

CREFFIELD CONSERVATION AREA

Date designated	1993 (Extended 2004)
Last Appraisal	March 2007
Last Management Plan	March 2007
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map



Summary and Key Changes since last appraisal

- Late C.19 and early C.20 residential estate of 'architecturally superior' houses set around The Elms, an early C.18 villa.
- Suburban character. The houses are predominantly Edwardian semi-detached halls adjoining and larger Victorian detached houses.
- There are 3 distinct buildings types including 'Early Creffield', 'Grand Creffield' and 'Edwardian Creffield', all built for the aspiring middle classes of the time with varying degrees of size and opulence.
- There has been no large-scale recent development but the area has been subject to on-going changes which have been generally small scale, but incremental changes. In some cases, these threaten the character of the area.

Meeting with Conservation Area Panel	<p>The CA Panel:</p> <ul style="list-style-type: none"> Consider that Creffield is an immensely diverse conservation area and one of its unique features is that it contains a number of different areas, each of which has its own special identity and quality, but which combine to create an overall character. Whilst the character and appearance of each sub area needs to be preserved and enhanced, this diversity between areas is one of the characteristics that also needs to be safeguarded Consider that over the last few years there have been many changes that are slowly destroying the character of the area; a loss of fenestration, ugly dormers, rooflights, concreting over of front gardens - high railings etc. Request an Article 4 Direction to control these matters; the Article 4 Directive is not about stopping development, but rather keeping the character of the area – retaining sash windows, chimney breasts, front gardens, decorative ridge tiles etc. Request additions to the CA boundary are necessary and include: <ul style="list-style-type: none"> Fordhook Avenue and Byron Road Chatsworth, Buxton, parts of Lexden and Rosemont The houses on Creffield Road opposite the Japanese School The North side of the Uxbridge Road South of the Uxbridge Road The houses of West Lodge Avenue and King Edwards Gardens. Request the statutory listing of The Japanese School and St Martin's Church. <p>These are all considered in more detail in the following sections.</p>
Boundary Changes	<p>The CA was significantly extended following a review in 2003 to include land west of the recreation ground- part of the Elms Estate including Twyford Ave, Birch Grove, Stanway Gardens, Oakley Road, Creffield Road opposite the Japanese School, Uxbridge Road and Twyford Crescent (West).</p> <p>The CA Panel point out that there are areas outside the current boundaries which possess the same characteristics and are contemporaneous with parts of the CA.</p> <p>The Creffield Conservation Area Appraisal states:</p> <p><i>“Currently the CA does not include all of the historic Elms Estate. Some properties were considered unworthy of inclusion in the 1993 and 2004</i></p>

designations due to a lack, or a loss, of special architectural or historic interest. For instance, the houses on the south side of Creffield Road, opposite the Japanese School, are part of The Elms Estate, but their lack of special architectural interest makes them unlikely candidates for inclusion. However thought could be given to the inclusion of Chatsworth and Buxton Gardens, and Lexden and (the north side of) Barlow Roads in the CA, because the properties could be considered to retain more special character despite the loss of some details that may be replaced by owners if they wished to restore the original features”

The Creffield Conservation Panel, and the Creffield Area Residents’ Association would like to pursue this as part of the ongoing Conservation Area review, and extend the boundaries as indicated on the map below to include:

Fordhook Avenue and Byron Road –almost intact front gardens and garden walls, and pretty Edwardian house facades, with fretwork porches, large windows, decorative gables and coloured plasterwork. These houses are very distinctive, being of high quality, largely unspoilt by insensitive alteration and are very similar to those in Wolverton Gardens, which are contemporaneous and are in the Conservation Area.

