Heritage Initiative or GLA heritage funding schemes will be investigated. A grant scheme would encourage reinstatement of shop-fronts to the original design (based on evidence) or to a design appropriate to the period and location, using high quality traditional materials.

The overall objectives would be to encourage sensitive solutions that would result in successful applications from shop owners and operators, to achieve a consistent approach

¹ The Town and Country Planning (General Permitted Development) (England) Order 2015: Part 2, Minor Operations, Class C

and to ensure design standards are raised and maintained at a high level within the Conservation Area.

It is considered that the effective application and enforcement of existing controls, the introduction of an Article 4 Direction controlling shop-front colour, and pursuit of heritage funding for shop-front improvements could form part of a three-pronged approach to improving the townscape environment and the shopping experience in Charlton Village, which in turn would help to protect and enhance the village centre's vitality and viability.

4.4 Loss of retail uses

Charlton Village is designated as a Local Centre, and its maintenance and enhancement as such are strongly supported by Local Plan Policies TC7 and TC(a) which state that Royal Greenwich seeks to protect retail activity to ensure the viability of its town centres. The General Permitted Development Order 2015 permits the change of use of retail units (Use Class A1 'shops' and Use Class A2 'financial and professional services') to restaurants or cafes (Use Class A3)². However this is subject to prior approval from the local planning authority and in addition Policy TC(a) stipulates that a minimum of 50% of ground-floor frontage in The Village should be available as A1 retail premises so that the number of A3 restaurants/cafes can be controlled through the planning system. The percentage of A1 retail currently stands around 45%, therefore planning officers need to ensure that Policy TC(a) is applied rigorously in the future to ensure that the minimum percentage of retail frontage is maintained. While non-retail uses are also supported, they must complement and not impede established retail use. Other forms of changes of use, such as retail units to hot food takeaways (see Policy TC(c)), are subject to planning control.

Revisions in 2015 to the General Permitted Development Order allow the conversion of A1 or A2 retail units (shops, financial or professional services) to residential use without planning permission. However, conservation areas and listed buildings remain exempt from these new regulations and planning permission is still required to convert the above mentioned commercial premises into residential.³ Therefore it is considered that the legislation in place is sufficient to protect retail premises from conversion to residential and no new measures are required.

The two public houses in The Village are both designated as Assets of Community Value under the Localism Act of 2011, giving the local community a degree of leverage should they be proposed for conversion.

4.5 Loss of windows, doors and architectural detail

Single-family dwelling-houses benefit from a number of additional permitted development rights, and while these are more restrictive in a Conservation Area, the replacement of windows and doors does not require permission. The Appraisal has identified the unsympathetic replacement of historic windows and doors, mainly within the Village and Charlton Church Lane. The appraisal also reports a loss of architectural detail, especially stucco and cast iron elements on early/mid-19th century houses which have been converted into blocks of flats.

² *ibid* Part 3, Changes of Use, Class C ³ *ibid* Part 3, Changes of Use, Class M

To prevent unsympathetic door and window replacements, stricter planning controls could be introduced in the form of an Article 4 Direction, which would remove certain permitted development rights from single family dwelling houses. However, Central Government has specified that Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area and the potential harm that the direction is intended to address should be clearly identified and justified.

As the Appraisal notes, the majority of properties where windows and doors have been replaced unsympathetically are in The Village, which consists of commercial premises such as pubs, shops and takeaways, with flatted accommodation above, and in Charlton Church Lane where many of the houses have been subdivided into flats. Commercial properties and flats or maisonettes, unlike single family dwellings, do not benefit from permitted rights allowing doors or windows to be replaced. Therefore, an Article 4 Direction would not be necessary in these cases, since planning permission is already required for replacement windows and doors. Policy DH(h) would also come into play, which requires that proposals pay special attention to preserving or enhancing the character of the Conservation Area in order for permission to be granted. Conversion of houses into flats also requires full planning permission, and so loss of features can potentially be controlled through the planning system. As with shop-fronts above, this strategy recommends effective and rigorous application of policy DH(h) and other heritage policies to ensure that unsympathetic proposals do not receive consent:

i Effective application and enforcement of existing controls

A further assessment of the single family dwellings in the conservation area has been carried out and, as indicated in the Appraisal, the majority of unsympathetic alterations are concentrated within the areas previously outside the conservation area, Charlton Church Lane and to a lesser extent Lansdowne Lane. Given the relatively small proportion of single family homes to flats and the lack of a unified architectural style in the conservation area, it is concluded that it is neither necessary nor practical to introduce an Article 4 Direction with accompanying design guidelines in this instance.

