



# Unitary Development Plan Policies



Policies relating to Locally Listed buildings are included in the Built Environment Section of the Council's Unitary Development Plan. These policies will be applied whenever a planning application for development is submitted, which would affect a Local List building.

The policies confirm that the Council will

- Encourage the rehabilitation, maintenance and repair of buildings included on the Local List, and carefully consider the design of proposals for alteration or extension.
- Resist proposals which involve demolition of Local List buildings, except in very special circumstances

In addition the Council is likely to propose the transfer of a building from the Local List to the Statutory List, to the Secretary of State, in cases where there is an evident danger of demolition. Statutory Listing provides much greater planning protection for buildings, than can be given through Local Listing, and can be useful to protect the building from a proposal either to demolish it, or one which would damage its character.

There are several examples of Local List buildings which have subsequently been upgraded to the Statutory List as a result of recommendation by the Council e.g., United Reform Church, Mansel Rd SW19, 16/17 Wandle Bank SW19, 28-32 Calonne Rd SW19, Singlegate School, Christchurch Rd SW19, as well as a

number of stone horse troughs and drinking fountains.

The majority of the Locally Listed buildings lie within Conservation Areas. These buildings are therefore also affected by Conservation Area policies in the Unitary Development Plan.

The most relevant Conservation Area policy indicates that where a building within a Conservation Area contributes positively to the character or appearance of the area, then the Council will usually require the retention of that building.

Any Local List building within a Conservation Area will be seen as one which contributes positively in that way.

The Council's policy also makes clear that it will also consider the use of Article 4 Directions which limit the right of property owners to carry out certain selected types of building work to a property, which otherwise could be undertaken without the need for submission of a planning application. An Article 4 Direction therefore requires that a planning application is submitted and approved before such work can be carried out.

These Article 4 powers may be used to protect the special character and appearance of buildings included on the Local List. In some cases Article 4 powers require the confirmation of the Secretary of State.

*(LEFT) Streatham Park Cemetery, Rowan Road, Mitcham.*



Keeping historic or architecturally important buildings in good repair is essential if they are to survive in the longer term.

The best way of ensuring that buildings remain in good repair is to ensure that they are kept in active use. This means that consideration has to be given to finding a new use for a building when the previous use ceases, or becomes unviable.

There are many examples of Local List buildings which have found a new use, and in some cases as a result they have been carefully restored, and their future safeguarded.

Unfortunately there have been instances where Local List buildings have been lost through demolition, and redevelopment.

Examples of these include the one of the two Thames Water Pumping Station buildings at Bygrove Road, Colliers Wood (demolished), and another Thames Water building at Abbott Avenue SW20 (replaced with new houses), the old Tandem Work Tower building at Christchurch Road (replaced by the Tandem Retail Park), and the Swan Public House at Figges Marsh Mitcham (to be replaced by a building which will contain flats and commercial uses).

*(RIGHT) Former Merton Park Station, (After conversion and restoration for residential use).*

## Re-using Local List Buildings



# Example of a Development Scheme Affecting a Local List Building



The Local List identifies buildings of special importance.

The Council will then try to ensure that wherever possible such buildings are retained when the development of a site which contains a Local List building is proposed.

A good example of where this has happened is at the former Ursuline Convent site in the Downs, Wimbledon.

This building lies outside Conservation Area boundaries, and thus had no protection from demolition arising out of planning powers within such areas. The original intention here was to redevelop all of the site, including the demolition of the Locally Listed Convent buildings.

After negotiations with the developers the ideas for total redevelopment were amended, and all the older and architecturally more important parts of the building were retained and converted for use as flats.

On completion of the scheme the developers were well satisfied with the decision to retain the older and more interesting parts of the Convent buildings. This decision produced a unique development, which was able to offer high quality, new flats with great architectural character and enhanced market appeal.

The decision to retain and convert the building, has preserved an example of the highest quality Victorian workmanship and detailing, and an example of use of very high quality building materials, both of which would be almost impossible to replicate in any modern building.

In addition a unique feature of architectural heritage was protected, and the local distinctiveness of this part of Wimbledon was retained.



*(All pictures relate to former Ursuline Convent).*

