

## South Norwood Conservation Area Appraisal and Management Plan SPD

This document should be read in conjunction with the Croydon [Conservation Area General Guidance Supplementary Planning Document](#), adopted on 22 April 2013.

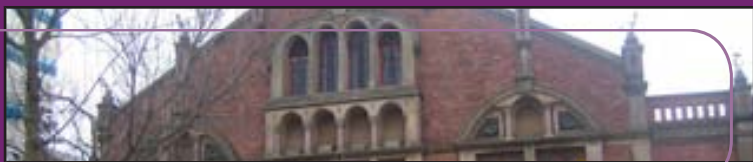
Please note that this document was adopted on 25 June 2007 and some references to planning policy and guidance are therefore out of date.

It is intended that this document will be updated as part of the Council's programme of production of Conservation Area Appraisal and Management Plans for all conservation areas within the borough. For further information please see the following webpage:

<https://www.croydon.gov.uk/planningandregeneration/framework/conservation/conservation-areas/conservation-guidance>

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# South Norwood Conservation Area Appraisal and Management Plan





## South Norwood Conservation Area Appraisal and Management Plan

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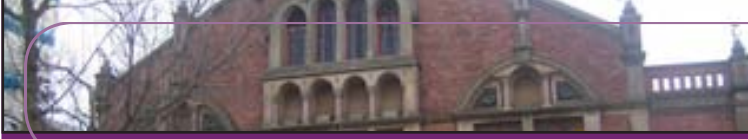
## 1 Introduction

### What is a Conservation Area?

- 1.1** A Conservation Area is: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.' Planning (Listed Buildings and Conservation Areas Act) 1990. Their special qualities are given legal status under the planning system which offers greater protection to ensure that any future change preserves or enhances the character and appearance of such areas.
- 1.2** Croydon Council is required under the Planning (Listed Buildings and Conservation Areas) Act 1990 s.69 to designate areas of special architectural or historic interest, the character of which it is desirable to preserve, as Conservation Areas. The Act further states that the Council is to review its Conservation Areas from time to time to ensure that the original designation was correct and, where necessary, to designate additional areas.
- 1.3** Section 71 of the Act requires the local planning authority to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas."

### Purpose of a Conservation Area Appraisal

- 1.4** An appraisal aims to define the qualities that make an area special through understanding the history and development of the place and analysing its current character and appearance. It is not just an audit of the physical and built elements but it also seeks to record the intangible elements that contribute to making an area distinctive i.e. sights, sounds and smells as well as historic associations with people and events. Not every aspect of the Conservation Area can be mentioned in the Appraisal but this does not mean it lacks interest or importance.
- 1.5** Planning Policy Guidance Note 15 (PPG15) stresses that 'it is quality and interest of areas, rather than individual buildings which should be the prime consideration in identifying Conservation Areas.'
- 1.6** The Appraisal seeks to provide a benchmark of understanding against which the effects of proposed change can be assessed and the future of the area managed accordingly. It will also identify problems that detract from the character of the area and potential threats to this character.
- 1.7** The purpose of this draft Conservation Area Appraisal is:



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- To provide a detailed appraisal of the architectural and historic character of South Norwood's historic core.
- To propose management guidelines on how this character should be preserved and enhanced.

### Conservation Area Status

**1.8** The designation of South Norwood as a Conservation Area places certain statutory obligations on both the Council and the residents. The main such obligations are as follows:

- In the exercise of its powers, particularly those of planning control, the Council is required to pay special attention to the preservation and enhancement of the character and appearance of the area.
- No building (except those minor buildings exempted by Regulations) may be demolished without consent.
- Any application for planning permission, which would affect the character of the Conservation Area, has to be advertised by the Council, in the local newspaper and on the site.
- Anyone proposing to cut down or carry out work on a tree in a Conservation Area should give the Local Authority six weeks' prior notice. The purpose of this requirement is to give the Local Authority an opportunity to consider whether a Tree Preservation Order should be made in respect of the tree. (please see sections 9.20 and 9.23 for further detail.)

**1.9** In applying its statutory powers, the Council will operate policies which are designed to ensure that the special significance and character of South Norwood is retained. The intention of these policies is not to inhibit development in South Norwood but to ensure that they respect the character of the area.

- Permission will not normally be granted for the introduction of any uses into the area which are likely to conflict with the existing residential character.
- The Council will normally expect to receive detailed planning applications for all proposed development throughout the area. Where outline applications are received the Council will be prepared to use its power under Article 3(2) of the Town and Country Planning (General Development Procedure) Orders 1995 to require the submission of detailed plans and drawings of the proposed development (including elevations which show the new development in its setting and the relationship of the proposed development with existing trees on and adjacent to the site). Applicants and their Agents are advised to discuss their proposals with the Council's Officers at an early stage.
- Any additional building should respect the setting of the Conservation Area.

## Background

- 1.10** The designation of South Norwood Conservation Area emerged following a two week exhibition by the Croydon Society at Fairfield Halls in 1990. The exhibition highlighted the importance of an essentially intact Victorian High Street that was becoming dilapidated and under-used.
- 1.11** The area was designated as a Conservation Area in November 1992. Figure 1.1 below shows the existing Conservation Area boundary along with the current Listed Buildings and Locally Listed Buildings. There are currently 3 Listed Buildings and 15 Locally Listed Buildings within the Conservation Area. Following designation, an Environmental Improvement Strategy for South Norwood District Centre was produced in 1994/95 that led to the implementation of a number of physical improvements, a reduction in the number of vacant shop units and a shopfront improvement grant scheme. However, no formal Conservation Area policy or proposals statement was prepared and it has remained, until now, the only designated Conservation Area in the Borough without a supporting appraisal or statement. This Appraisal and Management Plan will rectify this position.



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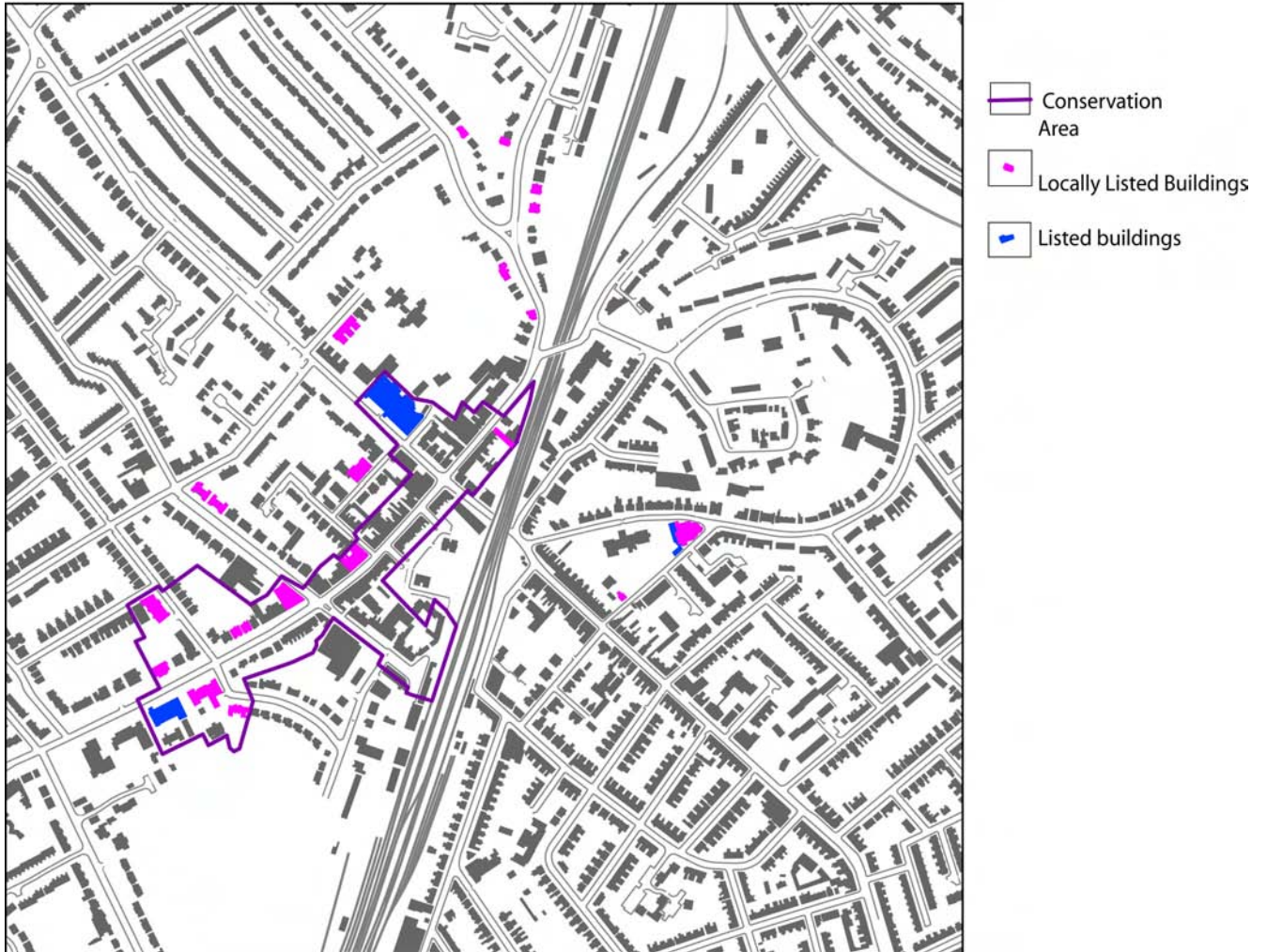


Figure 1.1 Existing Conservation Area and Listed Buildings

**1.12** This appraisal was adopted as a Supplementary Planning Document on June 25th 2007

## 2 The Planning Policy Context

### National Policies and Guidance

**2.1** National policies and guidance on conservation can be found in:

- Planning (Listed Buildings and Conservation Areas) Act, (1990)
- Planning Policy Guidance 15: Planning and the Historic Environment, (1994)
- Planning Policy Guidance 16: Archaeology and Planning, (1990)
- Planning Policy Statement 1: Delivering Sustainable development, (2004)

**2.2** In addition, English Heritage / CABI has recently published guidance on conservation area appraisals and their management plans:

- Guidance on Conservation Area Appraisals (2006)
- Guidance on the Management of Conservation Areas (2006)
- By Design - Urban Design in the planning system: towards better practice (May 2000)

**2.3** Individual buildings of special architectural or historic interest have enjoyed a means of statutory protection since the 1950s. Listed Buildings are assessed against national criteria, with lists being drawn up by English Heritage. Conservation Areas, by contrast, are designated by Local Authorities on more local criteria and are therefore very varied in character. The concept of protecting areas of special merit (rather than individual buildings) was first brought under legislative control with the passing of the Civic Amenities Act in 1967. General guidance on Conservation Areas is available in Planning Policy Guidance Note 15 (PPG15), which sets out the government's policies on the historic built environment in general.