4.6 Loss of front gardens and boundaries

Conservation area status automatically makes the demolition of any wall or fence of 1 metre high or over fronting a highway (2 metres high or over elsewhere) subject to planning permission. In light of policies such as DH(h), permission should be refused where the removal of a fence or wall would harm the character of the Conservation Area.

Changes to planning legislation in 2008 have restricted permitted development rights for impermeable surfaces within the curtilage of a property in order to reduce the potential for flooding. Planning permission is now required for an area of hard standing, over 5 square metres, which would be composed of impermeable materials e.g. concrete or which would not provide run-off to a permeable surface. Local Plan policy DH1.xiii stipulates that all developments are expected to demonstrate measures that reduce surface water flood risk (i.e. provide for permeable surfaces). Planning permission should therefore be refused for applications which would result in the loss of front gardens to hard surfacing such as concrete or block paving. Local plan policy H5.vi (stipulating that 'family housing should normally have direct access to a private garden') further discourages the loss of gardens.

Sufficient measures therefore exist to address the loss of front gardens and boundaries, but these need to be applied more rigorously and planning conditions should also be utilised to encourage garden reinstatement where possible.

Driveways which are composed of permeable or porous materials are permitted development and the employment of green solutions is strongly encouraged. These include gravel driveways, reinforced grass and paved 'wheel tracks' and are set out in detail in the Environment Agency/CLG publication: *Guidance on the permeable surfacing of front gardens* (2009). The Royal Horticultural Society also gives useful advice on maximising front garden planting and permeable surfaces in their publication: *Greening Grey Britain* (2015).

4.7 Extensions

Policy DH(a) states that 'proposals for rear, side and other additions (including basements) should be limited to a scale and design appropriate to the building and locality'. Under Policy DH(h), this requirement should be rigorously enforced in the case of extensions that are within the boundaries or the setting of a Conservation Area, especially – under Policy DH(i) – where they affect the setting of a listed building. This is reinforced by the Royal borough's Supplementary Planning Document *Residential Extensions, Conversions and Basements* (2016). In addition, Historic England's advice note on the *Setting of Heritage Assets* defines 'setting' and gives further guidance on setting issues (see Section 9 below for details). The existence and dissemination of a Conservation Area Appraisal will promote more robust and nuanced decision-making; if an Article 4 direction is introduced for roof extensions (see p. 14 above), the accompanying guidance document is likely to offer still more detailed advice.

4.8 Infill buildings

Policy DH1 demands high-quality design in all new developments, and requires that sensitivity be shown to existing topography, townscape, architecture, building materials etc. Under Policy DH(h), this requirement should be rigorously enforced in the case of developments that are within the boundaries or the setting of a Conservation Area, especially – under Policy DH(i) – where they affect the setting of a listed building (see Section 9 for details of Historic England's guidance on managing change within the setting of heritage assets). Again, the publication of the Appraisal document will, by highlighting the distinctive characteristics of the area, help to promote more sensitive design.