Comment- This area falls into the later Creffield (Edwardian) era. This is typified by being less opulent than early Creffield but still retaining a ‘superior suburban appeal’. Houses in Fordhook Avenue and Byron Road are smaller, halls-adjoining semis and of a plainer style. Characteristic features of this era are evident including plaster/terracotta details on bay panels and gables, recessed porches with timber fret surrounds. The narrowness of front yards has ensured that most have not been converted into hardstandings and have been retained along with boundary walls. This add to the uniform nature of the area. Houses in surrounding areas (including Wolverton Gardens) are more varied in style, embellished and articulated and generally larger, grander including Dutch gables and turretted corner houses. Detractions include overpainting, rooflights, roof alterations (including bulky rear dormers in Byron Road) and replacement windows. Whilst the case is marginal, it is considered that on balance the proposals to extend the CA **to include Fordhook Avenue and Byron Avenue, should be explored further in consultation with the public.**

Chatsworth, Buxton, parts of Lexden and Rosemont – have some fine and diverse examples of Edwardian architecture and form part of the original Elms Estate – considered by the Victorian Society as being one of the best examples of a late Victorian and early Edwardian Estate.

Comment- Chatsworth Gardens is of similar architectural language to the CA containing larger halls-adjoining semi-detached houses of varying styles with some attractive features including red brick and stucco,

decorated bargeboards, stained glass doors and tessellated paths. There are some detractors including overpainting, hardstandings and loss of boundary walls, but generally the houses are in good condition. The curvature of the street attenuates the architecture. Buxton Gardens generally continues from Chatsworth in terms of style, though it appears plainer, particularly on the northern side. Lexden Road- apart from a few houses at its northern end, the majority of housing is inter-war housing of no special conservation value. The southerly aspect is dominated by the high rise Rufford tower towards Acton Town Centre. Barlow Road contains some Edwardian housing but several have been compromised by alterations and overpainting. The road is dominated and adversely affected by the Telephone Exchange building, modern housing blocks, and a large extension and external stairwells at rear of 23 Chatsworth Gardens. Rosemount Road has remnants of Edwardian housing, but is very mixed in character with housing from more modern periods, including inter-war semi-detached properties, bungalows and modern blocks of flats. **In summary, it is recommended that only Chatsworth Gardens and part of Buxton Gardens should be considered for inclusion within the CA and that these be explored further in consultation with the public.**

The CA Panel also suggest including the **Twyford Sports Ground** north of Twyford High School on the map below, though there is no supporting information for this. Originally part of The Elms estate, it is currently the training ground for London Wasps professional Rugby Club and Wasps Amateur Rugby Club. Whilst the site is privately owned and managed, Twyford High School enjoys access to part of the site for school use. The site already benefits from other land-use designations including Archaeological Interest Area, Community Open Space and Tree Preservation orders. There would not appear to be any added benefit from CA designation and **it is not recommended that this is taken forward.**

The houses on Creffield Road opposite the Japanese School – the CA Panel disagrees with the CA Appraisal and think these should be included. Again part of the original Elms Estate, these properties form a coherent part of the Creffield area and are important, as insensitive alterations could adversely affect the setting of the Japanese School.

Comment- The turn of the century houses at 82-100 Creffield Road follow similar architectural language of the CA but are plainer, less embellished and articulated. Some of these houses retain original features but some have been compromised by loss of front gardens/boundaries and rooflights. They were considered for inclusion in 1993/2004 designations but were not taken forward. 102-136 Creffield Road is a post-war purpose-built block of flats with no architectural connection to Creffield. 150 and 170-180 Creffield Road are modern flatted developments of no

conservation value. The map also indicates that housing to the north of the Japanese School in Lynton Road should be included within the CA. These houses have limited characteristics of the Creffield style, much plainer design and also more compromised. In summary, there is a marginal case for including the houses at 82-100 the houses at 82-100 Creffield Road within the CA. Although of a plainer Creffield style and some compromising changes, they occupy a strategic location directly opposite the locally listed Japanese school and their preservation and enhancement would benefit the setting of the school in future. **It is recommended that the inclusion of 82-100 Creffield Road (only) is explored further in consultation with the public.**

The **North side of the Uxbridge Road**, incorporating the Grade II listed Mo's Fisheries which is described in the CA Appraisal as "a complete period wet fish shop interior with tiled floor and walls and central marble slab set on columns of Connemara marble. There are 6 tile pictures of fish and birds, Calais Harbour and the Royal Yacht Britannia. A rare survival in its original state".