### Regional Policies (London)

**2.4** In addition, Policy 4B.7 of The London Plan produced by the Greater London Authority (GLA) emphasises the need for boroughs to work with local communities to recognise and manage local distinctiveness, ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics.

### Local Policies

**2.5** The Council's intention is to preserve and enhance the character of the Area. In accordance with Policy UC1 of the Croydon Plan (adopted July 2006) it will seek to secure this aim by:





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- Preserving or enhancing areas of recognised and valued character or special interest
- Preventing the loss in the identity of Conservation Areas.
- Preserving or enhancing listed buildings and their setting, and historic parks and gardens
- Using legislative powers to secure improvements to areas and repairs to buildings, and by imposing Article 4 Directions when needed.
- Seeking to retain buildings on the Local List which contribute to the character of an area.

### 2.6 Policies in the Croydon Plan which are of particular relevance are:

- SP4 Strategic Policy on Urban Conservation and Archaeology
- SP8 Strategic Policy on Nature Conservation
- UC1 Designation of Conservation Areas
- UC2 Control of Demolition in Conservation Areas
- UC3 Development Proposals in Conservation Areas
- UC4 Changes of Use in Conservation Areas
- UD2 Layout and siting of new development
- UD14 Landscape design
- NC4 Woodland trees and hedgerows

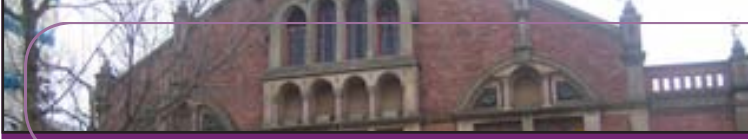
## 3 Definition of Special Interest

### Definition of South Norwood's character

- 3.1** South Norwood places much of its 'special interest' on the intact state of the old shopping streets; High Street, Portland Road and Station Road and the supporting side streets which together create an interesting mix of styles, materials and quality. The special interest of the High street, Station Road and Portland Road is characterised by mainly three storey buildings with shops on the ground floor and a straight building line with no set back. The interest of the residential side streets are characterised by predominately two storey buildings with a small front garden. The Lancaster and Warminster Road area provides a different mix being characterised by taller buildings, wider plot widths and generous and varied set backs. The prevalent building materials in the area change depending on the character area and age of building. The older buildings tend to be simpler, with a predominance of London Stock brick and render. Materials become more varied in the Victorian period, with dark red brick and more complex detailing.
- 3.2** South Norwood is also characterised by its historic layout . Map 4.3 in the next chapter show a clear intersection of development from where South Norwood evolved and Map 4.4 shows how development radiated out from the intersection of these roads into the surrounding fields. This original focus of development at the intersection of High Street, Portland Road and South Norwood Hill is not only still visible but very much in tact. The area illustrates the development of a Victorian railway suburb and still retains much of this character and quality. The centre of South Norwood is predominantly composed of original buildings, dating from the 1840s to 1910 and although these buildings have been altered and extended over time many retain their original features.
- 3.3** The value placed by the local community on the architecture and history of the area also plays an important part in defining South Norwood's special interest. South Norwood is valued by local residents as a focus for their community. This is evident in the number of community and civic organisations in the area who take an interest in the history and the physical appearance of the area.

The South Norwood Conservation Area has a varied character that reflects the evolution of the area. The growth of the area has been influenced by the following:

- The origin of the centre at an intersection of two roads
- Development centred around the Croydon canal (opened in 1809)



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- The arrival of the railway in 1839 and associated growth in housing
- The work of the Stanley family
- Development in the inter-war and postwar periods
- Subsequent infilling

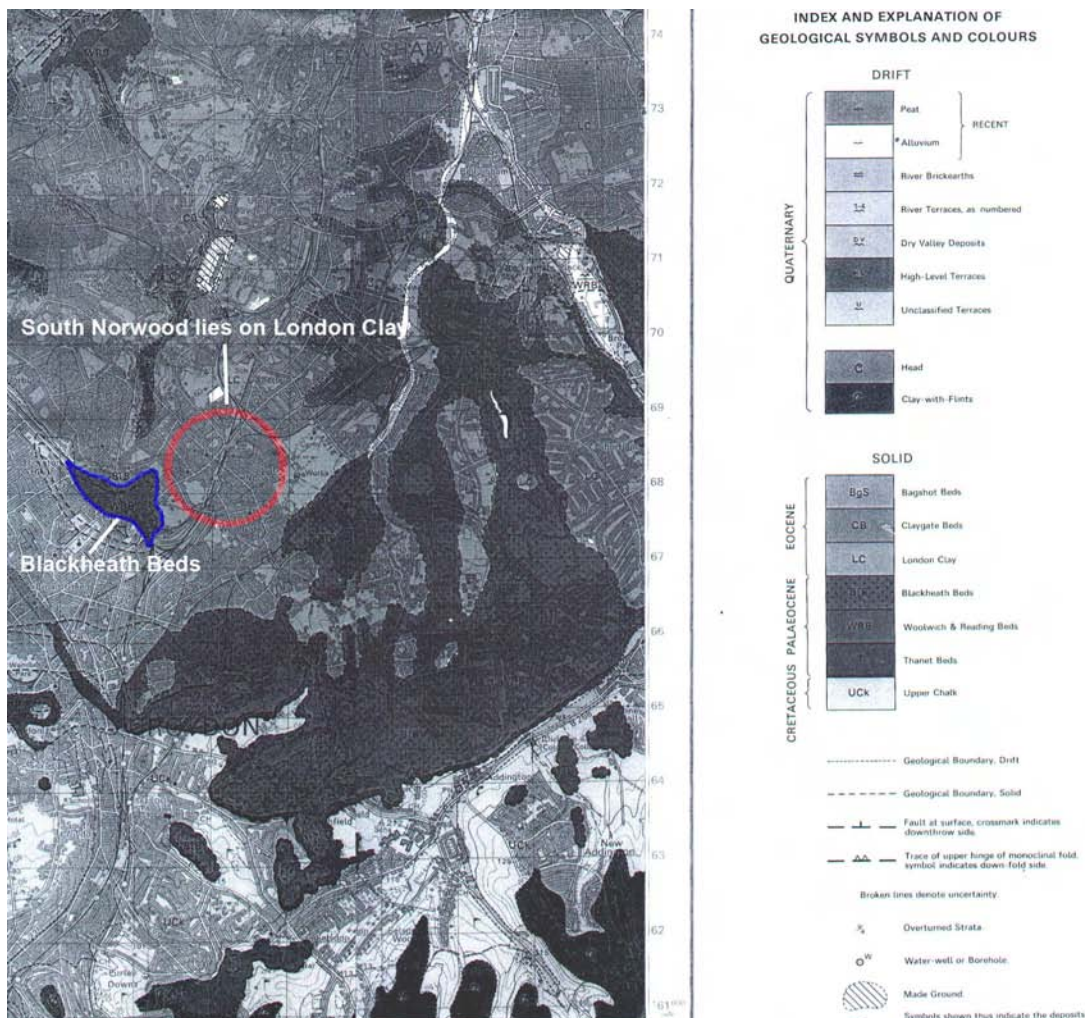
### 3.4 The principal character areas are defined as follows:

- The intersection between the High Street and Portland Road
- The Warminster and Lancaster Road Area
- The Stanley Halls Area
- Residential side streets

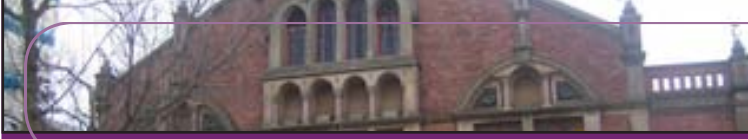
## 4 Assessing Special Interest

### Location, topography and Context

**4.1** South Norwood lies on the southern slopes of the Norwood Ridge which forms the southern edge of the London Basin. This line of hills runs from north-east to south-west for about three miles and rises to approximately 110 metres above sea level at its highest point. The ridge splits into two spurs at the centre of Upper Norwood. One runs north-west (Central Hill) and one south-west (Church Road). The spur divides into two again at All Saints' Church, Beulah Hill running north-west and South Norwood and Grange Hill running south-west. South Norwood Hill is the most southerly spur of this ridge.



Map 4.1 Geological map of the Croydon area



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- 4.2** The ridge is formed by gray silty deposits known as London Clay, capped in places with the gravel of the Claygate Beds. The London Clay extends at its foot to the southern edge of the South Norwood Country Park where a stream marks the junction with the sands and gravels of the Blackheath Beds that rise to Shirley, Addington Hills and Croham Hurst. A second stream is marked on some old maps as rising near the old Woodside Brickworks site, flowing through the dip in Birchanger and Portland Roads and emerging on the Country Park at its north-west corner, where it can still be seen. These combined streams join the Chaffinch Brook and the Beck to form the Pool River which eventually flows into the Ravensbourne.

### Historic development of South Norwood

- 4.3** The area that we know as South Norwood was part of the Great North Wood. This chain of oak woods stretched towards Woodside, much of it within the old parish of Croydon. By the end of the 18th Century most of the trees had disappeared for charcoal burning and timber. The rough scrub land was sparsely populated and was used for common land for grazing.



Map 4.2 John Roque's Map of Surrey 1768

- 4.4** Enclosure of common land under the Croydon Enclosure Acts in the early 19th Century opened up the way for change. The map below shows the enclosure of South Norwood area in 1800. The area is undeveloped but the intersection of the High Street and Portland Road is clearly visible.
- 4.5** The Croydon Canal was opened in 1809. This began the development of the area, including the opening of the Jolly Sailor Public House. The Canal closed in 1836, after failing to be the huge success that was predicted. It was sold to the London and Croydon Rail company, who opened Croydon's first steam railway in 1839. The station was named the Jolly Sailor until 1859 when it was relocated and changed its name to Norwood Junction. The railway followed the Canal bed through rural countryside. The canal curved to avoid high farmland and left a distinct area known for many years as Frog Island. Development increased rapidly over the next 20 years. This can be seen by comparing the Tithe map of 1844 to the Ordnance Survey map of 1868, which shows considerable development to the areas immediately to the north and south of the railway line.



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Map 4.3 Tithe Map of South Norwood 1844

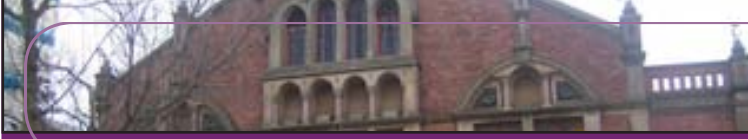
**4.6** The rapid expansion of the rail network made South Norwood an important junction with connections to the main London Stations and to further counties. The area which was still very green and countrified was fast becoming a sought after residential district as people moved away from the smoky metropolis and the first commuters began to appear. The Ordnance Survey Map of 1890 map shows how development radiated out from the intersection of the main roads and the station into the surrounding fields. In 1889 South Norwood Recreation Ground was acquired by the Council to meet the open space needs of the growing population.