4.9 Public realm

The objective of promoting good design, enshrined in all local and national planning policy, extends equally to both buildings and the public realm. The quality of the public realm has an impact both on the economic fortunes of an area and (connectedly) on residents' sense of security and community cohesion. Accordingly, policies such as DH1.v (which refers to the need to 'create attractive, manageable and well-functioning spaces'), TC7 (which supports 'enhancement of Local Centres and Neighbourhood Parades') and CH1.iii (which seeks to ensure that all public spaces are 'well maintained' and enjoy 'natural surveillance') all tend to encourage improvements to the public realm. Such improvements are often undertaken in tandem with new development, and measures such as Section 106 agreements have traditionally been used to secure this connection. Where the decay of the public realm is the result of under-use – as is arguably the case, for example, in the western part of

Torrance Close – the promotion of sympathetic new development may well be the best way to improve matters.

i. Public Realm improvements through heritage funding opportunities

As the Character Appraisal notes, poor street furniture, inappropriate street lighting, the inconsistent and incomplete use of York stone paving and granite setts and unimaginative planting together with intrusive traffic signage detracts from the character of the area. It is recommended that a scheme of public realm improvements is developed for The Village and the adjoining service lanes that are presently suffering from neglect and under-use. All avenues of potential funding, such as Historic England Conservation Area Partnership Schemes or HAZ zones, HLF Townscape Heritage Initiative or GLA heritage funding schemes will be investigated. Improvements to the public realm could also be an appropriate use of funding obtained via the local Community Infrastructure Levy. An improvement scheme should address the following with imagination, looking to best practice examples elsewhere for inspiration and ensuring community engagement at the earliest opportunity:

- Any areas of paving/tarmac to be removed must be replaced with **natural stone paving** such as York stone or granite setts. Concrete slabs or blocks are not suitable for use within the conservation area.
- **Lighting columns** should be smaller in scale and traditional in style
- All redundant **street furniture** should be removed
- Intrusive **highway signage** should be rationalised and removed
- Businesses and their clients should be encouraged to utilise the **service lanes** and stronger enforcement measures should be applied to vehicles stopping on The Village.
- A dedicated **cycle lane** to be introduced through the village, taking advantage of service lanes, and the introduction of **cycling spaces** to encourage cyclists to stop
- Sensitively designed and located **village/heritage signage** at the entrances to the village, to highlight and reinforce local distinctiveness and assist with way-finding and place-making

5. New listed buildings proposals

5.1 Statutory listed buildings

The Conservation Area already contains a number of statutorily listed buildings, including four at Grade I, one at Grade II* and eight at Grade II (see Appendix I of the Character Appraisal document). By and large, the extent of statutory listing seems appropriate as it stands. One addition and one upgrading is recommended, however:

- The **Assembly Rooms**: currently on the local list, this charming and exceptionally well-detailed building of 1881, with the adjoining arch of 1897, is likely to merit national listing on grounds of architectural interest and quality of craftsmanship. Further interest derives from its historic association with the Maryon Wilson family and with the outstandingly important group of 17th-century buildings surrounding Charlton House, whose style and materials it clearly seeks to emulate.

