

Charlton Village Conservation Area

Draft Management Strategy



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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* (English Heritage, March 2011). The following recommendations are brought forward in tandem with – and should be read alongside – the Charlton Village Conservation Area Appraisal (CAA) 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 are made:

Conservation Area Boundary

- Three **extensions** to the Conservation Area, to include:
 - i. part of Charlton Church Lane (Nos. 76-8, 92-6, 121-163, the New Testament Church and the Warren);
 - ii. additional parts of Lansdowne Lane (Nos. 30-36, 59-85 and 95-101); and
 - iii. the south-west part of Hornfair Park, including Charlton Lido.
- The **removal** of a small part of Canberra Road (Nos. 39-55) from the Conservation Area.

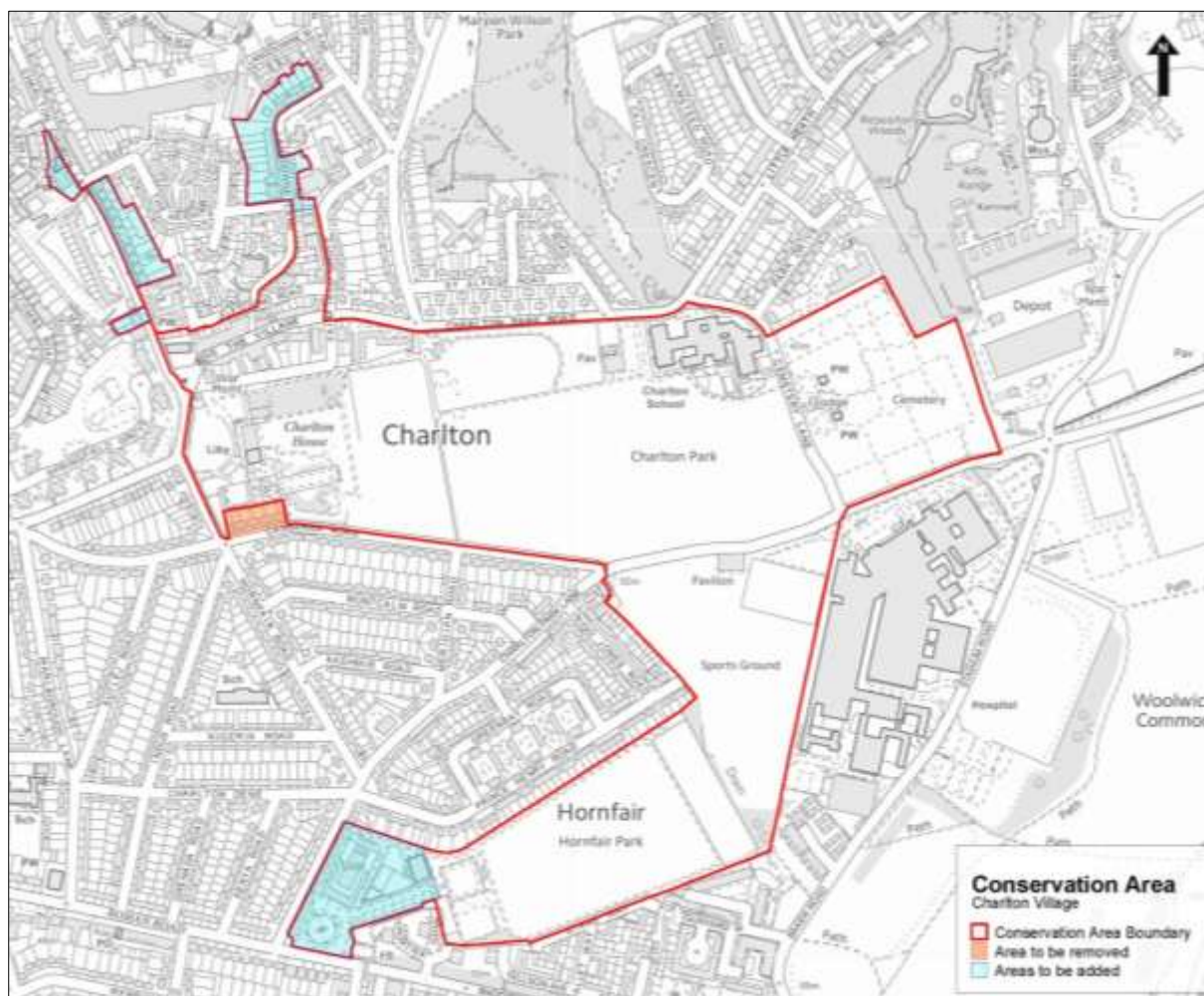
Planning Controls

- The drawing-up of an **Article 4 Direction** to:
 - i. control the painting or application of colour to commercial buildings in the Village
 - ii. control the renewal of windows and doors on all unlisted 19th and early-20th century houses, subject to assessment of need
- The drafting of a **Shop-Front and Advertisement Design Guide** specifically for Charlton Village, to address poor quality shop-front design and inappropriate forms of advertising, to be adopted as a supplementary planning document (SPD).

Listed Buildings

- One application to Historic England for **statutory listing** of the Assembly Rooms
- Fourteen additions to the **Local List**, some within and some outside the boundaries of the Conservation Area. The former comprise Nos. 78 and 94-6 Charlton Church Lane, 12-18 and 43-5 The Village, 36, 63-85 and 95-7 Lansdowne Lane, the east lodge at Charlton Park, the two chapels at Charlton Cemetery and Charlton Lido. The latter comprise Nos. 19-21, 30-36 and 42-4 Wellington Gardens, and 2-28 and 54-72 Woodland Terrace.

3. New Conservation Area boundaries



Proposed boundary changes, showing areas to be added and removed

3.1 Area to be removed

The CAA identifies a number of neutral areas that make no particular contribution to the character and interest of the Conservation Area, as well as a small number of negative buildings that actively detract from it. For the most part, these are centrally placed within the Conservation Area and should remain within its boundaries. However, one small part of Canberra Road, comprising a group of unexceptional 1930s semis (Nos. 39-55), is currently included without clear justification, and should be removed.

3.2 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.



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.