South of the Uxbridge Road The CA Appraisal also states that:
"A review of boundaries or a new designation may resolve the conflicts of character between the "Creffield" area and the "Uxbridge Road" area. The more commercial area on the Uxbridge Road could make a new CA, perhaps joining with the Tram Depot to form an Acton Hill CA, even incorporating Ealing Common station and other historic shopping parades."

Comment- It is not entirely clear precisely which areas are being described above, or what the rationale would be of a new CA would be in this area. Part of the Uxbridge Road area between Mo's fish bar and the Tram depot is already incorporated into the existing Creffield and Acton Town Centre CAs. The Tram Depot (283-303 High St) no longer exists, having been demolished as part of redevelopment. Mo's Fish bar (2 The Bridge) together with Ealing Common Station opposite, and their settings, are already protected by virtue of their Grade II listing status.

The houses of **West Lodge Avenue** and **King Edwards Gardens** on the south side of the Uxbridge also could also be considered fit to include within a conservation area –bearing many similarities with the Creffield area, and fine examples of Edwardian houses. In particular the front elevations are remarkably intact and possess fine fenestration, joinery and stained glass doors and porches which are highly distinctive.

Comment- West Lodge Avenue- 2 storey halls adjoining semi-detached houses of varying styles but generally plainer than those within the CA, with variations on details of canted bays, porches, gables – all typical from

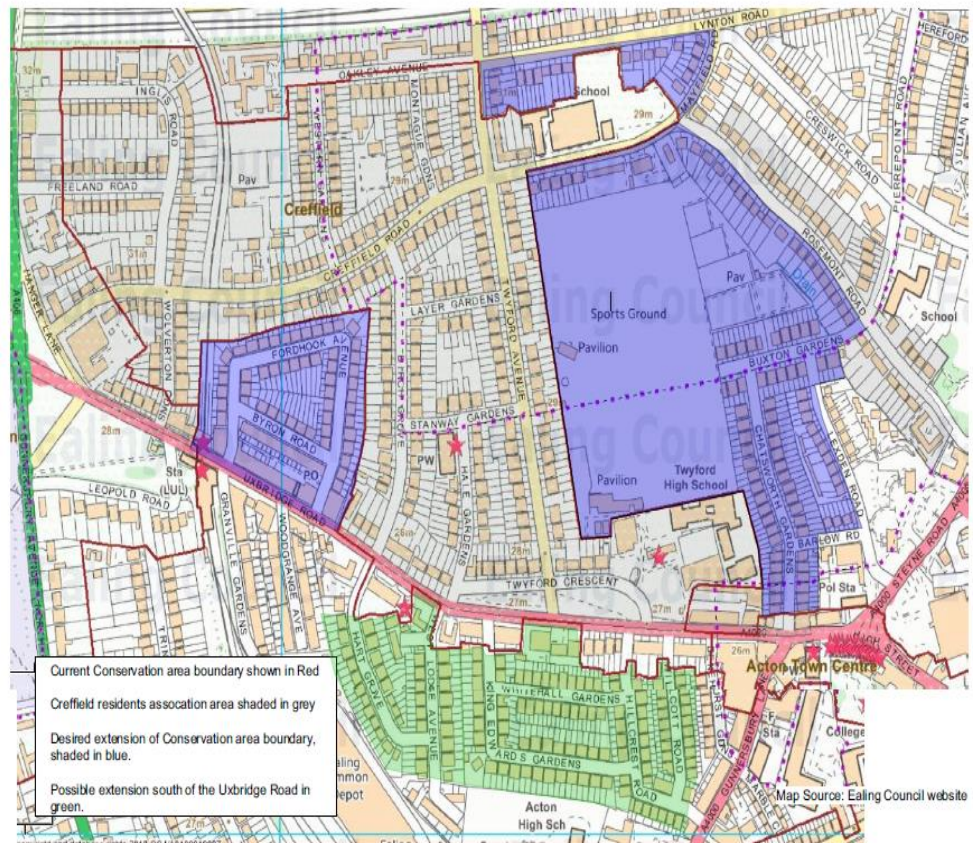
period. In generally good condition, some have been compromised by the usual detractors- boundary treatments, hardstandings, rooflights etc. The end of West Lodge leads to modern flats at Phillimore Gardens. **King Edward Gardens**- similar to West Lodge Avenue, variations of a plainer theme with use of timber railed balconies at first floor level, though some properties are in poorer condition with more extensions that detract and replacement windows are more apparent. **Whitehall Gardens** – similar to Whitehall Gardens but the straight road gives longer, more attractive vista of regimented gables. **Hillcrest Road**- similar houses to others in the area, with variation in theme including use of fish-scale tile hanging on 1st floor bays, In summary, the houses in these roads display certain links to the Creffield style, but are generally much plainer with less embellishment and articulation, and no landmark type houses such as corner turreted properties. They have also been compromised more by alterations and extensions.

