

**St John's Grove (CA28)  
Conservation Area Design Guidelines**

**February 2008**

## CA TWENTY EIGHT

# ST JOHN'S GROVE

- 28.1 The Council will operate special policies in the St John's Grove Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 28.2 The area, extended in March 2003 and February 2008, is largely residential and many of the houses are mid-19th century, locally listed, with fine detailing and have special group value and well-balanced scale. Properties on Junction Road and the Archway Island site form have commercial and office uses in addition to residential, and contribute to the vibrancy of this local shopping centre. The area has many fine mature trees both on public and private land which enhance the quality of the environment. One special feature of the area is St John's Church, a Grade II\* statutory listed building, which was designed by Sir Charles Barry.
- 28.3 The Council will operate its land use policies so as to enhance the character and vitality of the area. Planning permission will not be granted to change, expand or intensify uses which would harm the character of the conservation area.**
- 28.4 The predominant character of the St John's Grove Conservation Area is residential, although permission will not be granted for the over intensification of residential use in conversion schemes. There are shopping and commercial frontages on both sides of Junction Road and the Archway island site which provide local services and are an important contribution to the character of the area. Generally, the Council recognises that often the best use for a building is that which it was designed for and will seek to retain public houses, shops and workshops in appropriate uses which will not diminish their special interest. The removal of individual established uses within the conservation area will not be permitted where they contribute to the character.
- 28.5 The Council wishes to retain all statutory and locally listed buildings and all other 19th century buildings within the conservation area. Conservation area consent will only be granted for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**
- 28.6 PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. It also states that the assessment of a conservation area should always note those unlisted buildings which make such a contribution. The

19th century buildings are vital to the area's character and the Council will resist their removal. Parts of buildings such as original chimney stacks and pots which are visible from the street or public spaces should be retained.

**28.7 The Council will require the use of vernacular materials when repairs or alterations are carried out.**

28.8 The materials used can affect the character of the area:

- i) roofs: original slates and tiles should be retained and reused or where missing replaced by traditional slates. Imitation roof slates with an uneven surface and the same colour as the original may be acceptable.
- ii) windows: consent will not be given to remove original timber sash windows on street frontages; where missing traditional timber sash windows should be installed with the relevant glazing-bar design. Cast iron balconettes should be retained.
- iii) existing original front doors should be retained. If in need of replacement then the new door should be timber and patterned to the original panelled design. Original black and white chequer board tiling should be retained on front paths. Stained and leaded glass features should be retained.
- iv) original mouldings, cornices and gables should be retained and reinstated where missing.
- v) original cast-iron railings and stone plinths should be retained or reinstated wherever possible. New railings should also be cast-iron and reflect the style of the street.
- vi) the original brick panelled walls with stone coping in Dartmouth Park Hill should be retained and used as a model, where appropriate, for any in the area that need to be reinstated.
- vii) consent will not normally be given for the painting, rendering or cladding of areas of original external brickwork

**28.9 The Council will require that the existing shopfronts listed below shall be retained:**

<b>Dartmouth Park Hill</b>	<b>122</b>
<b>Junction Road:</b>	<b>1 (The Lion PH), 9, 86 (Drum and Monkey PH), 118, 130c, 167, 175, 177</b>
<b>Archway Close:</b>	<b>6</b>