Map 4.4 South Norwood in 1890

- 4.7** Development of a prosperous and self contained suburb in close proximity to Croydon and with easy access to London continued into the twentieth century. The areas around Portland Road were surrounded with residential streets of terraced houses. Large areas of farmland and estates remained undeveloped, particularly around South Norwood Hill. The First World War called a temporary halt to the development of the area, which continued apace in the 1920s and 1930s.





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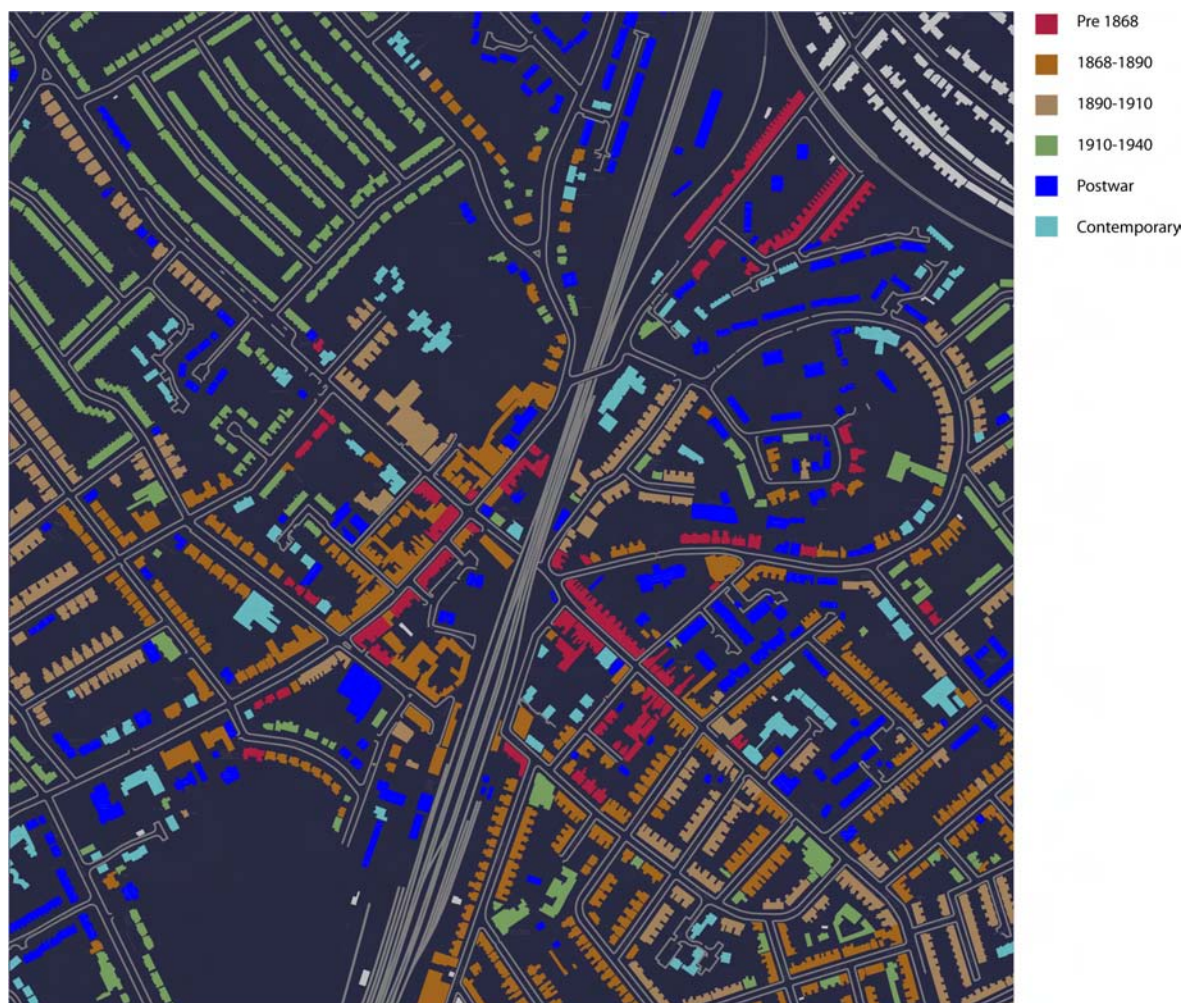
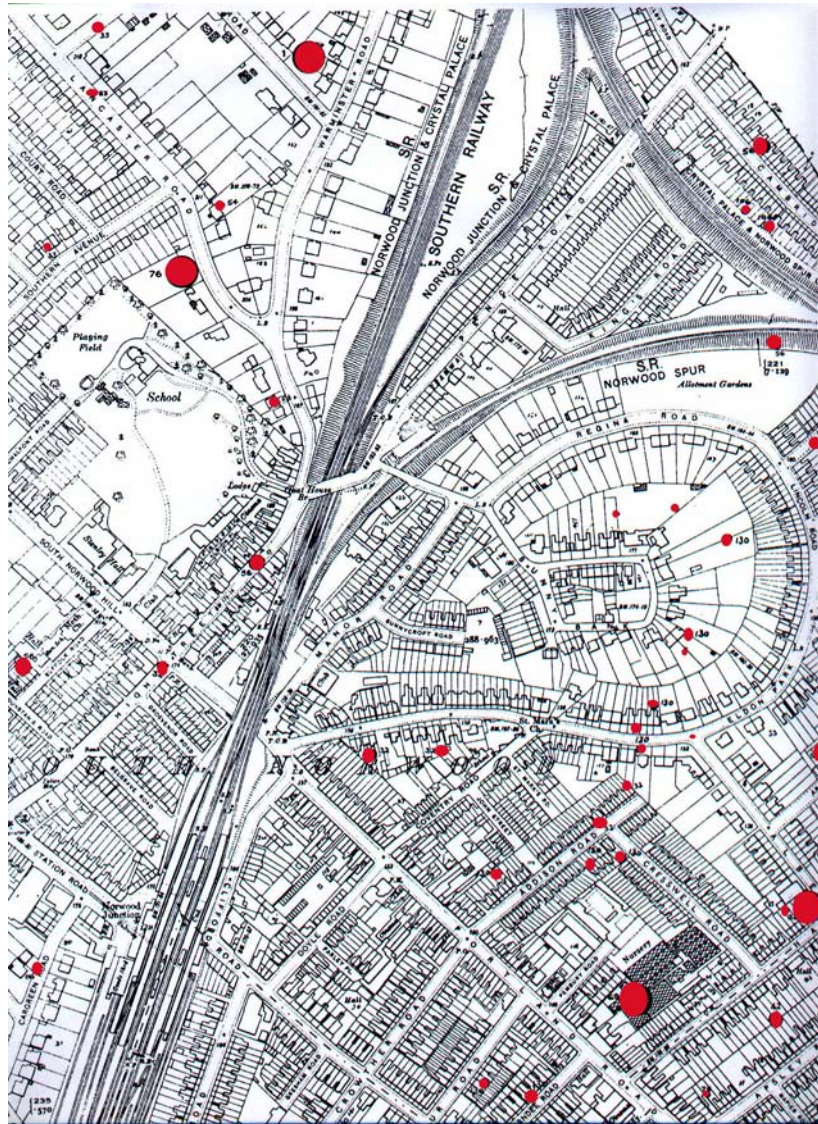


Figure 4.1 Building Ages

**4.8** Parts of South Norwood were damaged in the Second World War. (see Map 4.4). The post-war development up to the 1970s was mixed in character and was focused on the renewal of these sites and the provision of social housing. Much of this development was a significant departure in character from the rest of South Norwood, such as the Sommerfield Supermarket and the flats on Belgrave Road. More recent developments have reflected changes in the nature of its population and the local economy. Local employment has declined and commuting has increased further. Many of the large and medium-sized Victorian houses that remain have been converted into flats. Other buildings have been demolished to make way for new developments of flats. Changes in employment patterns and shopping habits have led to a decline in demand for shops in the area and an increase in the pressure for conversion to housing.

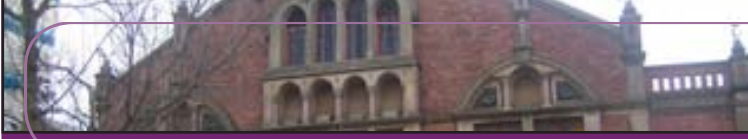


Map 4.5 Map to show bomb damage caused in the 2nd World War

## Spatial Analysis

- 4.9** Landmarks are buildings, features or structures which enable people to orientate themselves and recognise where they are located.

*"I always thought of 'The Stanley Halls' as a Landmark of South Norwood. Its red brick walls and the grand sculptures on either side of one entrance make one wonder about the history of the building. As a fairly new resident, I first went in there to cast my vote in the general election. I thought to myself "what a grand architectural building it is" Shiroma Ratne quoted in Remember Stanley (Croydon Council 2003)*



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The following figure shows the main views and landmarks of South Norwood:



Figure 4.2 Views and buildings that enhance or detract from the appearance of the area

**4.10** South Norwood contains a cluster of distinct buildings and key views that create a sense of place. The gateways into the area are varied.

- The Clocktower occupies a central position and is a key means of orientation. When arriving by train the Clocktower draws people towards the High Street.
- 'The Stanley Halls' are an important landmark on South Norwood Hill.
- There is no strong sense of arrival by Selhurst Road. The Holy Innocents Church, Samuel Taylor Centre and the Library form a strong cluster of civic buildings but are set back from the road and lack a significant activity on their frontages.
- Standing from the top of Oliver Grove and looking towards the Clocktower and the Station provides a significant view. In Victorian days this view was punctuated by

the grand gate pillars which now stand at the entrance of South Norwood Recreation Ground.

- The views from the Goat House bridge are significant, although the sense of arrival is reduced by the changes in alignment of the road crossing the railway line, the poor quality of the environment and significant gaps in the building frontage.