It is recommended that no changes to the CA are made to the immediate north or south of Uxbridge Road.

The CA Appraisal makes reference to a boundary consideration of **moving the Ealing Common CA boundary back to the edge of the Common.**

Properties along Hanger Lane historically belong to the old Round Estate. Furthermore, the properties at the western end of Creffield Road are also worth considering for inclusion.

Comment- It is not entirely clear what the rationale of this proposed boundary change would be or what the benefits are. This change has not been requested by either the Creffield CA or Ealing Common CA Panels. **It is recommended that no changes are made to the western end of the Creffield CA boundary.**



Key unlisted Buildings

The CA Panel advise for information that they intend to apply for statutory listing for the Japanese School and St Martin's Church, as they are both important buildings. This is noted. Both buildings are currently locally listed (LLR0313 and LLR0423). A higher threshold exists for criteria relating to statutory listing- further details available at: <https://historicengland.org.uk/listing/apply-for-listing/>

The CA Appraisal makes reference to locally listed buildings and other key buildings.

Those on the current local list include:

3, 5 Birch Grove- Late 19th C detached double fronted house with rear outrigger and long rear garden influenced by the Arts and Crafts style of Bedford Park (LLR0057 and LLR0058)

23 Birch Grove - Large detached double fronted Edwardian house (c. 1901-5) with Arts and Crafts influence, similar to Nos 3/5 in elevation and layout (Ref: LLR0059).

No. 1 Twyford Crescent - Large detached Victorian Corner House with fine detailing and survival of original details. (LLR1537).

Nos. 1 & 3 Hale Gardens- Handed pair of Edwardian semi-detached houses in the Arts and Crafts style c. 1901 - 05 (LLR0421 and LLR0422).

St Martin's Church E. Monson & Sons 1906. Incomplete, chancel not Built. The church is designed in a pleasing manner, with clean tripartite Tudor window arches at ground floor and clerestory level, with large decorated windows above the east door. Turrets and a cornice details give some variation to the eaves level of what is a vast building. The steep long roof is neatly covered in thousands of clay tiles. A fine, low red brick boundary wall complements the red of the church and "Creffield" gate piers ground it in the local streetscene (LLR0423).

The Japanese School (former Haberdashers Askes School) H.W. Stock built 1901 for Haberdashers Askes Girls School, extended to North in 1910. Extended for Japanese School in 1989. A broad red brick Edwardian building, unmistakeably utilitarian and removed from the domestic character surrounding it. The school is 15 bays wide with a bright red brick frontage set close to the road. Seven tall square brick pilasters break into steep pediments in the parapet. The ridges are topped with pinnacles and the school towers ominously over the tall stock brick wall that runs along the pavement outside. Tall, narrow stone-mullioned windows and chimneystacks contribute to the dominance of the building in the streetscene. The building also has a grand front doorcase. Unfortunately, the modern extension fails to use the architectural cues effectively (LLR0313).