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



Lansdowne Lane: Nos. 63-85



Lansdowne Lane: panelled door, decorative tiling and ironwork

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



Charlton Lido, built 1939

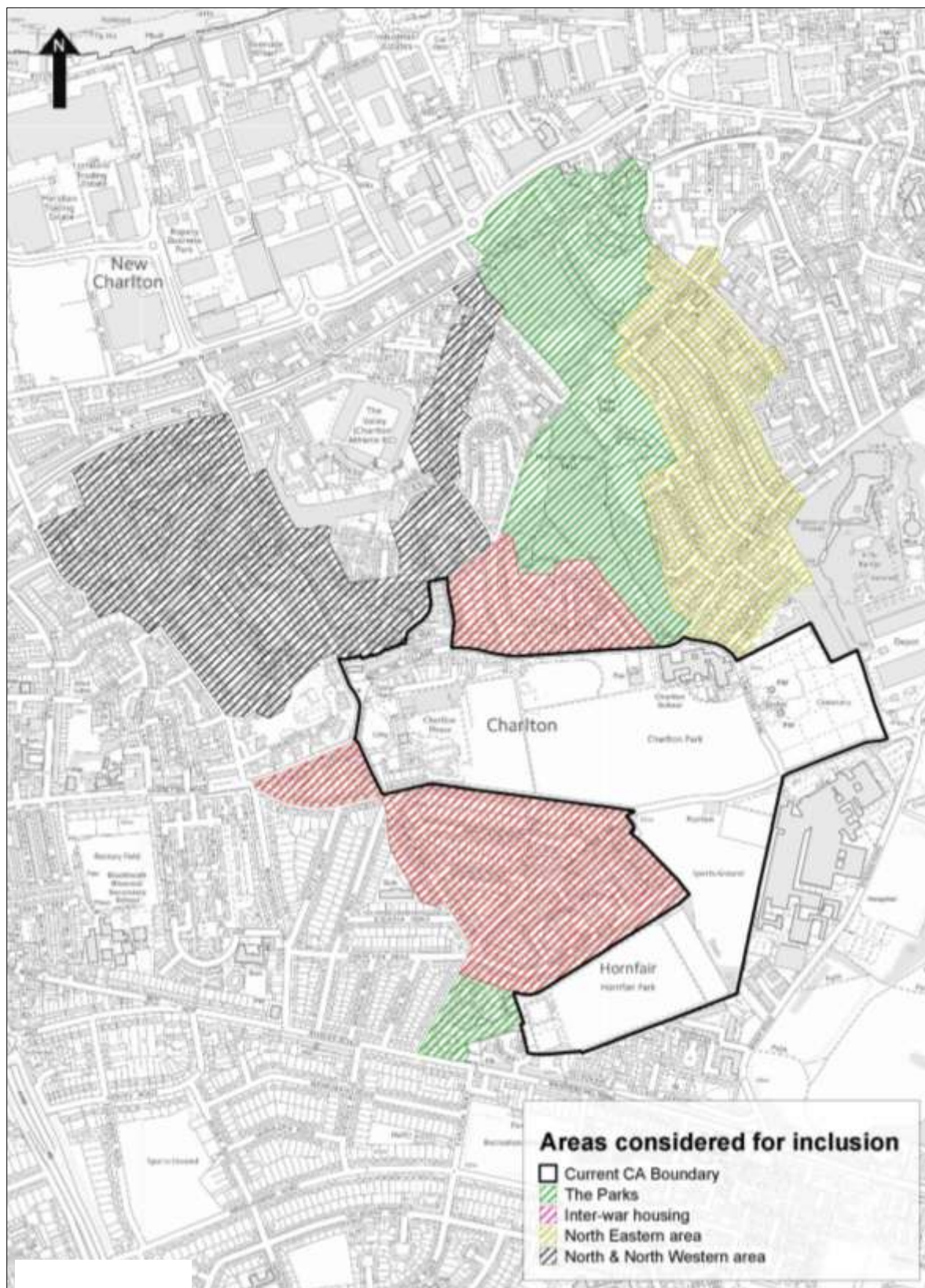
Accordingly, it is recommended that the following properties are added to the Conservation Area:

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

3.3 Other extensions considered

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

- i. Maryon Park, Maryon Wilson Park and the southwestern 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).



Other areas considered for inclusion

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.

- i. **The Parks:** as the CAA makes clear, both Maryon Park and Maryon Wilson Park 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.



Maryon Wilson Park

One small addition that *would* appear to be warranted is the south-western part of Hornfair Park, including the formal gardens and the Lido. At present only the playing

fields at the north-eastern end 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 Estate, a council housing development of the early 1920s. They have some historic interest – reinforced by the lettered plaque at the corner of Fairfield Grove – but 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. 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.



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.



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 vast tracts, 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 Conservation Area. (Some individual buildings – notably the much earlier houses on Woodland Terrace – nevertheless merit inclusion on the Local List; see section 1.6 below.)



Houses in Kinveachy Gardens and Little Heath

- 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.



Houses in Delafield Road and Wellington Gardens

4. Planning control review

4.1 Problems identified in the Appraisal

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

- i. Poor quality modern shop-fronts in the Village
- ii. Loss of retail uses in the Village
- iii. Loss of historic windows, doors and architectural detail
- iv. Loss of front gardens and boundary structures
- v. Over-scaled and badly detailed extensions
- vi. Poor quality infill buildings, especially in the Village
- vii. Poor maintenance and public realm, especially on Fletching Road and Torrance Close

4.2 Responding to these problems

Certain overarching Borough heritage and design policies – notably DH1 (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. In the following sections, each problem is taken in turn and the current planning controls assessed as to whether they are adequate or whether new planning control measures need to be introduced.

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 and badly-proportioned glazing.

Shop-fronts do not benefit from any permitted development rights (with the exception of painting) and therefore planning permission is required for any 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', with external grilles, security shutters and illuminated fascias discouraged in areas where they would have a harmful effect. More detailed principles are set out in the 2005 Advice Note entitled 'Design Guidance for Shopfronts' which is a standard guide for the Borough.