**4.11** The following buildings and structures in the South Norwood Conservation Area have been identified as landmarks

- The Clock Tower, Station Road
  - Stanley Halls, South Norwood Hill
  - The Harris Academy, set back from the High Street and can be seen from South Norwood Hill
  - The Alliance, the Albion and the Jolly Sailor Public Houses
  - Portmanor Public House, on the corner of Portland Road and Albert / Manor Road
  - Holy innocents Church on Selhurst Road
  - South Norwood Library, corner of Selhurst Road and Lawrence Road
  - Metropolitan Police Station on Oliver Grove
  - The flats on Belgrave Road
  - Flint buildings on Coventry Road
  - St Mark's Church
- Railway bridge over Portland Road



Picture 4.1 Gateway to South Norwood from the station

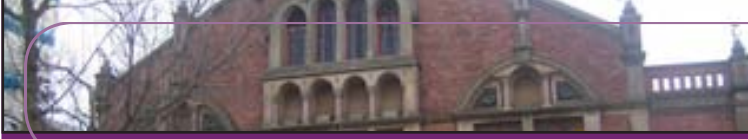


Picture 4.2 Clock Tower



Picture 4.3 View from the top of Oliver Grove

**4.12** The South Norwood Conservation Area is generally characterised by a tight urban grain, with narrow plot widths. The building heights are varied but with three storey buildings predominating on the main roads and two storey buildings on the residential side roads. There are few building setbacks on the main streets, contrasting with small front gardens



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on the residential side streets. The Lancaster and Warminster Road area is significantly different, being characterised by detached taller buildings, wider plot widths and generous set backs with landscaped frontages.

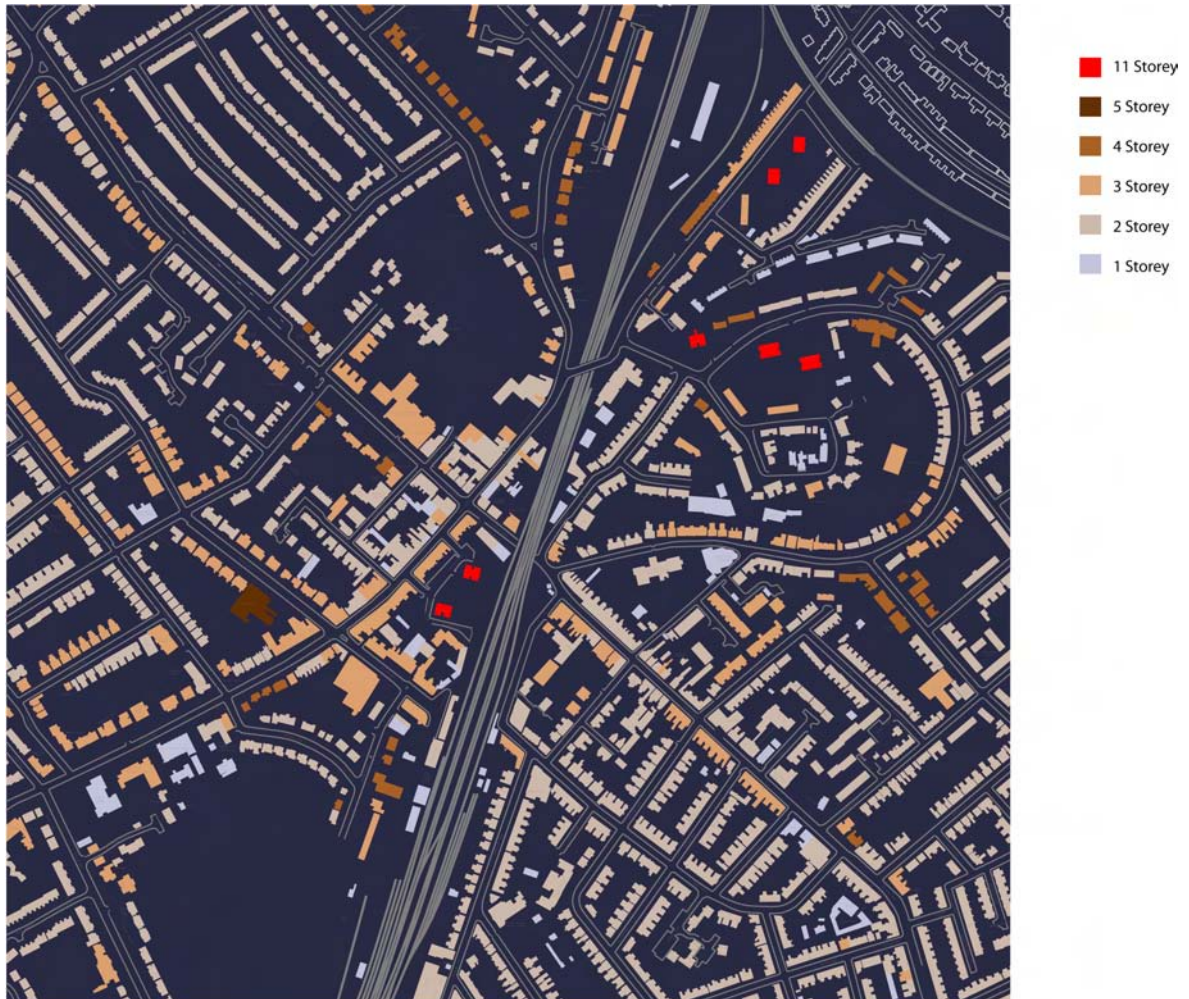


Figure 4.3 Building Heights

**4.13** The building materials in South Norwood are varied. The materials change depending on the character area and age of building and are described below. The older buildings tend to be simpler, with a predominance of London Stock brick and render. Materials became more varied in the Victorian period, with dark red brick making an appearance and more complex detailing.

## Character Areas

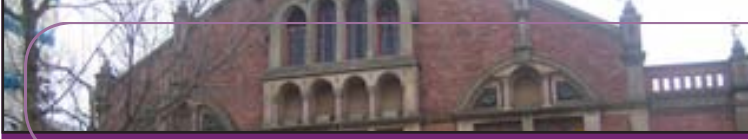
**4.14** Different character areas have emerged over time in South Norwood. They are described below:



Figure 4.4 Character Areas

## The Historic Core

**4.15** The south side of the High Street remains almost unchanged in substance, still functioning as a shopping centre and still containing the uniform terraces of purpose built shops. This side is mainly characterised by three storey Victorian buildings with a consistent roof-line. The north side is more varied with buildings ranging in style and height from single storey to three and a half, this is where originally houses were situated. They have since been converted and extended to create shops. Windows are predominantly timber sash and London Stock brick predominates although some red brick and pale render has been integrated. The buildings along High Street all have active ground floors which are bustling



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with activity throughout the day because of the shops and in the evening because of the bars, pubs, take-aways and restaurants. The Ship Public House and No 10 High Street are Locally Listed.

- 4.16** The origins of the lower High Street area can be traced in the 1851 Street Directory which had an entry “shops erecting” along what was then termed Selhurst Road. Two years later these shops were occupied by a bread and a biscuit maker, butcher, painter, plumber and Grocer/cheesemonger. Within 20 years the High Street, first named as such in the mid-1860s was full of shops and extended beyond the Portland Road crossroads up to the Goat House Bridge. The only break in the line of shops was a police station at numbers 83 and 84 which remained for over a century until it moved to Oliver Grove. The premises remained empty until 1993, when the National Westminster Bank refurbished and occupied the premises. The ends of the High Street are occupied by pubs. These are substantial buildings with roof lines slightly topping those of the shops.



Picture 4.4 High Street



Picture 4.5 Georgian style - the main character of the High Street

- 4.17** At the junction of the High Street with Portland Road is South Norwood's oldest establishment, the Jolly Sailor. First appearing in the Croydon Rate books in 1810 it was built to serve the canal. The pub was rebuilt in the 1870s slightly forward of the original line. The present establishment contains no traces of the original building. Seven pubs remain in the High Street area. The survival of this number of pubs in such a relatively small area is quite unique for the London Borough of Croydon. The South Norwood Area as a whole has seen the closure of a number of public Houses in the last few years. To date, the High Street itself has escaped these closures. The other side of the road is much more varied. Nos 24 and 25 (on the corner of South Norwood Hill) are almost certainly the original buildings mentioned in the 1853 Directory. No 24 was a butchers shop, with, until 1940, a licensed slaughterhouse at the rear. Cattle were led via the passage still remaining in South Norwood Hill. The structure of the slaughterhouse still survives but has been converted. Butchering ceased in 1977 but the old tiled front of the shop where the meat carcasses were hung can be seen peeping out underneath the front of the present

grocers shop. This is one of the very few relics of a Victorian shop front in the High Street. The block comprising 22 and 23 has a cast iron parapet balustrade, an ornamentation peculiar to the period. There is an old mews block visible behind numbers 18 and 19 and other old mews can be seen behind the shops on both sides of the High Street. Until the emergence of the motor car, horses were important, particularly to the food shops for whom delivery was a main part of the trade. Nos 14 and 15 represent the only place on the High Street where the original shops have been replaced with a post-war structure.



Picture 4.6 Number 24 High Street



Picture 4.7 The Alliance - Standing sentential at the end of the High Street

**4.18** The High Street is a mixture of small businesses and shops. The Albion Public House on the corner is a well built (1867) and well preserved building retaining stables and outbuildings at the rear. Next up South Norwood Hill are two pairs of well maintained semi-detached Victorian houses in brick matching that of the pub and probably built at the same time. The large brick block of number 27 was a working dairy from 1894 - now it is used as workshops. On the other side of the High Street at the corner of Portland Road is number 63, an inter-war brick building with a balcony and pillars. From Victorian times this was a coal depot with sidings running up to the High Street. The line of shops along the High Street is 1-5 Commercial Buildings, one of the very few group of shops in the High Street that do not include living accommodation. Nos 59-62 were substantial mid-19<sup>th</sup> century cottage residencies with the shops added later. The opening to the rear of 59 ran down to the canal. The Ship Public House dates from around 1853 but the rear structure of the ship appears on canal maps. No 57 is a builders yard created around the old entrance to the Norwood Wharf of the canal





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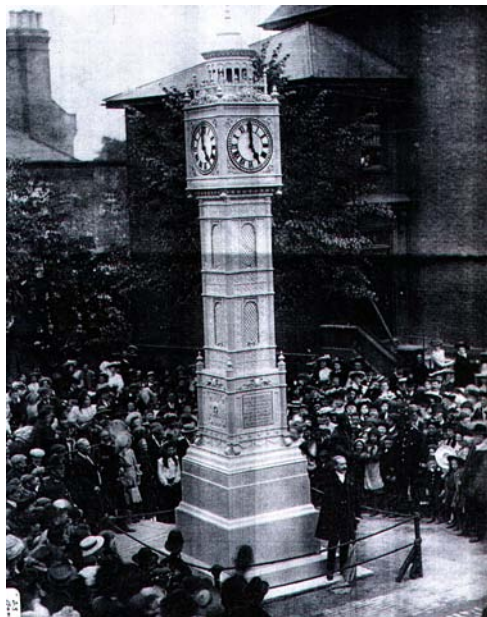


Picture 4.8 High Street in 1950s



Picture 4.9 Top end of the Hight Street

**4.19** The Clock Tower is South Norwood's best known landmark, a highly decorated cast iron clock supplied by Croydon clockmakers Gillet and Johnston. It was erected to commemorate the golden wedding anniversary of Mr and Mrs Stanley of Cumberlow, South Norwood, February 22<sup>nd</sup> 1907. The Clock Tower is now a Grade II listed structure.