It is recommended that the above properties remain on the local list.

Nos 10, 12, 14 Creffield Road were on the list at that time but have been subsequently removed due to the properties having been highly compromised with hardstanding and no boundary fencing (which now exists) and in one case thick-paned PVC-U windows. Nevertheless, these lavish houses with turrets, cupolas, Dutch gables, castellated bays and richly finished dressings certainly remain positive contributors to the area and **there is a case to re-instate them back on the local list.**

Other Key Buildings identified in the CA Appraisal.

Grosvenor Court, Uxbridge Road- This three-storey block of flats from the 1930s is handsome and striking. It is recommended that this is included as a positive contributor.

Twyford Court, Twyford Avenue- later vintage and individual style, this building stands out from the rows of Edwardian houses in Creffield. It is recommended that this is included as a positive contributor.

	<p>Others identified as part of the strategic review:</p> <p>West Lodge Court- 1930's in an Art Deco style as a three-storey mansion block. It is a characteristic stepped, symmetrical building, finished in fair-faced brickwork with decorative white rendered fenestration details. It has planning permission for an additional storey (P/2011/3818) which was sensitively designed but not yet implemented. It is recommended that this is included as a positive contributor.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal (2007) identified a number of key issues, threats and negative features:</p> <p>Subdivision of houses is a serious issue. Multiple occupancy results a greater loss of front gardens to parking and too much clutter around buildings: gas meters, waste bins, letterboxes and doorbells/ intercoms, satellite dishes. Owners could take more measures to reduce the impact of such clutter [This remains an on-going issue, with several examples seen of residential conversions and HMOs, but also some evidence of reversions back to single family dwellings].</p> <p>Hardstandings have been introduced to provide further parking areas. This is especially significant in this area, which is noted for the generous proportions of front gardens and the contribution that set back frontages make to the character of the area. This development is encouraged by the lack of controlled parking measures, which allow commuters to park all day, using up much space that would otherwise be available space for residents [This remains a significant problem, although the area is now covered by Controlled Parking Zones].</p> <p>Overlarge dormers have often been inserted, even some mansard roofs. These are often related to flat conversions, which can completely destroy the special character of buildings [Some historic examples evident, but more of a remaining issue is in relation to rooflights]</p> <p>Windows and doors – Many timber sashes have been replaced with PVC-U, and distinctive coloured leaded panes have been lost. Sashes have also been replaced by casements [Remains a significant issue, particularly on front elevations].</p> <p>The few remaining tiled paths contribute to the appearance of the frontages and their future is under threat [Very few now remaining but agree they should be protected where possible].</p> <p>Some recently inserted raised front walls with high iron railings; electronic gates and/ or overlarge brick piers affect the character of the</p>

CA [The loss of original front walls and inappropriate replacements remains an issue].

Trees – Severe cropping at insensitive times of year is clear in certain roads such as Inglis Road [This does not appear to be a significant problem now].

Satellite dishes are often sited on elevations fronting the highway [Some examples of this but largely historic and changing technology will reduce need for new dishes in future].

Some breaches of planning control in the CA [These were not specified, although as in all areas there will be breaches that require investigation where appropriate. Numbers of cases are listed in the table at the end of this report].

In the areas where redevelopment would be welcomed in conservation terms, such as around **the Bowls Club**, new structures should respect the plan form and design of the Creffield area [Agreed in principle- planning Permission has since been granted for improvements to the fabric and facilities of the Springfield Bowls Club off Western Gardens but plans to demolish and rebuild (withdrawn in 2007) have not have not been resubmitted].

The impending new **streetlamps** are at least twice the height of the original standards in this area [not flagged up as being a particular issue at present].

There is **graffiti** on electricity and telecom cabinets, walls and fences [not considered to be a significant issue now].

A **rusted mechanical digger** is left on the edge of the CA boundary at Wolverton Gardens [no visible sign of this now].