Although the conservation area controls have been in place since 1971 and the Borough-wide shop-front design guidance was adopted in 2005, existing protections do not appear to have been sufficient to prevent damaging alterations to historic shop-fronts and the resulting harmful impact on the character and appearance of the Conservation Area. There is clearly a need to introduce new planning control measures. The options are as follows and will be explored in more detail below:

- i. Introduction of an *Article 4 (A4) Direction* to control the colour of shop-fronts.
- ii. Introduction of an *Area of Special Advertisement Control (ASAC)*.
- iii. Introduction of a *Shop-front & Advertisement Design Guide* specifically for Charlton Village.

i Article 4 Direction to control shop-front colour

The painting or application of colour to any building is currently permitted development.¹ The introduction of an Article 4 Direction removing this permitted development right from commercial properties in the Village would ensure that any proposals to paint or apply colour to shop-fronts would require planning permission.

If pursued, an A4 Direction would be subject to a full public consultation at a future date, entirely separate from the consultation on this management strategy.

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.

ii. Area of Special Control of Advertisements

Signage on shops and other business premises, hoardings and telephone kiosks is subject to a process known as "Deemed Consent". The Town and Country Planning (Control of Advertisements) Regulations 2007 enables certain "specified classes" of advertisement to be displayed without application to the Local Planning Authority, provided the installation is within certain parameters. However, where a higher level of control is deemed appropriate in a sensitive environment, councils may designate an "Area of Special Control of Advertisements" (ASCA) which imposes stricter or more limited parameters for the display of deemed consent advertisements.

Designation of an ASCA allows greater control over the following:

1. size of lettering/symbols on advertisements (0.3m maximum)
2. the height of advertisements on facades (3.6m above ground level)
3. the proportion of a frontage given over to advertisements (10% maximum)

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

4. advertisements with internal or 'halo' illumination
5. advertisements on hoardings around construction sites
6. advertisements on telephone kiosks
7. advertisements on captive balloons
8. advertisements on flags

However, within a conservation area, advertisement types 4-8 listed above are already controlled and are not 'deemed consent': advertisement consent is required. Additional controls on lettering size, advertisement height above ground level and façade proportion (Nos 1-3 above) would not address the issue of inappropriate materials and colours and badly-proportioned glazing and fascias.

Consequently it is considered that an ASCA would not be advantageous since the majority of the more rigorous advertisement controls are already in place due to conservation area status. Furthermore, the few additional controls an ASCA would impose would not address the specific issues adversely affecting the area's character and appearance. Therefore this measure is not recommended.

iii. Shop-front and Advertisement Design Guide

A *Shop-Front and Advertisement Design Guide* for Charlton Village could specifically address poor quality shop-front design and inappropriate forms of advertising identified in the accompanying appraisal as detracting features in the Conservation Area. A Design Guide might for example:

- review existing shop-fronts and identify principal issues
- set out the principles of good shop-front design; and provide detailed guidance and advice on:
 - shop-front design and materials
 - signage design, materials and illumination
 - canopies and blinds
 - community safety and shop-front security
 - inclusive access

This guide would be adopted as a Supplementary Planning Document (SPD) and would form a material consideration in the determination of planning applications for new or altered shop-fronts and applications for advertisement consent. The purpose of the guide would be to encourage greater care to be taken in shop-front design, in order to achieve a consistent approach and raise and maintain high design standards within the Conservation Area. The Guide's other objective would be to encourage sensitive solutions that would result in successful initial applications. The Guide would be intended for use by shop owners and operators as well as the local planning authority.

It is considered that this planning tool, along with an Article 4 Direction controlling shop-front colour, could form part of a two-pronged approach to improving the townscape environment and the shopping experience in Charlton Village, which in turn would help to protect 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 allows the conversion of retail units (shops, financial or professional services or betting shops) to restaurants or cafes without planning permission.² However, 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 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 conversion, such as retail units to hot food takeaways (see Policy TC(c)), are still subject to planning control.