Picture 4.10 The opening of South Norwood's Clock Tower

**4.20** Norwood Junction Station was opened in 1859 to meet the needs of a busy junction and a growing population, Station Road was cut through green fields and the Station became the mainspring of South Norwood. Station Road is almost entirely commercial and the terrace of small houses is now occupied by small businesses and shop, drawing life from the railway. In 1994 the Council instituted an improvement scheme with new paving, tree

planting and parking controls. The Station Road buildings lead visually to the old station. This is an excellent example of a Victorian station building which has changed little since it was built. The Station has had a long and lively history. Once it had 9 platforms, 3 branches in each direction, refreshment rooms and a WH Smith's bookstall. Horse-drawn cabs waited in the forecourt to take arriving passengers to houses in South and Upper Norwood.



Picture 4.11 South Norwood Station 1913

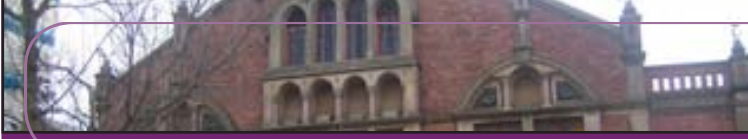


Picture 4.12 Norwood Junction subway and station, 2007

**4.21** Many original buildings on Portland Road survive, although the shopfronts have been considerably altered. Some of the original advertising signs still remain. Whilst the area has declined in environmental quality, its special character can be seen in the following photographs of Portland Road. This can be understood in relationship to the eclecticism and variety of the activity along this road, which creates its vibrancy.



Picture 4.13 Portland Road in the early 1900s



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Picture 4.14 First floor is set back substantially from ground floor



Picture 4.15 Distinctive flint - faced building

**4.22** Portland Road was one of the old tracks across Norwood Common. It was retained by the 1800 Enclosure Commissioners and given the name Woodside Road. Portland Road was South Norwood's main shopping centre until the 1860s when the growth of the High Street threw its converted cottages into the shade. It was the removal of the Station from Portland Road and the building of Norwood Junction Station in 1859 that changed the commercial centre of South Norwood. The buildings generally are two or three storey's and are built up to the back of the highway, with living accommodation above the shops set back by three to four metres which makes a distinctive frontage. There are few spaces between buildings which gives a continuous frontage and tight urban grain. The buildings generally have active frontages and distinctive ground floor uses which have changed over time. Active frontages are those that have active usages such as shops and businesses and access points and windows that front the streets. The distinctive ground floor uses give the area a diverse and interesting appearance.

Listed buildings on Portland Road:

- St Luke's Church - Grade 2 Listed
- Flint cottages 1 and 3 Coventry Road - Local List
- Oceans Apart - Public House - Local List
- South Norwood Centre, Sandown Road - Local List
- 195 Woodside Road - Local List

### The Stanley Halls Area

***"The buildings were outstanding for their design and craftsmanship containing many fine samples of marble and carved woodwork artifacts." Ron Holton***

**4.23** Dominated by the listed Stanley Halls, South Norwood Hill was originally part of an ancient track that led from the Norwood Ridge down to Woodside. William Ford Stanley, a self-made, energetic and high-minded Victorian manufacturer, came to live in South



## South Norwood Conservation Area Appraisal and Management Plan

Norwood in 1867 in a house he built in Albert Road. Increasingly he involved himself in the life of the district. The area around Stanley Halls consists of a mixture of houses and flats, some of which are grandiose in style and stature - especially Stanley Halls. The buildings in this area are all very varied and of differing character to each other. The area includes Chalfont Road where the buildings, from the Victorian period, have an attractive architectural character. The buildings have interesting detail such as the glazed tiling in the porch-ways and on the front of the buildings. They also have intricate stonework on the front of mullions around the windows and capitals around each doorway. This character area also contains two of South Norwood's oldest cottages on South Norwood Hill. The land at the end of the road was originally Pascall's large brickfield dating from the early part of the last century, and subsequently a dairy farm. When it closed it was purchased by Stanley for the building of Cumberlow, which was recently demolished.

**4.24** In 1900 when Stanley was 71 his firm went public. Stanley relinquished control but received £100,000 and decided to devote his energies and fortune to his consuming interest - the Community of South Norwood. He designed, financed and supervised the building of a Public Hall on part of his estate. Stanley Hall with its adjoining Art Gallery opened in Feb 1903. Unfortunately many of Stanley's elaborate embellishments have disappeared over the years. The Stanley Works, in Belgrave Road, was a solid factory of 1875 that manufactured Stanley's mathematical and drawing instruments until the firm moved out in the 1920s. The well-built factory remained in use, being occupied by a joinery firm until, following a fire, it was converted into residential use in 2000. Stanley died in 1909 in Cumberlow, the grand house he had built and occupied thirty years earlier, having almost completed his lasting benefaction - the Stanley School and the Stanley Halls.



## South Norwood Conservation Area Appraisal and Management Plan



Picture 4.16 Stanley Halls - Present day



Picture 4.17 Stanley Halls 1910



Picture 4.18 Locally Listed Building on Chalfont Road



Picture 4.19 Attractive glazed tiles on Chalfont Road add to it's unique character



Picture 4.20 Two oldest cottages in South Norwood

### The Lancaster Road and Warminster Road Area

**4.25** There are a number of Locally Listed Buildings in this area which shows that the area is worth preserving. There are also a number of post-war flatted developments, which create a variety of architecture and style of these two roads.

#### Listed Buildings:

- 11, 21, 8 Lancaster Road - Locally Listed
- 29, 53, 61, 76 Warminster Road - Locally Listed



Picture 4.21 Locally Listed building with character on Lancaster Road



Picture 4.22 locally Listed Building on Lancaster Road



Picture 4.23 Locally Listed building on Warminster Road

## Residential Side Roads

**4.26** Many of the residential roads surrounding the main shopping roads are of a similar character. Many have small front gardens and a boundary. They are predominantly built from London Stock brick.



## South Norwood Conservation Area Appraisal and Management Plan



Picture 4.24 House on Holmesdale Road built from London Stock



Picture 4.25 Residential Road built using London Stock. Very Well Preserved

**4.27** Whitworth Road and Oliver Grove were among the main arteries of the Selhurst Park estate, which was started with high hopes. Whitworth Road was created in the late 1870s by Earle Bird, who lived at Park House in Selhurst Road, now the British Legion Club. Oliver Grove was laid out in the early 1860s. The South Norwood Baptist Church in Holmesdale Road was demolished in 1994, and a contemporary building was erected in its place. Oliver Grove originally had four gate piers to mark its status as the principal entrance to the Selhurst Park Estate, but the central pair were relocated to the Recreation Ground in 1902. The buildings on the north side of the road are of very good architectural quality and a unique character. This road was also once a very important gateway to the District Town Centre. The Photograph below shows the view from the top of Oliver Grove to the Clock Tower. Although it is not as much of an important road as it once was, it still retains a significant view and much of the architecture is a high quality. The development of the Police Station forms a break in the architectural quality of this road.

### Listed Buildings:

- 22, 26 Oliver Grove - Locally Listed



Picture 4.26 Pillars at top of Oliver Grove in 1910

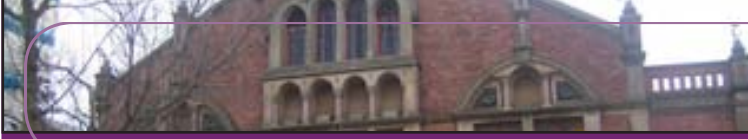


Picture 4.27 Listed Listed Building on Oliver Grove

### Problems, pressures and capacity for change

Problem	Proposed Solution
Many of the frontages of buildings on the High Street and Portland Road are blackened because of air pollution.	More trees and planting along the main roads.
Many of South Norwood's original buildings are being demolished and replaced by modern alternatives.	Extension of the Conservation Area to cover those areas which contain buildings worthy of protection. This will give more protection to those buildings which are at risk.
The gateway to South Norwood is quite weak and it would benefit from a more obvious sense of arrival.	South Norwood would benefit from an architecturally exceptional building or some interesting and innovative landscaping near the arrival point of South Norwood to strengthen the gateway.
There are some buildings in South Norwood which contribute negatively to the surroundings (see figure 4.2)	Opportunities should be taken to replace any buildings which detract from the character of the Conservation Area with better quality buildings.
The frontages of Portland Road have fallen into disrepair.	Include this section of Portland Road in the Conservation Area and follow the Management Plan. This should mean that the shopfronts are maintained.
Some of the shopfronts on Portland Road are being lost as they are being converted to flats.	Include part of Portland Road in the Conservation Area. This will provide some protection of the existing buildings as the aim of the Conservation Area is to protect and enhance. Any proposals for change of use must comply with UC4 <b>"Changes of Use in</b>





## South Norwood Conservation Area Appraisal and Management Plan

Problem	Proposed Solution
	<b>Conservation Areas</b> " of Croydon's Replacement Unitary Development Plan (UDP)
The introduction of UPVC windows on some of the buildings in South Norwood destroy the proportion and original character of the building and are visually unattractive.	Provide a clause in the Management Plan insists on the use of timber framed windows in the Conservation Area unless special circumstances can be shown.
Satellite dishes placed on the frontage of dwellings detract from the character of the streetscape.	Provide a clause in the Management Plan statement which insists on the sensitive use of satellite dishes - limiting them to one per house and to be placed at the rear when possible.
Crime Levels.	Security by design measures should be taken on all new developments (see SPD 3 " <b>Secured by design</b> ") and maximum surveillance of areas should be encouraged. A mixture of uses should be encouraged to ensure areas are being used during more hours of the day.
Parking on forecourts damages the setting of the buildings and appearance of the street as a whole.	Include a clause in the Management Plan which reiterates policy UD 13 " <b>Parking Design and Layout</b> " in the adopted UDP. This states that parking on forecourts should be avoided or at least screened and enclosed adequately.

## 5 Community Involvement

- 5.1** The Draft Conservation Area Appraisal was subject to six weeks of public consultation. Before the draft was prepared, various community groups were informed of the plans to appraise the Conservation Area. A presentation was given at the South Norwood and Selhurst Neighbourhood Partnership meeting and a steering group was set up by the Council to discuss future plans with members of the local community (including representatives from the North Croydon Area Advisory Panel, South Norwood and Selhurst Neighbourhood partnership group and the District Centre Manager. A further meeting / steering group was held with residents and representatives of residents associations. This steering group advised the Council on their thoughts and ideas for the Conservation Area Appraisal.
- 5.2** A press article was published in the April issue of 'Your Croydon' to inform the public of the impending SPD and Scoping Report and this was distributed to every property in the Borough.