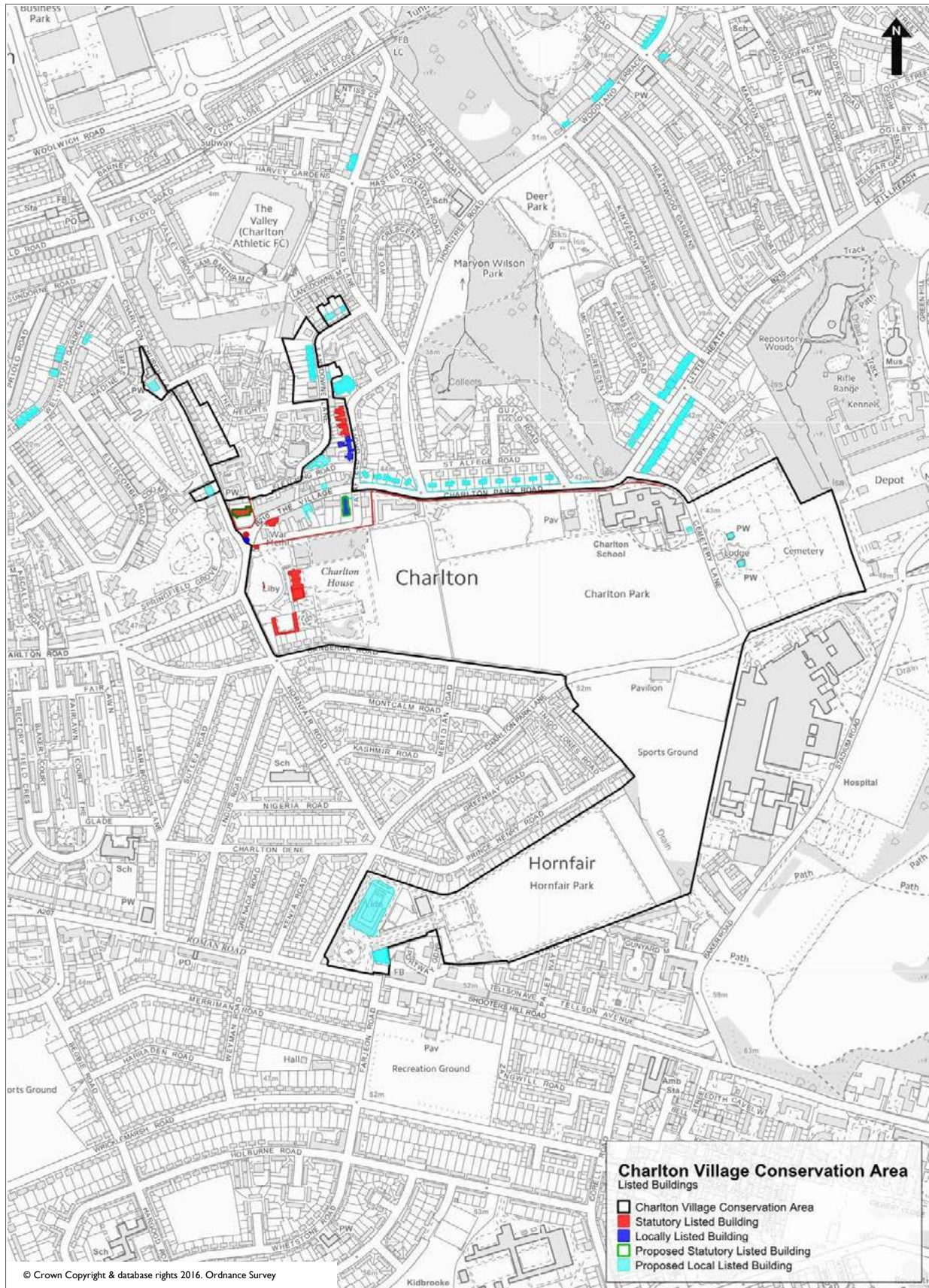


Figure 14: Statutory and locally listed buildings - existing and proposed



Figure 15: Detail of The Assembly Rooms: proposed building for statutory listing



Figure 16: The Assembly Rooms, side elevation and foundation stone of 1886

- The **war memorial** outside St Luke's Church was listed at Grade II in February 2016. Memorials to the fallen of the First World War are normally deemed to merit listing on grounds of historic interest. Historic England is currently conducting a nationwide survey of WWI memorials to coincide with the centenary of the conflict. This is at present limited to freestanding memorials due to the sheer number of monuments that survive.

Another war memorial cross of similar appearance stands within Charlton Cemetery. However, this is an Imperial and Commonwealth war memorial, which does not normally warrant individual designation, as it will already enjoy special protection through the supervision of the Commonwealth War Graves Commission. Historic England advise that they would not normally list the standard CWGC suite of monuments. The CWGC exists by right of its own Royal Charter and is funded directly by government.