- 28.10 The remaining original shopfronts contribute to the visual amenity and quality of the area. New and refurbished shopfronts should reflect the design of original shopfronts to retain the character of the area.
- 28.11 Permission will only be granted for extensions that are not visible from the street or do not harm the character of the area. In general, no carports or side extensions between or in front of properties will be allowed, nor will first floor additions to existing ground floor extensions.**
- 28.12 Unsympathetically located or designed extensions or outbuildings will be detrimental to the character and visual amenity of the area. The symmetry of the semi-detached villas will be destroyed if inappropriately located extensions are permitted. The Council will also resist new crossovers and the creation of hardstandings in front gardens.
- 28.13 Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be permitted, unless it can be shown that no harm will be caused to the character of the area.**
- 28.14 The Council wishes to preserve the scale and integrity of the existing buildings by ensuring that extensions are subordinate to the mass and height of the main building.
- 28.15 The Council will not permit new roof extensions. Original dormers should not be altered. New dormers may be allowed at the rear of properties only. Consent will not normally be granted for demolition or removal of chimney stacks or pots which are visible from the street or other public areas.**
- 28.16 The area consists of an exceptionally high quality and variety of roof types with mansards, gables, exposed pitched roofs and decorated eaves being present. Although some roofs have been altered during renovations and many have been recovered in inferior materials, some still have their natural slate covering and most of the bays' natural slate roofs survive. Some properties have decorative ridge tiles. As these roof details form an important part of the visual and architectural character of both the buildings and the conservation area it is important that existing original detailing should be retained wherever possible or reinstated where missing. It is also important to avoid ad hoc construction of dormers, rooflights and roof extensions that are very damaging to the character and appearance of the conservation area. Dormer extensions are often dominant features of a property and must, therefore, be carefully located and designed to accord with the character of the conservation area. Dormers which may be allowed at 1-16 (cons) Cathcart Hill and 2-20 Bickerton Road should be narrow barrel roofed with arched double casement windows as existing at 19 Cathcart Hill. The dormer (one per property) should be placed symmetrically in the middle of the roof. No further roof extensions will be allowed on Archway Close. The Council considers that roof extensions which are visible from the

street or other public places to be harmful to the character and appearance of the conservation area.

28.17 The Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio or satellite equipment at roof level where this can be seen from street level or public space, including long views from side streets.

**28.18 The Council is opposed to the erection of large vent pipes on the rear elevation of commercial properties, where this is harmful to amenity. Where possible existing chimney flues should be used. Any new flues should be modest in size and painted a dark colour.**

28.19 Large flues and vent pipes can often detract from the visual amenity of the area. The Council will therefore seek to ensure that these are appropriately located and are of a suitable size and design.

**28.20 The Council will resist the installation of advertisements on the side of buildings and will take legal action against unauthorised hoardings and estate agents boards when resources allow.**

28.21 Advertisement hoardings and a clutter of estate agents boards can be detrimental to visual amenity and the character of the conservation area.

**28.22 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**

28.23 Advertisements and signs can often detract from the visual amenity of the area. The Council will therefore seek to ensure that signs, display panels and advertisements are appropriately located and are of a suitable size and design.

**28.24 Existing yorkstone paving, cobblestones and cast-iron coal hole covers must be kept intact.**

28.25 These features are important to the character of the area. In addition the quality of paving in the area could be improved, especially where large stretches of tarmac have been used, to enhance the historic quality of the area.

**28.26 Satellite dishes or antennae will not normally be permitted on front elevations or front roof slopes**

28.27 It is recognised that satellite dishes have to be located to face the direction of the receiving signal and it is therefore acknowledged that for some terraces where the rear elevation is not suitable for this, more ingenious locations such as rear roof slopes or rear gardens will be necessary.

- 28.28 **The Council will not permit the filling in or covering over of front basement areas or the widening of front entrance steps, or the construction of dustbin or meter enclosures.**
- 28.29 Dustbin and meter enclosures will not be permitted unless discreetly located so as to be invisible from the street.
- 28.30 **The Council will not permit the demolition or alteration of existing front boundary walls unless the proposals will enhance the appearance of the Conservation Area and improve the sense of enclosure to the street.**
- 28.31 **The Council will not permit the creation of cross-overs and front area hardstandings.**
- 28.32 While few of the original pre-war boundary walls or railings survive, the front boundary treatment is nevertheless important to the character of the area. The Council will seek to ensure that proposals for alterations enhance the area by the use of traditional materials, sympathetic to the main house.

**NOTE:** The Council has agreed to serve an 'Article Four Direction' for St John's Grove Conservation Area. This means that selected building works previously regarded as 'permitted development' will now require planning permission. A quick reference summary is set out at the end of this document. However for further details please contact the Planning Service.