### Groups Consulted

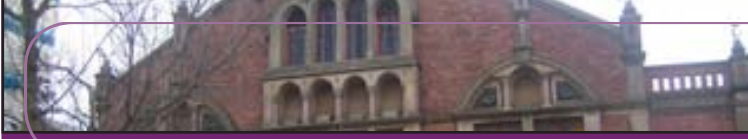
- Croydon Society
- Selhurst Neighbourhood Partnership group
- North Croydon Conservation Area Advisory Panel
- Norwood Society

### Other Methods of Consulting

- 'Your Croydon' publication
- Statement of Community Involvement (SCI) database
- Local Press

### The Consultation Process

- 5.3** Following publication of the draft Conservation Area Appraisal, six weeks was allowed for public consultation. Copies of the draft were available on the Council's website and at local libraries. Following the completion of the consultation period, all comments have been considered and the appraisal was amended where appropriate to take account of public responses. The Conservation Area Appraisal was formally adopted by Croydon Council on the 25th of June 2007.



## 6 Suggested Boundary Changes

### The existing Conservation Area boundary

The existing South Norwood Conservation Area boundary was tightly drawn to protect the core of South Norwood which was felt to be of consistent quality. There are a number of roads leading out from the Conservation Area which while containing some buildings of quality, were not, at the time, considered to be of the consistent high quality required for Conservation Area status. Two years after the designation of the existing boundary in 1992, PPG15 was issued which explained that the assessment of Conservation Areas should be based on the quality and interest of the areas and not just that of individual buildings. It also states that Local Authorities have a duty to review their areas to consider whether further designation or extension of Conservation Areas is called for. After a review of the area the Council decided to extend the boundary owing to the increasing recognition in recent years that our experience of a historic area depends on the historic layout of properties and thoroughfares, mix of uses, characteristic materials, appropriate scaling and that Conservation Area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings. Chapters 3 and 4 explain why the areas chosen to be included in the Conservation Area are of 'special interest

- 6.1** This document reassesses the boundary to determine whether it should be extended to include other areas. The historical area studied and areas which have not been previously identified as part of the historic core were assessed.
- 6.2** Following the character assessment of special interest an extended boundary has been proposed. This boundary is shown in the figure below:

## Suggested Boundary Alterations

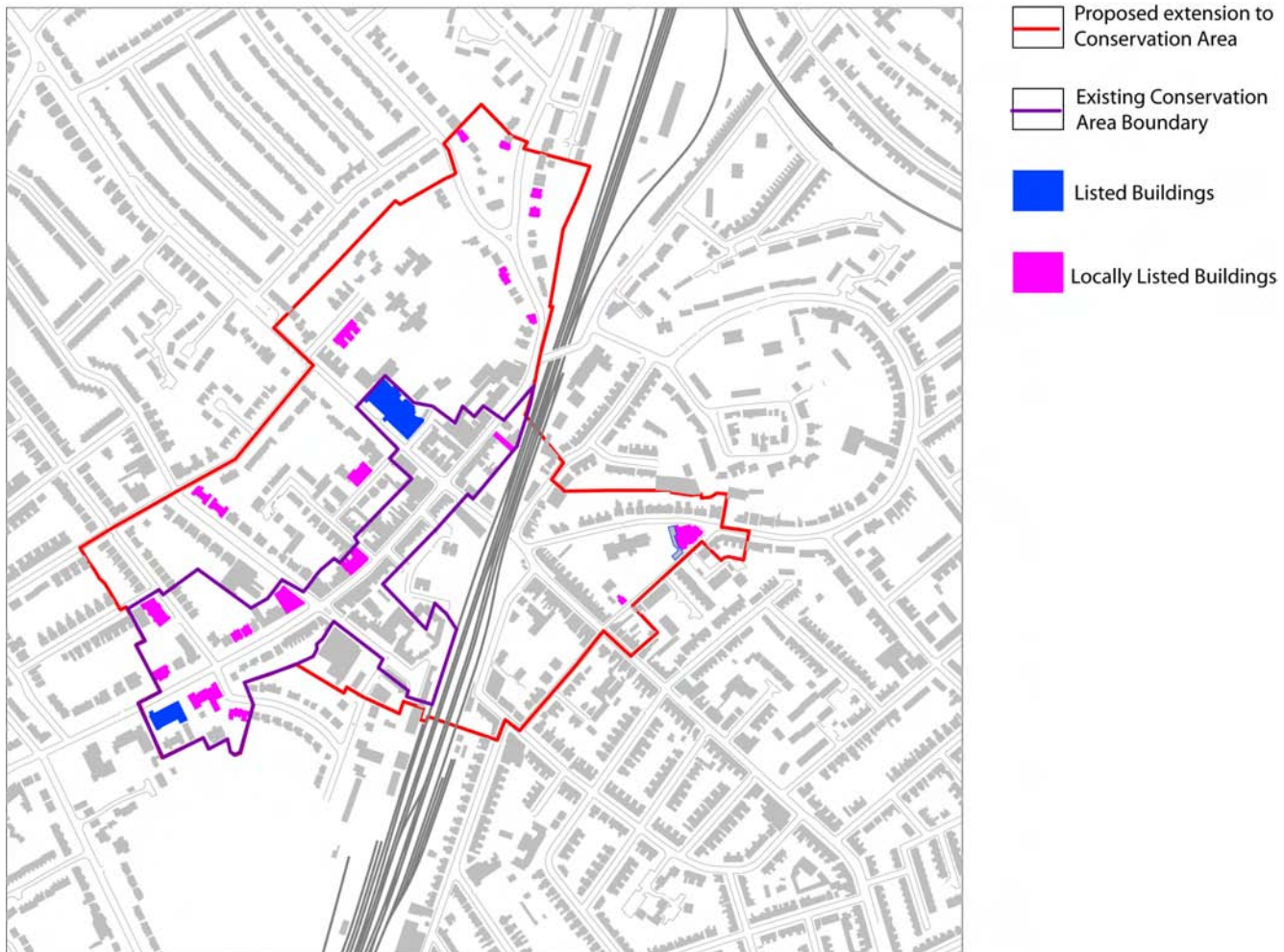
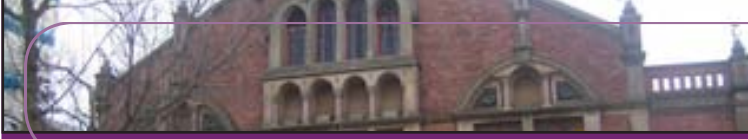


Figure 6.1 Proposed Conservation Area Boundary Extension

## Other areas considered

### Kings Road

**6.3** This area of South Norwood contains two rows of terraces which are intact from the 1860's. After closer inspection, however, it was noticeable that a lot of the houses had lost their original character. Many had inappropriate re-facing and surface treatments to the frontage of the houses. It was also thought that the road was a little too separate from the existing Conservation Area boundary to be included but could be considered for designation as a local area of special character. Below is an example of one of the houses that still retains its original character.



## South Norwood Conservation Area Appraisal and Management Plan



Picture 6.1 Original character of Kings Road

### Local Area of Special Character - Ingatestone Road

**6.4** A Local Area of Special Character (LASC) is located to the east of Portland Road along Ingatestone and Brocklesby Roads. The area contains small terraced houses that were developed in 1902. The terraced houses are good examples of well - maintained and preserved houses of that period. The balconies and dominant bay windows combine to give the roads a characteristic quality, rhythm and uniformity that is worthy of preservation. It was thought, however, that this was too separate from the existing Conservation Area to include in the South Norwood Conservation Area.

## 7 Summary of Issues

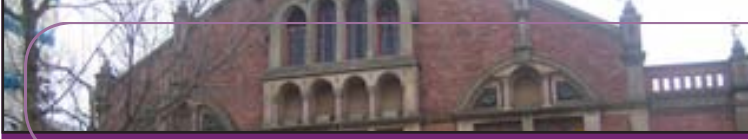
**7.1** This document has identified the key issues arising in the South Norwood Conservation Area. These are issues need to be addressed in order to preserve and enhance the Conservation Area and maximise its potential.

**7.2** Some of the key issues have arisen from changes in everyday life. Examples of such changes are:

- Decline in local employment
- Changing shopping patterns affecting the use of South Norwood as a district centre
- Changes in family size
- Increased commuting
- Car ownership
- Changes in technology (mobile phone masts, satellite dishes)
- Use of modern materials
- Increased volume of waste and need for recycling facilities

With these changes in mind, the key issues regarding the Conservation Area are:

- Preserving the unique character of the Conservation Area
- Preserving and enhancing street frontages
- Respecting plot widths and building heights
- Preserving and enhancing boundary treatments
- The potential to serve Article 4 directions
- Boundary changes



## South Norwood Conservation Area Appraisal and Management Plan

# 8 Management Proposals

## Overview

**8.1** The Management Plan is being prepared in consultation with the community, to set out the Borough's commitment to high quality management of Conservation Areas. Preserving and enhancing the Borough's architectural and historic built heritage over the next decades is of vital importance in understanding the past and allowing it to inform our present and future.

## Who is this conservation plan for?

**8.2** This is an inclusive document which will engage with many different people and organisations. It will depend on the support of the community to achieve its objectives. The plan is aimed primarily at the residents, businesses, developers and others living and working in the area. The Conservation Area belongs to its residents, as well as the whole community, and their priorities will be reflected in these documents after the consultation process.

**8.3** The document has also been prepared to provide a single point of reference for the management of the area. It represents our shared commitment to conserve the special architectural and historic character to help manage sensitive new development and refurbishment, and in doing so to successfully preserve and enhance the quality and character of the area.

## Guidance on Applications

**8.4** Most forms of development require the grant of planning permission. There are however a number of exceptions (permitted development) that do not require the authorisation under the Town and Country Planning Act (1990) and these are set out within the General Permitted Development Rights (GPDO). Within Conservation Areas Permitted Development rights are limited. In addition, six weeks notice must be given to the Local Authority prior to carrying out any works to trees (please see sections 9.20 and 9.23 for further details on tree works.)

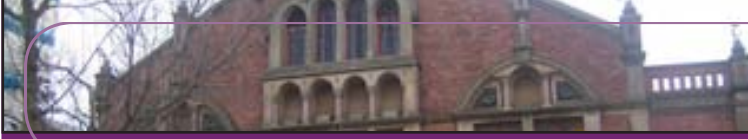
**8.5** When planning applications in a Conservation Area are decided, the planning authority will pay special attention to whether the character of the area is preserved or enhanced. The character of South Norwood Conservation Area is described in detail in the Appraisal in the first part of this document.

