

CHURCHFIELDS CONSERVATION AREA

Date Designated

1969
Extended
1974,
1997

Last Appraisal

March
2009

Last Management Plan

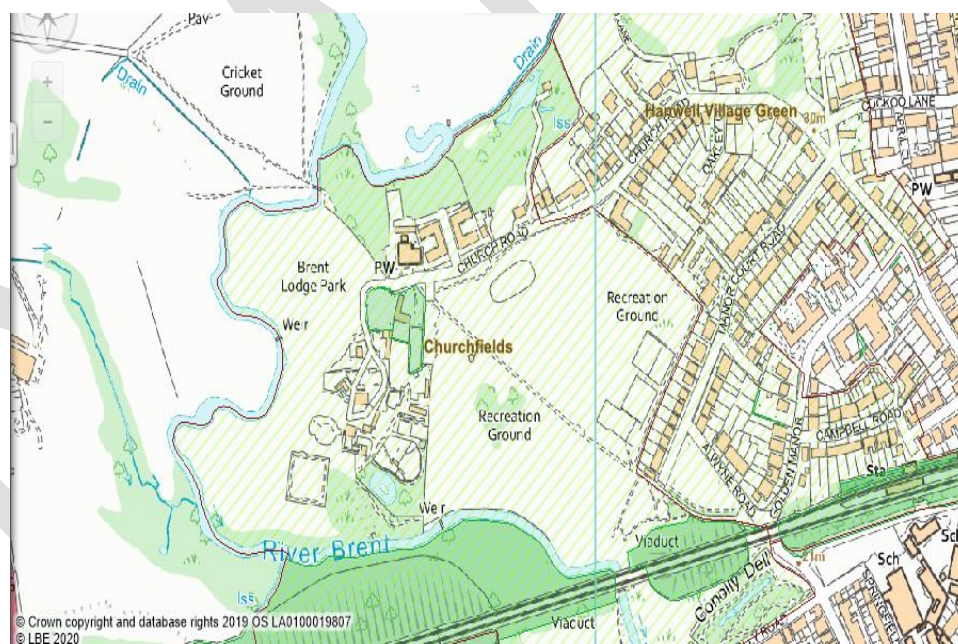
March
2009

Existing Article 4 Direction

☒ 1996
(Half Acre Road)



Map



Summary and key changes since last appraisal

- This CA is predominantly open land falling away from Church Road and across the Brent River Valley. It includes 3 distinct green open spaces, remnants of open common land that surrounded medieval settlement of Hanwell:
 - Churchfields Recreation Ground
 - Brent Lodge Park
 - Brent Meadow

	<p>➤ Brent River Valley is a nature reserve and area of archaeological priority.</p> <ul style="list-style-type: none"> • The majority of surviving built fabric stems from arrival of railway in late 1830s. Churchfields is an enclosure of Glebe (church) lands and common lands most of which have never been built on. Stems from decision in late C.19 to protect land for outdoor recreation of burgeoning population. Churchfields, the first public park, opened in 1898 as memorial to Queen Victoria's Jubilee. • The CA has a mainly Victorian and Edwardian character, with a few of the key listed buildings reflecting an earlier rural character preceding the railway. • The imposing Wharnclyff Viaduct (Grade I, completed in 1837 and widened in 1877) dominates this CA. The Church of St Mary (Grade II* and third church on site since at least the C.12) and cluster of listed buildings lie to north of viaduct. Churchfields is considered part of earliest Hanwell settlement. • There are three identified character areas: <ol style="list-style-type: none"> 1. Church of St. Mary and surrounding glebe lands 2. Churchfields recreation ground 3. The residential area to the east • In terms of change, the CA has undergone some small scale, incremental changes to its housing stock, but the open semi-rural environment and large expanses of open space have not seen any significant changes.
Meeting with Conservation Area Panel	<p>The CA Panel have raised the following issues:</p> <p>General issues and areas of concern in Hanwell:</p> <p>A. Green open space - part of the special character of most of our CAs.</p> <ol style="list-style-type: none"> 1. General eroding of green open space through side and rear extensions, paving over front gardens and garden developments. 2. Loss of front hedges due to crossovers for parking. 3. Street trees disappearing. 4. Large blocks of flats - along the Uxbridge Road and elsewhere with little or no amenity space - changing the general appearance of Hanwell from Village. 5. Generally creeping reduction of open space and downgrading nature conservation value of the areas (Hanwell Hootie on Brent Meadow, Kensington and Chelsea Cemetery, garden reductions).