Figure 17: War memorial crosses at Charlton Cemetery (left) and St Luke's (right)

- The **Church of St Luke** is currently listed at Grade II* and is likely to merit upgrading to Grade I on the grounds of its exceptional architectural, historic and artistic interest. Significant architectural and artistic interest derives from the survival of original fabric and features from the 1630s, such as the font, the pulpit, stained glass and elaborate sculpted funerary monuments. Substantial historic interest derives from the numerous monuments and memorials within the interior commemorating individuals pre-eminent in scientific, military, political and other fields, for example:
 - Sir Adam Newton, tutor to son of James I
 - Spencer Perceval, Prime Minister 1809-1812 (assassinated)
 - James Craggs, Postmaster General 1715 to George II
 - Brigadier-General Michael Richards, Surveyor of the ordnance to George I
 - Edward Wilkinson, Yeoman of the Mouth to Henry VIII and King Edward VI, and Master Cook to Queen Elizabeth I
 - William Congreve, head of Royal Laboratory inventor of Congreve Rocket
 - Charles Hutton, professor of mathematics at the RMA, calculated density of earth



Figure 18: Spencer Perceval monument by Nicholas Stone (above left) Adam Newton monument by Chantrey (above right) and (below) details of font, pulpit and stained glass

5.2 Locally listed buildings

Buildings within the Conservation Area

The Conservation Area already contains a number of locally listed buildings, including the Assembly Rooms (see above), the drinking fountain and cattle trough outside St Luke's Church, St Luke's Almshouses, 9-11 and 23 Fairfield Grove, 26-8 Lansdowne Lane. The following buildings within the (expanded) Conservation Area are also deemed, by comparison with other examples already on the Local List, to merit inclusion:



94-6 (even) Charlton Church Lane – a pair of small mid-19th century villas with stucco decoration including a fine bracket cornice.



78 Charlton Church Lane - a large detached house, formerly with extensive grounds, mid-19th century in external appearance though perhaps with older fabric behind; a rare survival of the substantial farmhouses and 'gentlemen's houses' that ringed the old village.



12-18 (even) The Village – a row of four houses and shops built in 1879 in a Norman Shaw-influenced Queen Anne Revival style, with small-paned casement windows, tile-hung gables and prominent roof stacks, these form a highly picturesque ensemble in the village street and are inscribed with the initials of Spencer Maryon Wilson.



43-5 (odd) The Village – a pair of stuccoed early-19th century houses – No. 45 of three storeys with giant pilasters, No. 43 smaller and more modest, but retaining its original 'Gothick' ironwork porch.



1A Fletching Road – a small cluster of flats of c.1970, quirkily detailed and with complex staggered elevations and terraced sections making imaginative use of the sloping site.



36 Lansdowne Lane – a substantial Italianate villa of mid-19th century date, of painted stucco with two artfully asymmetrical gabled wings.



63-85 (odd) Lansdowne Lane - picturesquely stepped late-19th century terrace with a good array of original detailing including panelled and stained glass doors, decorative ironwork, polychromatic tiled paths and entrances.



95-7, 101 (odd) Lansdowne Lane – paired stuccoed mid-19th century villas sharing a central pediment. No. 101 has been beautifully restored.



2-34 & 3-45 Little Heath – large, attractive detached, paired and terraced villas of red brick with fine decorative detailing in terracotta and stucco and highly varied and picturesque roofscapes.



East Lodge to Charlton Park – an attractive tile-hung building of c.1880, marking the eastern boundary of the park.



Charlton Cemetery chapels – a typical pair of mid-19th century mortuary chapels, built of squared ragstone; the south (Anglican) chapel is early Gothic in style, with lancet windows and a small bell-turret, while the north (Nonconformist) chapel has Decorated Gothic tracery.



Charlton Lido – a typical LCC lido of 1939, similar to others built at Parliament Hill and Brockwell Park, with a 165-foot main pool, a smaller children's pool, cascaded aerator fountains (left) and Moderne-style shelters and changing blocks.



Old Blue Cross Pet Cemetery – of historical and environmental interest. The cemetery contains over 200 gravestones commemorating the animals of World War I and II service personnel including some animals which received recognition for their own military service.

Buildings outside the Conservation Area

The additional areas considered (but rejected) for inclusion within the Conservation Area also contain individual buildings of merit. The following deserve inclusion on the local list:



19-21 (odd), 30-36 and 42-44 (even) Wellington Gardens – four tall mid-19th century villa pairs with large round-headed windows, columned porches and canted bays, similar to those in Charlton Church Lane.