- 8.6** In South Norwood Conservation Area (as in other Conservation Areas) planning controls are more extensive than usual. Consent is required to demolish any building, and a higher standard of detail and information is required for any application. When applying for Listed Building consent, please note that all the parts of the building, including its interior walls, ceilings and all other internal features, are protected. Some buildings are nationally listed (the statutory list), and some are locally listed by the Borough to indicate buildings that the Borough wishes to protect.
- 8.7** The exact information required will vary with every application, but in general applications must include:
- A clear design statement explaining the reasons behind the various architectural, masterplanning or other design decisions.
  - Contextual plans, sections and elevations of existing buildings
  - Drawings including construction details, produced at a larger scale (1:50 or 1:20) clearly indicating the nature of the work proposed.
  - Drawings showing the relationship between the proposed development and the existing trees on and adjacent to the site.
  - Additional detail regarding materials and construction.
  - Photos of existing building (including details where appropriate)
- 8.8** When alterations are proposed to listed buildings, complying with the building regulations can be particularly complex, and early consideration of building control issues can help identify potential problems early in the process.
- 8.9** You can now submit your applications on-line at:  
<http://www.croydon.gov.uk/planningandregeneration/onlineplanningservices/>

## Development in the Conservation Area

- 8.10** The Council will seek to protect and enhance the Listed Buildings and their settings within the Conservation Area. They will encourage proposals from private landowners and property owners to do the same. Improvements could include enhancements of boundaries, paths, roads, lighting and signage for example.
- 8.11** The Council recognises that designation as a Conservation Area should not stifle positive change. However, emphasis is placed on retaining those buildings which contribute to the character of the area. New development should not necessarily aim to copy details of adjacent buildings. Instead, the Council will expect that new development within the area displays a sensitivity to its visual and historical context in terms of massing, materials and detail, with carefully designed structures and carefully considered interpretations of traditional styles, using quality sustainable materials. Great skill and imagination are necessary to design buildings that do not resort to pastiche but are nevertheless





## South Norwood Conservation Area Appraisal and Management Plan

sympathetic to the character of the area. The Council will not rule out a Contemporary approach to development as long as it is sensitively designed responding to the character of the Conservation Area.

- 8.12** The Council will encourage the use of sustainable materials and drainage and support the use of green and brown roofs. Bin and recycling stores should be sited sensitively to avoid negative impact on the streetscene. Renewable energy and innovative design is encouraged provided it does not have a negative impact on the Conservation Area. Furthermore, adequate consideration must be given to the requirements of existing trees on and adjacent to the development site, with specific reference to BS5837, trees in Relation to Construction, 2005.

### Consideration of Resources Needed to Conserve the Historic Environment

- 8.13** The most effective way to secure the historic environment is to ensure that buildings can continue to contribute to the life of the local community, preferably funding their own maintenance and refurbishment. Commercial value can be generated directly from the building, through its use as a dwelling or office, or through its role in increasing the attractiveness of the area to tourists and visitors etc. However, it should be noted that economic reasons alone will not in themselves justify the demolition or alteration of a listed building or building in a Conservation Area.
- 8.14** In order to meet today's needs without damaging the historic or architectural value of a building, a degree of flexibility, innovation and creativity will be required.

### Highways and transportation issues

- 8.15** The quality of the streetscape, the surface materials, street furniture and other features can all be integral parts of the character of Conservation Areas. Any work carried out should respect this historic character. Anyone involved with development which impacts on public spaces should refer to English Heritage's 'Streets for All' document or the Department for Transport's 'Manual for Streets'. The ongoing cost of maintenance should also be considered carefully.
- 8.16** South Norwood has a railway station, a bus 'terminus' either side of the railway bridge. This railway bridge is a barrier to movement.

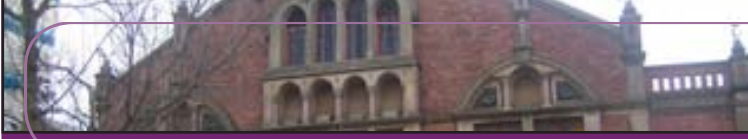


## Protecting and Enhancing Listed Buildings and their setting

- 8.17** The Council will seek to protect and enhance the Listed Buildings and their settings within the Conservation Area. The best way to ensure the protection of listed buildings is to make sure that they are in use and not left to deteriorate. The Council will ensure that any refurbishment, renovation or alteration necessary to keep the buildings in use is appropriate and is undertaken with the utmost sensitivity.
- 8.18** Any new buildings or any works affecting the settings of the Listed Buildings should enhance and not detrimentally affect the settings of the Listed Buildings.

## Opportunities and Potential for Enhancement

- 8.19** Sites with potential for improvement are identified on the map below. If these sites are enhanced, it could improve the character and appearance of the Conservation Area. It is important to state that the following proposals can only occur with the support and financial backing of the landowner and any private developer. The Council offers Guidance only.



## South Norwood Conservation Area Appraisal and Management Plan

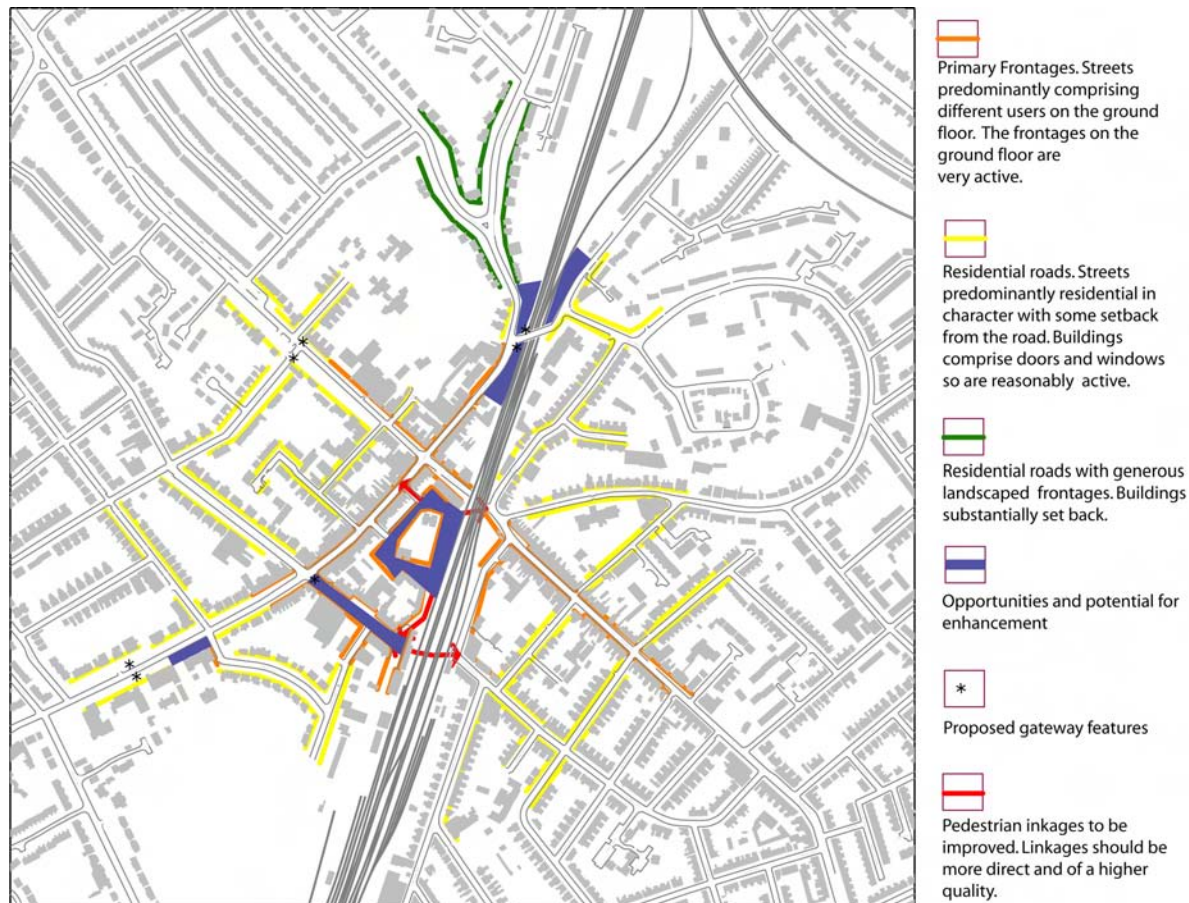


Figure 8.1 Opportunities for improvements and enhancement

### Site 1: South Norwood Library Forecourt

- The area of space in front of South Norwood Library has potential to be landscaped further so that people use the space to its full potential.
- The space is often used for parking as there are no forms of barriers discouraging people to park or deliver in this space. Measures should be taken to prevent this.
- Potential designs of the area to incorporate a further bench and a tree and blocks to prevent cars parking should be explored
- The fence which stands between the library entrance walkway and the grounds of the Youth Centre next door is poor quality.
- There is a strip of soil between the fence and the walkway which encourages unsightly weeds. They either need periodically removing or the gap should be filled.
- The library sign does not integrate well with the existing library building.

## Site 2: Area around Grosvenor Road Belgrave Road including the two towers

- There is scope for some sort of development in this area.
- The area could be attractively landscaped, paved and planted with the possibility of a central feature.
- There is scope for some shops, cafes and other facilities
- There is an opportunity for modern entertainment and leisure facilities on this site.
- There is opportunity for housing on this site
- There would need to be a balance with access and activity routes and movement in and out of the site. Permeability and connectivity should be considered.

## Site 3: Station Road

- With the arrival of the forthcoming Underground rail connection, there will be a new / upgraded station to serve what will be a major transport interchange. The implications of a new station and the increase of passenger numbers will provide opportunities for planned regeneration of the area.
- There is an opportunity to create a space sufficiently large enough for activities which could form a public square.

## Site 4: Portland Road:

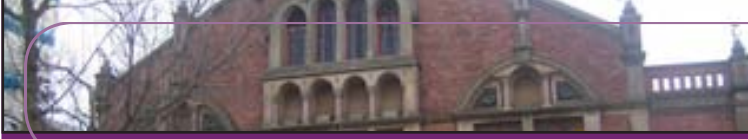
- There is an opportunity for the renovation of the shop fronts and first floor accommodation which has fallen into disrepair.

## Site 5: High Street

- The Council will encourage the strengthening of the gateways in order to create stronger entrance statements.
- There is scope for cleaning and restoring of some of the High Street (especially the North side). It is evident that some of the buildings could benefit from improvements to maintain the character.

## Site 6: Grass Verge adjacent to Goathouse Bridge

- There is an opportunity here to utilise this unused site. This could be something which announces the arrival to South Norwood and strengthens the gateway.



## South Norwood Conservation Area Appraisal and Management Plan

### Maintenance, repair and management of buildings and landscape

#### Buildings and Structures

**8.20** The character and appearance of many residential properties within the area can be altered by the removal of original features and carrying out of inappropriate alterations. The cumulative effect of these changes results in significant loss of original character. Whilst the Council will endeavour to use its powers to protect the character of the area, improvements will only occur with the cooperation of building owners.