- B. Generally residents do not value Conservation Area status – they wish to develop their properties with large side and rear extension, roof extensions, basements, at times with a larger footprint than main dwellings, off road parking in front garden and another house in garden if possible - they wish to increase the size and value of their properties
- C. Local residents do not want to be a member of the Conservation Area Panel – attempts to find additional panel members who have a concern for the preservation and enhancement of the conservation areas have been unproductive.
- D. Keeping an eye on and responding to applications in all the conservation areas in Hanwell is impossible for two people.
- E. Planning officers and their managers fail to respond to any enquiries from the panel and seems to have no concept of working with the conservation panel.
- F. We have no idea how the planning department is organised – e.g. are their teams with team leaders for specific parts of the Borough (east, west or ward based).
- G. We often don't get consulted about developments within Hanwell e.g. concerning listed buildings in Hanwell which might not be in a Conservation Area e.g. St Mellitus and unrelated bodies do get consulted - Pitshanger Residents Association consulted over planning application for St Mellitus Garden.
- H. On the other hand we sometimes get consulted about Canalside developments e.g. Greenford, Perivale etc. when we only cover Canalside up to Windmill Lane.
- I. Visible satellite dishes and front elevation drainage.
- J. Suggest most of our Hanwell Conservation areas should be walking areas with vehicle access only for residents. This would create easy and safe walking to green open space
- K. Uncontrolled advertising hoardings is a problem in many of the areas – this includes the Council (often on park gates and fences) who put up notifications and never take them down. Recent violation has been an enormous advert for West Ealing farmers market put on the railings on corner of Station Approach and Station road (Village Green Conservation Area and listed building area).

	<p><u>Churchfields</u></p> <p>The CA Panel identify the following issues:</p> <p>Key changes – mostly in the St Mary’s Church/Brent Lodge area.</p> <ul style="list-style-type: none"> • Development and commercialisation of the zoo at the end of Church Road. This includes enlarged entrance and shop and unsightly and imposing metal fencing. • Two Large wooden huts developments behind St Mary’s Church with concrete bases and removal of many memorials – simply stacked behind the huts. • Creeping development of Grade 2 listed Rectory Cottage (planning permission recently granted) including loss of part of original garden boundary wall. • Planning permission of Grade 2 listed Brent lodge stables to be developed as children’s nursery – significant changes to the rear windows and ground floor, quite likely further changes/building to comply with nursery regulations. • Downgrading of Brent Meadow from Hay meadow to accommodate Hanwell Hootie music event. • Extension of Children’s play areas in Brent lodge park and Churchfields. • Building of seating area in shape of band stand in Church Fields. • Change of lamps – original gas lamps removed and replaced by reproduction lanterns which are attractive. • Grade 2 listing of old Bakery at Brent Lodge. • Development of three houses at north end of Half Acre Road to replace former Hanwell Laundry/industrial workshops – 2 new and one conversion of old laundry building. • CPZ throughout the area has to some extent improved the streets - fewer abandoned cars, curb side car sales and long-term parking by visitors using the station. <p>Boundary changes. None identified.</p> <p>Additional planning Control None identified.</p>
CA Boundary Changes	<p>The previous CA Appraisal (2009) recommended no changes to the CA boundary.</p> <p>The strategic review has not shown any need to revise the current boundary.</p>

Key unlisted
Buildings

The CA only contains one building that is currently on the local list:

- The **Viaduct PH, Uxbridge Road** on corner of Half Acre Rd and eastern side of Hanwell Bridge. Tiled, Edwardian pub; an inn has been present on site since 1730, formerly known as Coach and Horses- changed name with coming of railway. Poor House and School directly behind Inn. Remains an imposing building at this junction despite alterations over the years (including rear extension), unattractive depot building next door and transport infrastructure on Uxbridge Rd. Notable features include Dutch Gable, stone balcony and tall chimneys. Remains in viable use (LLR 1550).
- **Cattle trough and drinking fountain** – outside 483 Uxbridge Road- lies just outside CA to south-west (LLR1548).