There is a **lack of amenity space**. Although this is available close by in Ealing Common, Twyford Gardens is commonly used in an anti-social manner to the exclusion of other local residents [anti-social behaviour was not flagged up as a significant issue and there remains several areas of parkland and recreation in the area].

Other issues noted as part of the strategic review:

- Some unsympathetic porches
- Concrete tiles replacing original slates

	<ul style="list-style-type: none"> • Some deterioration in character noticeable close to Uxbridge Road frontage including street furniture, shopfronts and canopies that remain 'shabby' in appearance (e.g. Holmwood Mansions 379-389 Uxbridge Rd). • 40/42 Birch Grove- shocking extensions and alteration to one side of this pair of historic semis (though this seems to be quite historic).
Gaps sites and capacity for change	<p>There are no significant gaps sites/allocated development sites within the CA. Larger gaps have historically already been infilled- for e.g. at 8-30 Western Gardens.</p> <p>The CA is surrounded by several modern C.20 intrusions but many pre-date designation (e.g. Embassy Court/Hollywood Court in Inglis Rd, Addison Ct, Redhall Terrace in Oakley Road, Bloomsbury Close flats, modern addition to Japanese school, Andross Court, Creffield Rd, modern houses in Hale Gardens, 391-405 Uxbridge Rd)</p> <p>Outside the CA (but with Ealing Common CA) at the western edge of CA at 1a Inglis Rd, recently allowed on appeal is 3 blocks (2 storeys) for 21 residential units just north of the railway line close to Ealing Village. This may be visible to the northern section of Creffield CA (ref: 173855FUL (APP/A5270/W/18/3205323) dated 10/05/2019).</p> <p>The Dome shape tennis building at the Ealing Lawn Tennis Centre remains a 'landmark' visible from railway line.</p> <p>Outside the CA, to the north-east lies Local Plan (existing) site allocation ACT6 (Acton Crossrail station and sidings) and this has yet to come forward for any potential redevelopment.</p>
Public Realm issues	<p>There are no significant issues with the public realm. Some concern was raised about the impending new (larger) lamp posts being planned but these do not appear to be highly detrimental to the area.</p> <p>There is a sense of a deterioration of character on the southern edges of the CA close to Uxbridge Road, with higher density and corner plot developments. This isn't helped by the state of the shopfronts along Uxbridge Road and these should be improved in future.</p> <p>Twyford Crescent Gardens continues to provide a pleasant respite from the busy Uxbridge Road. Some issues of anti-social behaviour were</p>

	<p>reported at the time of the last CA Appraisal although this hasn't been flagged up a current significant issue.</p> <p>The condition of some pavements, for example in Oakley Avenue, could be improved.</p>
Management Plan	<p>The Management Plan (2007) 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.</p> <p>It is proposed that this will be updated with guidelines relating to all CAs through a new Generic Management Plan. Specific design guidance on matters such as windows will also be provided through specific design guidance for Creffield CA.</p>
Article 4 Directions	<p>The Management Plan (2007) refers to the issues highlighted in the CA Appraisal (extensions, dormers, windows and doors, front boundaries and hardstandings and sub-divisions) but makes no specific recommendations on introducing Article 4 Direction.</p> <p>The CA Panel consider that there is a pressing need for an Article 4 Direction in order to preserve and enhance the special qualities of the CA and encourage good development that enhances, rather than detracts, from the area. They believe that the exercise of control to restrict permitted development rights is necessary in Creffield because of the original character being significantly eroded by incremental, unsympathetic and inappropriate development, alterations and extensions to properties in the Conservation Area. This has resulted in significant and materially detrimental impacts on the overall qualities of the Conservation Area as recognized in the Character Appraisal and against the guidelines.</p> <p>The Panel makes reference to national policy and guidance:</p> <ul style="list-style-type: none"> • <i>Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning: 2. Historic England 2015: Para 28</i>, in relation to the cumulative impact of incremental small-scale changes and their effect on the significance of a CA and that negative change could include severing the last link to part of the history of an asset or between the historic asset and its original setting. • NPPF (paragraphs 193-196 from 2018 version) in relation to considering of potential impacts on the significance of a historic asset and any harm that arises.