- Buildings and structures within the Conservation Area should be kept in a good state of repair so as to protect and enhance the character of the Conservation Area.
- Remaining historic buildings and features should be retained, protected and kept in a good state of repair. Any repair and maintenance of these structures should be carried out with appropriate sensitivity and with guidance from the Local Authority's Conservation Officer and / or English Heritage.
- Opportunities should be taken to replace any buildings which detract from the Character of the Conservation Area with better quality buildings.
- Any works affecting the fabric, fixtures, fittings or curtilage of Listed Buildings within the Conservation Area will require Listed Building consent. The Local Authority should be contacted before any work is carried out to ensure that any works that are proposed are sensitive to the Listed Building in question
- Special attention should be given to the maintenance of roofs, chimneys, windows, doors, external walls, gutters and drainpipes and boundary treatments.

#### Roofs

- Should re-roofing need to take place, original materials supplemented as necessary with reclaimed materials should be the first option. Profiled concrete tiles are generally an inappropriate substitute for plain clay tiles as they have none of the visual characteristics of the original roofing materials and will be resisted by the Council.
- A careful study of any roof should be undertaken before works commence. It is important to note details of ridges and hips (sloping ridges). It is important that original features such as these are retained or reinstated as part of any repair scheme.

#### Windows

- Original window surrounds, bay windows, dormers and window frames are important features of historic building fabric. Many original window frames have been removed to the detriment of the character of the area. The Council will resist the removal or alteration of any further original window frames.

- Original timber windows should be regularly repainted and inspected for dry rot, replacing rotting sections with new pieces of timber.
- If replacement and the need for double glazing is unavoidable, the new window should aim to replicate the design of the original frame and be made of the original material

### **Doors**

- The removal of original front doors is detrimental to the character of the area. Original front door handles and letter boxes should be retained, and repaired where necessary rather than replaced. Where replacement is essential, the main aim should be to replicate the original type of door.

### **External Walls**

- Before repointing original brickwork, the exterior of the building should be studied carefully in order to identify any areas of original pointing, so that a similar mortar detail can be used.
- Original facing bricks should not be covered with render, pebble dash or paint, all of which destroy colour and surface texture and create future maintenance problems. Inappropriate surface treatments can spoil the setting of adjacent buildings.
- Whilst in theory it is possible to remove render, the removal process will damage the underlying brickwork.

### **Chimney Stacks and Pots**

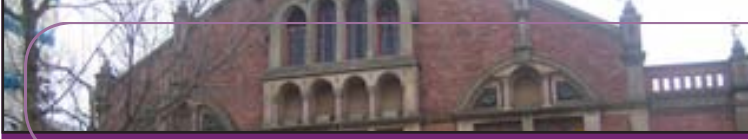
- The removal of chimney stacks is detrimental to the historic integrity of the area as a whole. The Council will resist the loss of any of the original chimney stacks as they are an important feature of historic urban landscapes, and often include decorative features.

### **Satellite Dishes**

- Satellite dishes should be sensitively located and no more than one dish per dwelling in Conservation Areas.

### **Boundary Features**

- The Council will resist the loss of original boundary features including garden walls, trees, gateposts and gates which are an important feature of the street-scene. Where appropriate, complimentary boundary treatment will be acceptable. Homeowners are encouraged to renew their frontage in keeping with the original character of the area.



## South Norwood Conservation Area Appraisal and Management Plan

### Parking Forecourts

- The Council will resist the use of front gardens for parking in Conservation Areas.



Picture 8.1 Cars parked on the forecourt in Conservation Areas are against Council Policy

### Advertisement Control

In Conservation Areas, it is especially important that advertisements respect the character and appearance of the area. The Council will require the design and nature of advertising material in a Conservation Area to contribute positively to the character and appearance of the area. Where an existing advertisement of long standing detracts from the character or appearance of the Conservation Area, the Council may consider serving a discontinuance notice to secure its removal. For further information on Advertisement Standards see Circular 03/07: Town and Country Planning (Control of Advertisements) (England) Regulations 2007

### Shopfronts

- Several shops have been converted into other uses in Portland Road. The removal of shopfronts, detrimental to the appearance of the Conservation Area will not be permitted.



Picture 8.2 Shopfronts on Station Road

## Landscape

- Trees, hedgerows, boundary surfaces, verges, gardens and areas of soft and hard landscaping should be managed and maintained so as to protect and enhance the special character of the Conservation Area. However, six weeks notice must be given to the local authority prior to carrying out any works to trees in a Conservation Area. (Please see section headed 'Trees' below and 9.23 for further detail.)

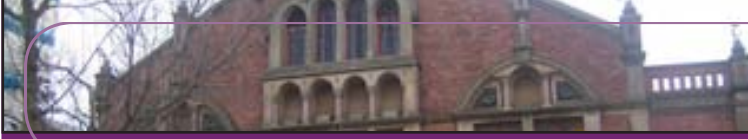
## Trees

- Trees in Conservation Areas which are already protected by a Tree Preservation Order are subject to the normal TPO controls. But the Town and Country Planning Act 1990 also makes special provision for trees in conservation areas which are not the subject of a TPO. Under Section 211 anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the Council six weeks' prior notice. The purpose of this requirement is to give the Council an opportunity to consider whether a TPO should be made in respect of the tree. The Council's Tree Officers contact details can be found in the Useful Information section.

## Article 4 Directions

- 8.21** Consideration will in future be given to making an Article 4 (2) Direction to remove permitted development rights from specific forms of development (e.g. window replacement or painting of frontages) if they are considered to be detrimental to retaining the character of the Conservation Area.





## South Norwood Conservation Area Appraisal and Management Plan

### Ongoing management and monitoring change

- 8.22** Conservation Areas in the Borough of Croydon are reviewed every year. A survey of the Conservation Area will take place every 3 years to keep a record of changes within the area. A dated photographic survey of street frontages, significant buildings and views will also take place along with this. Also, public meetings will take place every year to maintain communications between all stakeholders and identify new opportunities and threats to the Conservation Area as they arise. In addition, the Borough's Annual Monitoring Report, prepared with the new LDF, will assess progress on the implementation of the whole Local Development Scheme, including policies relevant to conservation.
- 8.23** The Council intends to set up a dialogue with bodies such as National Rail and with gas, water and distribution bodies to ensure that the Council is aware of any works they plan to carry out as often they have specific rights, or exemptions from the normal requirement of the planning process permission. We shall alert them to the importance of the preservation and enhancement of the Conservation Area.

### Enforcement Strategy

- 8.24** Appropriate enforcement, with the support of the community, is essential to protect the area's character. The Council will take prompt action against those who carry out unauthorised works to listed buildings, or substantial or complete demolition of buildings within a Conservation Area. Unauthorised work to a Listed Building is a criminal offence and could result in a fine and / or imprisonment. Likewise, unauthorised substantial or complete demolition of a building within a Conservation Area is also illegal. It is therefore essential to obtain Conservation Area or Listed Building Consent before works begin.
- 8.25** If listed buildings are not maintained in good repair, then the Council can step in to ensure that relevant repairs are carried out. In some circumstances, the Council itself may undertake essential repairs and recover the cost from the owner. The Council has powers of compulsory purchase, if necessary to protect Listed Buildings.
- 8.26** Anyone who cuts down, uproots, lops, wilfully destroys or wilfully damages a tree in a conservation area without giving the Council six weeks prior notice is guilty of an offence. The same penalties as those for contravening a Tree preservation Order apply. For example, anyone who cuts down a tree in a conservation area without first giving notice is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. Anyone who carries out work in a way that is not likely to destroy the tree is liable to a fine in the Magistrates Court of up to £2,500.



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**8.27** If you are concerned about any work being carried out without the Council's knowledge, your complaints can be reported to the Council via email at: [contact.thecouncil@croydon.gov.uk](mailto:contact.thecouncil@croydon.gov.uk) or by phone: 020 8726 6800. These complaints will be passed on to the enforcement team.

### Equalities

**8.28** Valuing diversity is one of the Council's core values. This core value has informed the preparation of this document and will continue to inform any changes in the future.

### Publicity

**8.29** The extension of the Conservation Area will be promoted locally to raise awareness of the current conservation issues and to invite contributors from the community. Once the Area has been designated or extended an advert will be placed in at least one local newspaper. This will confirm sufficient details to enable the area to be identified and to the effects of the designation or extension. No notice has to be given to those who live or work in the area.

### A commitment to conservation

**8.30** The availability of finance is only one part of the commitment to conservation. Human resources are at least as significant. The employment of trained, experienced and suitable staff in sufficient numbers is another part of the necessary commitment; a clear career structure for such officers is desirable.

**8.31** The Council should make an effort to develop a close working relationship between conservation staff and other local authority departments, highway authorities and others.



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# 9 Useful Information, Appendicies and Contact Details

### General Enquiries

For general enquiries as to the need for Planning Permission etc please contact:

Planning Control 020 8686 4433 ext 62299

Urban Design Team  
Planning and Transportation Department  
18th Floor North East Corner  
Taberner House  
Park Lane  
Croydon  
CR9 1JT  
Tel: 020 8686 4433 ext 61980  
E-mail: [urbandesign@croydon.gov.uk](mailto:urbandesign@croydon.gov.uk)

### Council Tree Officers

Council Tree Officers: Tel: 020 8726 6000 exts 62048, 64966 or 62045.

### Planning Services and Guidance

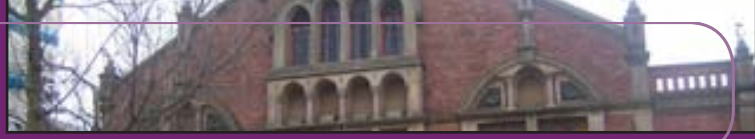
[www.odpm.gov.uk](http://www.odpm.gov.uk)  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### Green issues

[www.cen.org.uk](http://www.cen.org.uk) - For local energy efficiency and renewable energy advice  
[www.bre.co.uk/Ecohomes](http://www.bre.co.uk/Ecohomes) - About the national Ecohomes scheme  
[www.livingroofs.co.uk](http://www.livingroofs.co.uk)  
[www.saveenergy.co.uk](http://www.saveenergy.co.uk)  
[www.breeam.co.uk](http://www.breeam.co.uk)  
[www.bioregional.co.uk](http://www.bioregional.co.uk)

### Conservation

[www.english-heritage.org.uk](http://www.english-heritage.org.uk) – English Heritage  
[www.ihbc.org.uk](http://www.ihbc.org.uk) – Institute of Historic Buildings & Conservation



## South Norwood Conservation Area Appraisal and Management Plan

**This report / information can be made available in large print or other format / language accessible to you.**

**Please Contact the Urban Design team on 0208 686 4433 ext 61980**