Revisions in 2015 to the General Permitted Development Order allow the conversion of retail units (shops, financial or professional services or betting shops) to residential use without planning permission.³ 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. 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 pubs 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.

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.

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

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

i Article 4 Direction for residential properties

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 most of the houses have been subdivided into flats. Commercial properties and flats or apartments, unlike single family dwellings, do not benefit from permitted rights allowing doors or windows to be replaced. Therefore, an Article 4 Direction could not be used to control external alterations, since planning permission is already required for replacement windows and doors. Royal Greenwich Policy DH(h) states that 'planning permission will only be granted for proposals which pay special attention to preserving or enhancing the character of the Conservation Area'. Planning officers need to ensure rigorous application of this and other heritage policies to ensure that unsympathetic proposals do not receive consent in these cases.

Given the above, it is recommended that a full assessment of doors/windows and architectural detail of all single family dwellings in the conservation area (and proposed extended area) is undertaken, to assess whether an A4 Direction is necessary to protect local character and amenity, in line with Government guidelines that state that potential harm should be identified and justified.

If the assessment concludes that the introduction of an Article 4 Direction would be appropriate, permitted development rights relating to windows, doors and architectural detail would be removed, so that a householder wishing to make a change controlled by virtue of the Article 4 Direction, would first need to apply for Planning Permission. There would be no fee associated with this type of application. The implementation of an Article 4 Direction is an independent process, involving full public consultation, to be carried out accordingly under the statutory Article 4 procedures set out in the GPDO 2015.

4.6 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. Further policies, such as DH1.xiii (promoting permeable surfaces to minimise flood risk) and H5.vi (stipulating that 'family housing should normally have direct access to a private garden') further discourage the loss of gardens. Sufficient measures therefore already exist to address the problem, but these need to be applied more rigorously.

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'. This is reinforced by the existing guidance documents 'Planning Guidance for Home Extensions' (2004) and 'Planning Standards for Conversions' (1988). A Supplementary Planning Document is currently being prepared which will replace and update both of these. The existence and dissemination of a Conservation Area Appraisal will promote more robust and nuanced decision-making; if an Article 4 direction is introduced, the accompanying guidance document is likely to offer still more detailed advice.