68-84 (even) Wellington Gardens – characterful terrace with unusual features including steeply pitched gables, triangular oriels and double height bays surmounted by ornate wrought ironwork and stucco ornaments.



2-28 (even) Woodland Terrace – a uniform two-storey terrace of c.1840, with giant stucco pilasters separating the individual houses, and an unspoilt and distinctive roofscape of steeply-pitched butterfly roofs with hip ends.



54-72 (even) Woodland Terrace – a three-storey stepped terrace of c.1840, built on a steep slope with paired front doors raised high above street level.



92 Woodland Terrace – attractive detached Italianate style villa of 1870s with richly carved classical detailing in stone and low-pitched hipped roof. Ornate summer house to the rear.



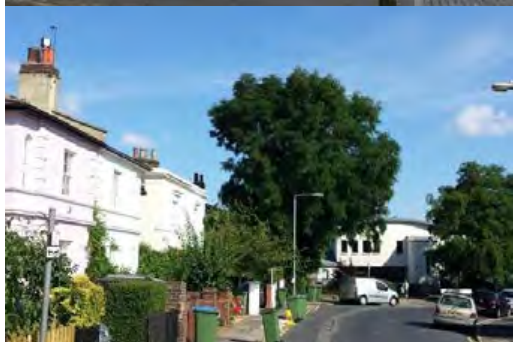
215-7 Maryon Road – unusual corner building with strong townscape value. Normally plain flank elevation is elaborately detailed and fenestrated to form a principal elevation for Woodland Terrace.



82-90 Charlton Lane – charming early Victorian terrace with stucco detailing and parapet concealing traditional ‘butterfly roofs’.



1-24 Macarthur Terrace, Charlton Park Road (+ 2 Fairfield Grove, 212 Charlton Lane) and front walls – part of the Charlton Guild Estate, municipal housing built from trade union funds c. 1920 and named after Mary Macarthur, an early trade union activist.



Fairfield Centre, Fairfield Grove – despite having a very large footprint this contemporary GPs surgery is sensitively scaled within the street scene and imaginatively designed. Forms a complementary setting for the Grove’s listed buildings.

6. Conservation and repair principles

The character of the historic buildings in Charlton Village Conservation Area should be maintained by a strategy of conservative repair, including the retention of original fabric wherever possible. For most property owners this will be money well spent: as well as helping to retain the special character of the area, the upkeep and sympathetic repair of historic features usually tends to preserve property values. The following general observations should be borne in mind:

Conservation: this is essentially a matter of slowing down the natural process of ageing and decay, whilst keeping replacement of fabric to a minimum. This is particularly important for windows, doors and roof slates or tiles, which can often – with appropriate maintenance – be retained indefinitely.

Useful guidelines include:

- Regular maintenance and small-scale repairs to prevent decay
- Repair rather than replace – retain the maximum quantity of original fabric and only replace it where strictly necessary.
- Carefully match repairs and replacements to the original
- Where possible, and where sufficient evidence exists, reinstate missing architectural features
- Reverse damaging repairs and unsympathetic alterations
- Ask for expert advice, using trained and experienced craftsmen and employing specialist conservation contractors where appropriate
- Carefully consider the impact of any changes to both the individual building and the area as a whole
- Bear in mind that details such as window and door patterns, roofing materials and decorative elements make a large contribution to the special character of the Conservation Area, and that even seemingly minor changes can detract from a building's appearance, integrity and value

Thermal Efficiency: there is considerable pressure now on homeowners to increase the thermal efficiency of their properties. Historic England have published a series of technical advice notes on energy saving in older and listed buildings, which includes advice on insulating walls, roofs and floors. They have also produced detailed advice on the maintenance, repair and thermal upgrading of traditional windows as well as a research report comparing the efficiency of various measures in improving thermal performance of traditional windows. Please see Section 9 below for more details of all the above.

