

St Quintin and Woodlands Neighbourhood Forum

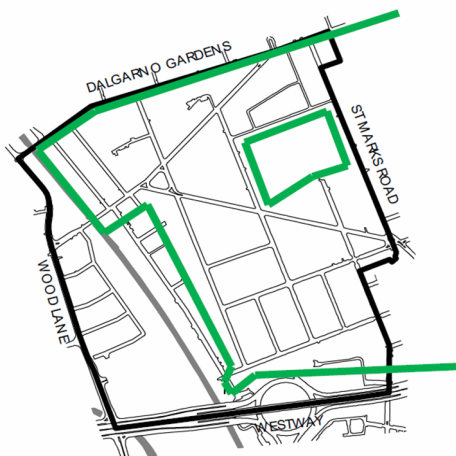
Newsletter April 2014

Conservation policies for the Neighbourhood Plan

This month's newsletter focuses on what the Plan should say on future conservation policies for this neighbourhood.

Almost all the streets in the designated neighbourhood area lie within the Oxford Gardens/St Quintin Conservation Area. It is clear from responses to our recent survey that not everyone is aware of this. The boundary of the original conservation area was extended in 2002 to include the streets between North Pole Road and Dalgarno Gardens, along with Oakworth/Methwold/Hill Farm Roads.

The map below shows the extent of the conservation area mapped onto the neighbourhood. It is only properties in Latimer Road which are not included.



To see the precise boundary of the conservation area, you need to look at the RBKC Core Strategy Proposals map at this [link](#).

Most people are glad to live in a conservation area. While this involves some limits and restrictions on what alterations you can make to your property, it also increases its value. There is good evidence of a 9% premium on the value of houses in a conservation area as compared with similar properties outside. This premium starts to diminish if conservation policies are ignored or not enforced.

Hence there is a collective interest in making sure that conservation policies are complied with. But they also need to be workable, up to date, and applied consistently by the council when it comes to make decisions on individual planning applications.

The detailed Conservation Area statement for this area dates back to 1975, with some updating in 1990. We want to include in the neighbourhood plan an up to date set of policies which reflect how people wish to adapt their houses for this and future decades. These will involve some variation of RBKC policies, to respond to

Suggested variations to RBKC policies

The public meeting of the Forum on 24th April was attended by over 40 people and discussed a series of suggested variations to RBKC policies on conservation and design.

These proposals are intended to help make planning decisions more fair, and to allow more flexibility on some issues, while ensuring that the appearance of our streets and houses remains as good as it is today.

The basic theme is to protect the front of houses while allowing some more freedom at the back.

We talked through the 8 issues below, with some slides, and took a hand vote on each. The outcome is set out below and explained in more detail on the StQW website.

1. Rear dormers (for loftrooms) should be allowed in all streets rather than only some (For 18, Against 2)
2. As at present, front rooflights should not be allowed (For 22 Against 2)
3. Brickwork on front facades should remain unpainted, or where already painted a limited palette of colours used (22 For Against 0)
4. Front boundary walls/fences no more than 1m high (For 17 Against 0)
5. Permeable surfaces in front gardens, other than for paths (Unanimous vote For)
6. Insulated render allowed on back walls (For 11 Against 13)
7. Side/infill extensions to be allowed full width without requirement for setback to original building and with max 3m height at Party Wall (Unanimous vote For)
8. Some restrictions (to be worked out) on building of garden 'studios/workrooms' that are larger than those allowed under permitted development. (Unanimous vote for).

These not final decisions and all will be consulted on further as the Neighbourhood Plan is finalised. More details and explanation is on www.stqw.org at this [link](#)

We hope these proposals are heading in the right direction. If you think otherwise please let us know at info@stqw.org