4.8 Infill buildings

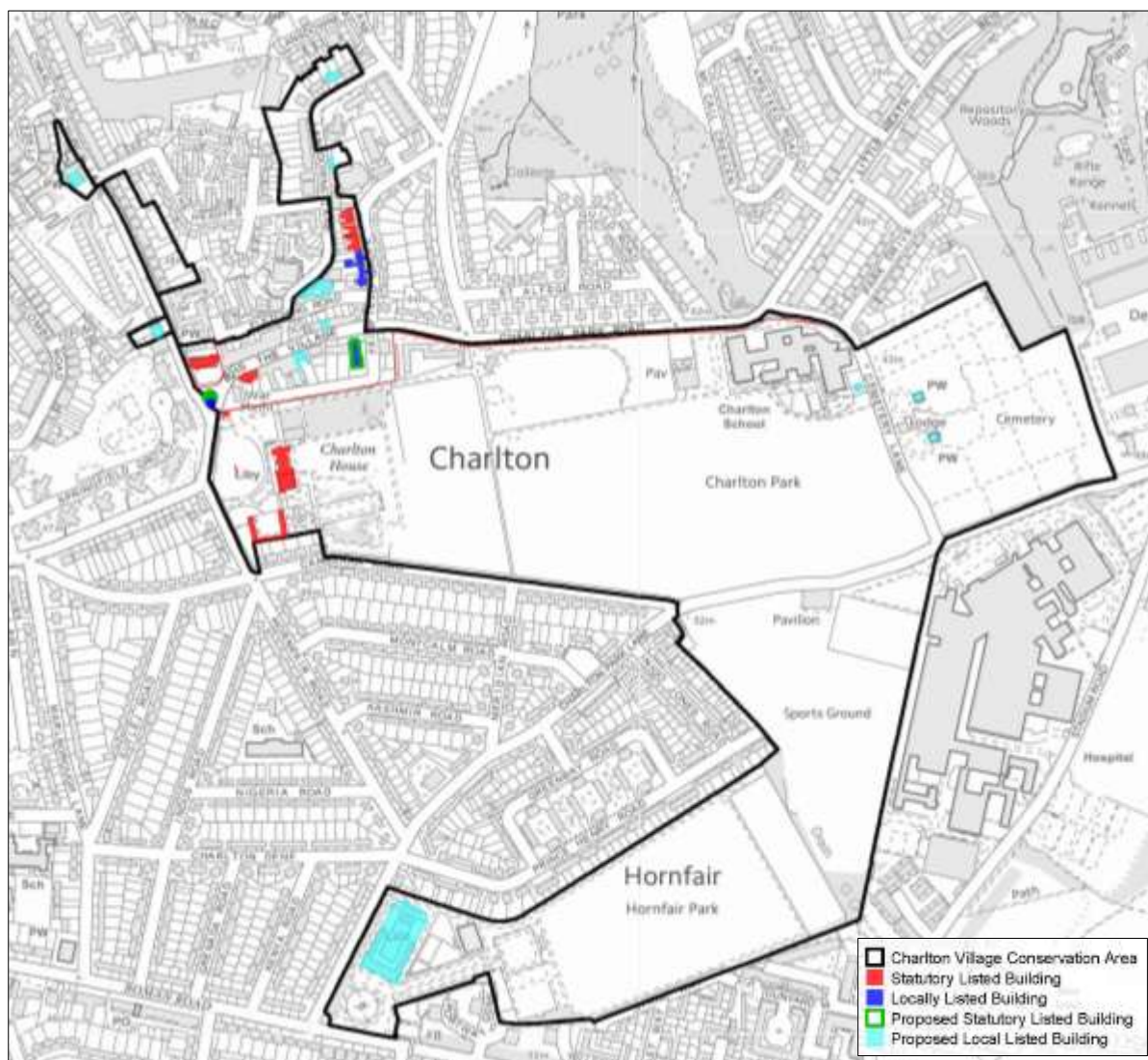
Policy DH1 demands high-quality design in all new developments, and requires that sensitivity be shown to existing topography, townscape, architecture, building materials etc. Under Policy DH(h), this requirement should be rigorously enforced in the case of developments that are within the boundaries or the setting of a Conservation Area, especially – under Policy DH(i) – where they affect the setting of a listed building. Again, the publication of the Appraisal document will, by highlighting the distinctive characteristics of the area, help to promote more sensitive design, and any Article 4 guidance is likely to offer further direction.

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 most commonly 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. Even where there is no direct link with new development, improvements to the public realm will often be an appropriate use of funding obtained via the local Community Infrastructure Levy.

5. New listed buildings proposals



Statutorily and locally listed buildings - existing and proposed

5.1 Statutorily listed buildings

The Conservation Area already contains a number of statutorily listed buildings, including four at Grade I, two at Grade II* and eight at Grade II. By and large, the extent of statutory listing seems appropriate as it stands. One addition 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.



The Assembly Rooms: detail



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.



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

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 and the drinking fountain at Charlton Cemetery. 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.



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.

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 42-4 (even) Wellington Gardens – four tall mid-19th century villa pairs with columned porches and canted bays, similar to those in Charlton Church Lane.



2-28 (even) Woodland Terrace – a uniform two-storey terrace of c.1840, with giant stucco pilasters separating the individual houses.



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

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

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.

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

8.1 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 the 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.

8.2 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 Royal Greenwich. 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 Council of the proposal at least six weeks beforehand, stating the location, species, size of tree and work proposed. The council 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 Council 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.

8.3 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, and the longer views over the Thames, e.g. from the top of Charlton Church Lane.

8.4 Streetscape character and works

The Conservation Area 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. Streetscape improvements would be particularly welcome in the Village (some have already been carried out), and in areas such as Torrance Close that are presently suffering from neglect and under-use.

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 advice

For conservation and design advice, please contact:

The 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 (West)
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Draft Published March 2016