Maintenance: it is important to prioritise essential structural work and steps to make a property wind- and weather-tight, before any other structural adaptations or repairs are considered. Water ingress is the source of many maintenance problems such as timber rot, spalling masonry, dampness and condensation.

Roofing, guttering, downpipes and flashing should be inspected regularly and repaired as a priority in order to avoid large-scale problems and intervention into the building fabric in the future. The repair of seriously damaged pointing, decayed and cracked brickwork, broken sills and the gaps around window and door openings should also be viewed as priority works.

Structural issues: slight structural movement is normal over the life-span of an old building, particularly in London where many houses are built on shrinkable clay or other movement-susceptible soil. But sudden evidence of movement in a building which has been stable for many years in the past should be investigated. This is likely to be covered by insurance and should be investigated and monitored by specialist contractors (normally appointed by the insurance company) to ascertain the nature, direction and rate of movement.

Planning permission is generally required for any material alteration that changes the external appearance of a building. Good-quality conservative repairs will not normally fall under this heading. For example, the careful overhauling of timber windows, sensitive and well-executed re-pointing to brickwork, and roof repairs that re-use the original slates or tiles should not require permission except as part of a broader development scheme.

Significant changes like extensions and roof enlargements will generally require planning permission. Certain works, such as external re-cladding and changes to boundary structures, will need planning permission in a Conservation Area even if they would not require it elsewhere. If works are carried out without the relevant permission, or in breach of (i.e. contrary to) a granted permission, the property may be subject to enforcement action. Historic England have produced a practical advice note on making changes to heritage assets, such as listed or locally listed buildings. Please see Section 9 below for further details.

Listed building consent is required for any alteration that affects the special architectural or historic interest of a listed building. Again, modest and sensitive repair work will often not require consent, though this will depend on the circumstances and the nature of the building in question. Larger-scale interventions in the fabric will usually need listed building consent, and may also require planning permission.

7. Green spaces, trees, views and streetscape

7.1 Management of open green spaces

Much of the Conservation Area consists of green space, including the two public parks, the Meridian sports ground and Charlton Cemetery. All these are designated as Metropolitan Open Land and are part of the Green Chain, and as such are subject to strategic policies OS2 and OS3, as well as detailed policy OS(a). Substantial development within these areas is very unlikely to be acceptable, and even such minor developments as are required for their continued public use must relate sensitively to their surroundings in terms of design, scale, location, construction and materials.

In terms of the day-to-day management of these spaces, the Charlton Park Management Plan (2010) provides sound principles, as well as an excellent source of historical information. The pleasure gardens surrounding Charlton House are of particular importance from the perspective of built heritage; the front lawn area, between the house and Charlton Road, could certainly benefit from re-landscaping, perhaps taking a cue from the imaginative 2005 re-planting of the walled gardens. Elsewhere, the use of the main part of both the parks as sports pitches precludes a more comprehensive landscape strategy. However, the eastern part of Hornfair Park in particular would benefit from better landscaping – especially as concerns the boundary treatment, which in places consists of only a stretch of steel security fence.

By virtue of their use, the two burial grounds – St Luke’s churchyard and Charlton Cemetery – are unlikely to see any significant changes. Both are currently well maintained. The Cemetery is still in use for burials, and has Metropolitan Open Land and Green Chain designation. No special provisions are required.

7.2 Trees within the Conservation Area

The Conservation Area Management Strategy proposes the maintenance and enhancement of the tree cover of the area by protecting and maintaining trees in open spaces, streets and elsewhere, and by encouraging new and replacement planting. In particular, Royal Greenwich wishes to see more high-quality specimens of native tree species in appropriate locations; new planting to replace poorer specimens is also encouraged where it would help to achieve this aim.