The CA Appraisal does not include a Townscape Map, but it does identify several positive contributors:

- **White Cottage**- in Church Rd between maisonettes (Glebe/Brent Court) and Hermitage- although altered it dates back from pre-1865 and lends itself to rural character. Form appears to have changed/extended. Also PVC-U casements detract. However, it remains a positive contributor.
- **Surviving street gas lamps** along the Church path- these remain positive contributors.
- **Underground air raid shelters** from WWII in north east corner of recreation ground- at the time they were being monitored for subsidence and being recorded (these were not inspected but if surviving and in a good state- retain them as positive indicators and potentially add to local list as a result of their historical significance.)
- **Handsome cast iron railings** on eastern boundary of recreation ground at the back of Brierley Court (agree that these surviving cast iron railings are rare, having survived the war effort- these remain positive contributors and potentially add to local list.
- **Ice House near the Church** – was in poor repair but said to be built in early C.19 – to be verified- to store ice from Oxbow Lake harvested in winter months (this was not inspected but if surviving and in a good state- retain as positive indicators as a result of its historical and social significance and potentially add to local list).
- **Gate post and lamp from Brent Lodge**- surviving relics – these remain as positive contributors.

	<ul style="list-style-type: none"> • War memorial on western side of recreation ground- this remains a positive contributor. <p>Other buildings/structures:</p> <p>As part of the strategic review it is also noted that the Lych Gate close to St. Mary's Church is a landmark feature, marking the boundary between Church Road and Brent Lodge Park. This has distinctive timber posts and tiled roof. It is recommended that this is added as a positive contributor and also to the local list.</p>
Threats and Negative factors from last appraisal	<p>The CA Appraisal (2009) identified the following threats and negative factors:</p> <ul style="list-style-type: none"> • The Bulky roof extensions and additions to the existing fabric ruin the attractive suburban residential character and dominate the listed building nearby [it is not clear which area this is referring to- it may be in relation to Half Acre Rd- where there was concern that the loss of large trees and the further encroachment of roof and rear extensions , along with river terraces, would affect the character. However, an Article 4 direction covering roof extensions and alterations for the western half of Half Acre Rd was already in place at the time of last appraisal (introduced in 1996). Along the path next to the River Brent the rear of properties in Half Acre Rd are generally well screened by mature trees (even in winter), so that roof lines are generally not visible at all (the exception being a small gap close to the Viaduct). What is perhaps more visible is the river terraces and jetties close to the river- (including new houses at rear of 74 Half Acre Road). This kind of development could be better regulated- perhaps through an extension of the Article 4- in order to protect the natural edge to River Brent and the wider setting of the Wharnclyff Viaduct]. • Front gardens and associated boundaries, trees and hedges have been lost to carparking, which has resulted in a progressive urbanisation of Church Rd- [there is some evidence of this in the southern section of Church Rd, however in the northern this is less prevalent because of the availability of on-street parking (and public parking spaces) and the narrow depths of front gardens. The recent introduction of the CPZ in the area has also undoubtedly relieved the pressure for on- street parking]. • Ealing Hospital with large blocks and dark blue bulky roofs is visible above the viaduct from many vantage points around the Church looking south. The listed St Bernard's Hospital adjacent has a far more attractive aspect but is blocked from view by the new hospital [yes it is undeniable that the tall hospital buildings is

visible and detracts from area but other than comprehensive redevelopment of the hospital, not much can be done to mitigate this at present. St. Bernard's is currently the subject of phased redevelopment, including 2 residential blocks – 6 and 7 storeys- there will be some impact on views from Churchfields from this development, although it is replacing previous buildings].

- Later **boundary walls** built with inappropriate materials/design, and thinning of trees hedges on boundaries in Half Acre Rd detract from Victorian/Edwardian character [yes- some evidence of loss of boundary treatments within Church Rd but not significant. Within Half Acre Rd, most front boundaries have been retained. Some evidence of inappropriate fencing and walls but not significant. Hedging has been also been retained (and re-introduced) in some areas]
- **Extensions** that are disrupting the traditional spatial relationships between buildings and poor quality extensions generally [little recent evidence on the ground of this happening].
- **Bulky dormers** at rear, front and side [little recent evidence of this on the ground – western half of Half Acre Rd also has an Article 4 in place restricting roof extensions and alterations]
- **Rooflights** on front roofslopes [yes as in most CAs, this is an issue- whilst in Half Acre Rd there is an Article 4 – the design guide permits up to 2 front rooflights per property- and in many cases this has been executed-but can still detract.
- **Loss of traditional fenestration** patterns and replacement doorways not in keeping – was identified as a major concern [yes, PVC-U window replacements have been significant in this area, as have door replacements- but a significant proportion appear to be long standing- an Article 4 may not make much difference here. Improved design guidance for householders as part of revised management plans could help with this].
- The **general fabric of the CA** was noted to be very good other than a few issues with specific houses and garages behind the Church. Some houses need attention in terms of deteriorating render and exposed timbers. Negligible litter and graffiti including at top of viaduct [that remains the case today, but the impression remains of a well-maintained area cared for by its community].
- **New boundary treatments** are urbanising the CA [yes, varied fences and walls affects cohesion of the street scene in some areas]
- **Traffic management** ruin the character, through excessive signage, road marking and equipment [no significant evidence of this worsening - traffic management apparatus is all quite low key].

- The use of **utilitarian materials** such as concrete slabs and tarmac to upgrade paths [no significant recent evidence of this]
- **Satellite dishes** on some front elevations [yes- some examples of this but not significant and long -standing-changing technology means this less likely to be an issue in future]
- **Poor quality roofing materials** such as concrete tiles have replaced original natural slate or tile roofs [some evidence of this though long standing in many cases and not significant]
- Care should be taken with **signage** within recreation ground, Connolly Dell and the Animal Park to maintain rural character [no evidence of this being an issue at present].
- Potential **loss of historic lamp-posts** [original gas lamps have been removed and replaced by reproduction lanterns which are reasonably sympathetic].
- Potential **loss of railings** on eastern boundary of recreation ground and lychgate [old railings still remain in place on path at the back of Brierley Court and lychgate survives in good condition- recommend locally listing these]
- The Golf Club had requested an **informal right of way** be closed off – seen as a key route linking up with ancient right of ways north of Boles Bridge- [does not appear to be a current issue]
- The **ancient path which runs north to south** past the Church if the bridge which is now nearing the end of its lifespan is closed [path appears to be in reasonable condition at present]
- **Stables** are at risk and need urgent repair works (presumably this refers to The Stables near Animal Centre- this has been the subject of a recent application to convert into a children’s nursery and will involve some repair/restoration works]
- Too many **visitors to Animal Centre** arriving by car [no evidence at time of site inspection (winter) of pressure for carparking in car park, through noted added pressure likely in summer months].
- Need to closely **manage trees** which line diagonal path across the recreation ground and woodland edge- threat of Leaf Miner Moth and Weeping Canker that are attacking chestnut trees elsewhere in west London [trees look to be in reasonable health good health, though this will need to be monitored by Council’s arboriculturalist].
- **Continuous porches** [yes some recent ones evident but not in any significant numbers].
- **Painting over brickwork**- [some evidence including overpainting and pebbledashing, but limited recent activity evident].