A number of trees within the Conservation Area are subject to specific Tree Preservation Orders, and may not be lopped, topped, cut down, uprooted or wilfully damaged or destroyed without written permission from the Royal Borough. In addition, all trees within the Conservation Area which are over 75mm in diameter and 1.5m in height receive automatic protection. Anyone wishing to do works to such a tree must notify the Royal Borough of the proposal at least six weeks beforehand, stating the location, species, size of tree and work proposed. The Royal Borough may then decide to impose a Tree Preservation Order. Trees within the parks are the responsibility of the Parks and Open Spaces Department, while the planting and management of street trees is carried out by the Transport and Streets Department; inquiries should be made to the body concerned.

The aim is to maintain a healthy tree stock for future generations. This will be achieved by selective removal and replacement of trees that have become large enough to cause significant problems. The Royal Borough’s policy is that trees will not be removed unless they are:

- in the way of development, where there is no alternative access for traffic and services,
- causing damage to a property, where pruning is unlikely to halt the damage, or
- causing a hazard to highway users.

The interpretation of this policy should take into account Conservation Area designation and the contribution the existing tree makes to the character of the area.

7.3 Guidance on protection of views

Core Strategy Policy DH(g) enshrines the protection of important local views, including several specifically identified in the document and ‘others as set out in the Conservation Area Appraisals’. This management strategy recommends the appropriate protective use of this policy, having regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area. While none of the designated Local Views impinges directly on Charlton Village, the character appraisal document (section 3.4) identifies a number of views within and from the Conservation Area which are worthy of protection. This is particularly true of the views across Charlton Park towards Charlton House and Shooters Hill, the views towards St Luke’s Church and Charlton House from Charlton Road and the longer views over the Thames, e.g. from the top of Charlton Church Lane.

7.4 Streetscape character and works

The Management Strategy proposes preservation and enhancement of the character of the street scene by encouraging highways works to be sensitive to and to prioritise the conservation and repair of features contributing to local character. As the Character Appraisal notes, poor street furniture, inappropriate street lighting, the inconsistent and incomplete use of York stone paving and granite setts and unimaginative planting together with intrusive traffic signage detracts from the character of the area, and it is recommended that the Highways department liaises closely with Planning & Conservation to ensure all works are sympathetic. See section 4.9 above for public realm recommendations including pursuit of heritage funding to facilitate a comprehensive improvements scheme.

8. Monitoring and review

This guidance should be reviewed every five to ten years and updated if necessary. The review will be based on the following monitoring criteria:

- Development pressures (numbers of planning applications and their spatial distribution)
- The physical condition of the building stock, including any changes made under Permitted Development rights
- The condition of the area as a whole, including green spaces, streetscapes etc.
- The annual English Heritage survey of Buildings at Risk

9. Contacts and further guidance

For conservation and design advice, please contact:

Planning Policy Team
Royal Borough of Greenwich
The Woolwich Centre
Wellington Street
London SE18 6HQ
Tel: 020 8854 5355/5034
building-conservation@royalgreenwich.gov.uk

For advice on planning issues such as planning permission, please contact:

Development Planning Team
Royal Borough of Greenwich
The Woolwich Centre
Wellington Street
London SE18 6HQ
Tel: 020 8921 5019/5782
Email: planningapps@royalgreenwich.gov.uk

Further Guidance

1. **Care and Repair of Traditional Windows**

For detailed technical advice on the maintenance, repair and thermal upgrading of traditional windows, please see the following advice note produced by Historic England:

<https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

2. **Thermal Performance of Traditional Windows**

For analysis of the effectiveness of simple measures for improving thermal performance of traditional windows using blinds, curtains, shutters, secondary glazing and draught proofing, please see the following research report produced by Historic England:

<https://historicengland.org.uk/images-books/publications/thermal-performance-traditional-windows/>

3. **Energy Efficiency and Historic Buildings**

For information on saving energy in older and listed buildings, please see the following advice note produced by Historic England:

<https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>

4. **The Setting of Heritage Assets**

For further advice on setting issues in terms of listed buildings and/or conservation areas please see the following good practice advice note produced by Historic England:

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

5. **Making Changes to Heritage Assets**

For further advice on making changes to statutory listed buildings or locally listed buildings please see the following good practice advice note produced by Historic England:

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>