Other issues identified as part of the strategic review:

	<ul style="list-style-type: none"> • The render on the front façade of Glebe Court needs attention, as does the timbers in the gables. PVC-U windows in both buildings detract. Semi-circular windows above main entrances on sides of both buildings appear original but showing signs of wear. Satellite dishes on the sides detract. • Backs of houses in Manor Court Rd- near tennis courts (no. 17-11 (approximately)). Generally neutral impact on open area, well landscaped and brick boundary wall in good condition. Rear rooflight detract a little. As noted in CA appraisal, the backs of the Victorian villas on Manor Court Rd are an important boundary to the CA and fortunately, in the main, have been extended with some restraint. This remains the case.
Gaps sites and capacity for change	<p>The CA is made of large open spaces including Churchfields Recreation Ground, Brent Lodge Park, Brent Meadow. These are all designated as Metropolitan Open Lane, Public Open Space and Sites of Importance for Nature Conservation. The scope for any significant change in the area, though gap sites or development sites will therefore remain very limited.</p> <p>However, the CA Appraisal did note a few sites as a cause for concern in terms of development pressure:</p> <ul style="list-style-type: none"> • 74 Half Acre- at junction with Connolly Rd- next to what was known as Hanwell Laundry- this was subject to a pending application for houses at the time [site has since come forward for two detached houses. Two modern houses- built c.2013. Have taken some design inspiration from nos. 70/72 Half Acre Rd (sashes, gable) but bear little resemblance to the late Victorian houses 1890-1910 within Half Acre Rd (western side of road). However, they did replace an existing warehouse building. They are quite visible from the rear open space near the listed viaduct (Ref: P/2009/0901)]. • The Hermitage- outbuildings and hardstanding are encroaching the hermitage estate and wildlife area to the north [there is no evidence from available aerial imagery since 2009 that this is happening- but should be monitored in future. It is understood that land to the rear is being used as learning resource centre for bird wildlife]. • Loss of allotments to rear of maisonettes (Brent/Glebe Court presumably) was a concern as are the garages in churchyard [not aware of any issues with the allotments, but the CA Panel have

raised some concerns about the erection of two wooden huts at the back of the churchyard].

- **Environment Agency depot** next to the Viaduct Inn. Unattractive building in prominent position near Hanwell Bridge and Brent Park [this remains in situ but is long-standing and there are no plans to develop this site].

Development since last appraisal:

- **Brent Park Lodge- The Stables.** Currently on Historic England's Heritage at Risk Register: *Late C19 two storey building, built of yellow stock brick. Urgent works to the slate hipped roof and underpinning were undertaken to control water ingress and stabilise the building. The Local Authority carried out a marketing exercise in 2015 to explore viable uses for the building. Approval was given in 2017 for conversion to business use and further Planning Permission and Listed Building Consent applications are under consideration.*
- Update- application in 2018 to change use from visitor centre to children's nursery and associated works/repairs (Ref: 171121FUL/171218LBC). Permission granted. Historic England considered that the proposed new openings, raised floor and other alterations did not cause undue harm, and represents a reasonable alteration to accommodate a new use, including increased loading to the floors. This also has the benefits of repair of the building and ongoing maintenance. The Heritage at Risk currently identifies the priority as 'E - Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)'. This assessment will need to be updated once works to the stables are complete, with a view to removing it from the register at that time.
- **Hanwell Zoo-** Ref: 177519FUL – extension to café/shop to increase shop floor area and new entrance plus green roof canopy over existing path. March 2018. Planning permission granted. Extract from officer's report: *The proposed development would not harm the character of the conservation area and the design would be acceptable for the site.*

Public Realm issues	<p>The public realm in this CA remains in good order in the main, with the medieval St Mary's Church providing a focal building and landmark in area with its elegant spire rising up above the surrounding buildings.</p> <p>A few issues have been highlighted as part of the strategic review:</p> <ul style="list-style-type: none"> • Block of garages at the back of Glebe and Brent Court, These were described as derelict at the time of last appraisal (see image on page 24) but appear to have been replaced with modern units. • Car park on south side of Church Rd, opposite Church. This is well landscaped and fairly unobtrusive • The tall blue buildings of Ealing Hospital are never far from long range views within the CA. Parts of the hospital are being redeveloped, including the construction of two apartment blocks of 6 and 7 storeys which may also be visible from the CA , although they are replacing existing buildings. (Ref PP/2012/5040) • There is a well maintained and landscaped path through Warncliffe Viaduct arches, that follows line of River Brent on either side of arches. The footbridge over river here is well maintained. However, the lack of natural surveillance in this area does affect perceived levels of security here (although it is noted that the recreation ground won the Mayor's Safer Parks Gold award in 2012). • Brent Lodge Park is attractive and well maintained but parts of it are affected by noise and visual intrusion form the Uxbridge Road. Further landscaping could help, but this would change the character of the open space and potentially obstruct views of the viaduct. Similarly, the view from the top of the listed Uxbridge Road Bridge – with its stone balusters- is pleasant towards the Warncliffe Viaduct. The busy traffic and noise on the Uxbridge Rd does of course detract- but not a lot can be done in short term to minimise this. • The Hobbayne Half Acre Woodland, just south of the viaduct, is said to be gifted to the poor and needy of the parish by a Hanwell Yeoman in 1484. Now actively managed by the William Hobbayne charity- wildlife value is evident and positively contributes to the CA.
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	<ul style="list-style-type: none"> • The south face of the Wharncliffe Viaduct with the coat of arms of Lord Wharnclyff visible: removing the graffiti along parapet of viaduct would enhance its appearance. • Some pavement slabs have been removed but replaced quite inappropriately with tarmacadum- this gives a patchy appearance, for e.g. in Half Acre Rd- where slabs were replaced due to tree root damage. • Interpretation boards are generally good but the historical one (Brent Meadow) is in need of attention. • The CA Panel have commented that the Hootie , the annual music event in May, coupled with the changes in regime to hay-cutting in the meadow, has affected biodiversity in the Brent Meadow. However the impact on heritage value from this event would not appear to be significant. Arguably it provides an opportunity to bring attention of heritage assets in area to visitors. • The CA Panel commented on setting up a funding resource for heritage enhancement schemes in the area, built up from s.106 monies, grants etc. This is supported in principle and could be used for e.g. on welcome signage and interpretation.
Management Plan	<p>The Management Plan (2009) contains the usual generic guidance in relation to roof extensions, rooflights, tiles, chimneys, dormer windows and doors, brickwork, front and side plots, open space, extensions, outbuildings, urban density, traffic, satellite dishes, trees, public realm and shopfronts.</p> <p>It is proposed that this will be replaced and supplemented by new guidelines as part of the Generic Management Plan for all CAs and specific design guidance for the Churchfield CA. This will include guidance on PVC-U windows, together with further guidance on implementation of the Article 4 Direction on Half Acre Road.</p> <p>The CA Panel has only two active members, yet covers seven CAs in the Hanwell Area. They acknowledge that they are clearly under resourced and will need some assistance in future in order to operate effectively. It is recommended that this matter be addressed by the Council and CA Forum, with a drive to recruit new members from the area. This could entail linking in with other groups in the area including resident associations, the Hanwell Friends groups (via Facebook) and the Hanwell Community Centre.</p>

Article 4 Directions	<p>The entire western section of Half Acre Rd (12-72) is subject to an Article 4 regarding roof extensions. It was sealed in 1996. This side of the road forms the eastern boundary to Brent Meadow and open land that forms part of Churchfields CA and the setting or the Grade 1 listed Wharncliffe Viaduct. It applies to all roof extensions and alterations to the roofs of these properties (although the prominence of the rear roofline would appear to be primary driver for the direction).</p> <p>This was published alongside some design guidance (see below) and on the whole appears to have achieved its intended objective; the roof line of the front of the houses on the western side of Half Acre Road appears unfettered by dormers and whilst roof windows are evident in many properties, the two rooflights per house 'rule' appears to have been observed.</p> <p>The main issue now is in relation to the backs of the houses on the western side of Half Acre Road. As set out earlier, there are issues with outbuildings and jetties being visible through the landscaping at the edge of Brent Park. This is particularly sensitive as open meadow/parkland but also as a setting for the Grade I listed Warncliffe Viaduct. It is therefore recommended that the existing Article 4 Direction in the western section of Half Acre Road is widened in scope to include the control of outbuildings and enclosures including decking and jetties and rear boundaries.</p>
Other Controls/ Guidance	<p>The Council published alongside the Article 4 Direction in Half Acre Road, design guidance and criteria for determining proposals (planning applications): In essence:</p> <ul style="list-style-type: none"> • Front dormer windows are not acceptable. A maximum of two roof windows will be allowed on front roof slopes. • Roof windows are preferred on rear roof slopes • Rear dormer windows should be aligned with the centreline of the roof. • Re-roofing should be carried out in slates or plain red tiles (not interlocking tiles). • All chimneys and clay pots should be kept. • The dormer window should be set down from the ridge- the height should not exceed two thirds of the roof heights. • All joinery should be in timber with vertical sash windows. • Dormer roof and cheeks to be clad in lead or zinc. <p>The guidance is illustrated with examples and is in an easy to understand format. It is recommended that the guidance is developed further as part of new generic management plan and specific design guidance for the Churchfield CA.</p>

	This will include both specific guidance relating to the local vernacular of the Churchfields CA, including use of PVC-U windows and doors to provide clearer guidance on appropriate replacements.
Planning Data	Relatively low levels of applications were received between 2007 and 2019 with an average of 9 per annum (Rank 24). 76% of applications approved which is just above the average across CAs (75%). Only 3 appeals were lodged, and all of these were dismissed. There were low levels of enforcement activity (2 cases per annum on average), mainly relating to operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission), rather than any particular CA issues.

Rev 22.7.20

Churchfields CA

By type:

Churchfields	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	9			14	25	11	2	15			10	5	116
CND	1		1	7	8	2		1					20
TEL					1								1
CPE/CPL			2	1	1							1	5
FULL	6		5	6	6	8	1	8			2		42
HH											4	2	6
CAC				1	1								2
LBC	1		2	2	1	1		1			1		9
NMA/COU			1	3							1		5
TPO/TPC/PTC	1		3	5	7		1	5			2	2	26

By Decision:

Churchfields	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	2		4	6	13	2	1	5			3	2	38
APP with COND	6		5	6	6	9	1	6			7	2	48
PD			1	1								1	3
REFUSED	1		3	2	5			1					12
WITHDRAWN			2	10	1			3					16
APPEAL DISMISSED	1			1	1								3

Enforcement Cases:

Churchfields	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	1		5		5	6		6		1	1		1	26
Amenity Issue													1	1
Breach of Cs.					2									2
Change of Use						1								1
Dem. In CA						1								1
Enquiry										1	1			2
Not in acc. w/p					1									1
Op. Dev.	1		5		2	1		1						10
Tree Cont.						2		5						7
Unknown						1								1

KEY:

Application types:

ADVERT:	Advertisement Consent
TEL:	Telecommunications Notification
CND:	Discharge of Conditions
CPE/CPL/PRA:	Certificate of proposed/ Lawful use/ Prior Approval
FULL:	Full Planning Permission
SCO/EIA/RMS:	Scoping Opinion/ EIA Application/ Reserved Matters
HH:	Householder Planning Permission
LBC/LBD:	Listed Building Consent/ Demolition
CAC:	Conservation Area Consent
VAR/NMA/COU:	Variation/ Non-Material Amendment/ Change of Use
TPO/TPC/PTC:	Works to a tree/ Tree Preservation Order

Decision types:

PD/PA:	Prior Approval/ Permitted Development/ Deemed Consent
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Enforcement breaches:

Advert Cont.:	Advert Contravention
Breach of Cs.:	Breach of Conditions
Constr. Det. Dw.:	Construction of detached residential dwelling
Dem. In CA:	Demolition in Conservation Area
Listed B. Contr.:	Listed Building Contravention
Not in acc. w/p:	Not in accordance with planning permission
Op. Dev.:	Operational Development

Use anc. out.:
Tree Cont.:

Use of Ancillary outbuilding as separate dwelling
Tree Contravention

DRAFT