The Creffield Conservation Appraisal recognises the potential for harm to the area, stating:

“An Article 4 Direction could substantially reduce the threat to the character of the area posed by incremental change to the frontages of properties. Control of hard standings and window and door replacements is especially needed.”

The Panel consider that historically, the application and consideration of the Creffield CA Appraisal and Management Plan in the determination of planning applications has been inconsistent and there is a lack of clarity regarding what is, and what is not, permitted development.

In particular, these documents should assist applicants and administrators to identify what is and what is not permitted development. This will become even more imperative now that the Council has removed the post of conservation officer from its Development Management team, and/or the role of assessment of benefit or harm is transferred to third parties such as Historic England or others who are less familiar with the area.

Whilst the redrafting of the foregoing documents may to some extent help to resolve any uncertainties, to be effective, it is the CA Panel's view, that Ealing Council will need to adopt these documents as Policy, as do other London boroughs, in the determination of applications if the situation is to improve.

The Panel believes that, in conjunction with the re drafting and adoption of the Management Plan, by explicitly and overtly requiring certain development to require formal planning consent, this will enable applicants to submit proposals that are more appropriate and that will have a higher chance of success. At the same time, it will facilitate the authority to ensure that all development is fully considered and that it will conserve and enhance the special quality of the Conservation Area as required by the NPPF.

Development to be covered by an Article 4 (2) Direction

The CA Panel proposes that the following development should be covered by an Article 4 (2) Direction and will require planning permission;

1. The enlargement, improvement or alteration of a dwelling house (i.e. any extension, new window or alteration to the appearance of the dwelling) including alteration to the fenestration of the property.

Reason: To safeguard the overall appearance of the Conservation Area and conserve the special character which arises from its original architectural details (for example, corner turrets, the replacement of timber sliding sash windows with PVC-U casements)

2. The demolition of, erection of or alterations (including enclosure of or removal of historic glass) to any external porches or doors

Reason: To safeguard the overall appearance of the Conservation Area and conserve the special character of a property and a group of properties that arises from these elements.

3. The removal of architectural stained or bevelled glass from the elevations of dwellings including those in external doors or porches.

Reason: To safeguard the overall appearance of the Conservation Area and conserve the special character of a property that arises from these elements

4. Alterations to front, side and rear roof slopes including roof windows, dormers, raising of ridge and gutter lines and replacement of roofing materials

Reason: To safeguard the overall massing of the property, the appearance of the Conservation Area, views along streets and the collective roof and streetscapes that form a strong feature of the area.

5. The formation of a vehicle hardstanding fronting a highway and the paving over of soft landscape (i.e. new areas of concrete, pathing stones or tiles within the front garden area).

Reason: To safeguard the overall appearance and suburban character of the Conservation Area, to safeguard front garden amenity space, which is a distinguishing and special feature of the area and to enhance the streetscape of the area. To reduce flooding and increase wildlife in support of Ealing Council's policy on Front Garden Conservation.

6. The demolition and erection of walls, gates, fences, trees, hedges or other enclosures to properties fronting the highway or visible from surrounding streets.

Reason: To safeguard the overall appearance and setting of the Conservation Area, to safeguard front garden amenity space, which is a distinguishing and special feature of the area, to enhance the streetscape of the area and to retain trees and hedges to filter out air pollution.

	<p>7. The painting of the exterior of any building (i.e. to brickwork, pebbledash, render etc that is not already painted or a material colour change).</p> <p><i>Reason: To safeguard the overall appearance of the Conservation Area, views along streets and the individual and group value of and to conserve the fine architectural details of buildings e.g. decorative brickwork that form a strong feature of the area.</i></p> <p>8. The sub division of rear gardens by fencing or other enclosures.</p> <p><i>Reason: To safeguard the amenity and landscape qualities of the Conservation Area and which form a distinguishing feature of the area.</i></p> <p>The erection of satellite dishes, sheds, garages, storage enclosures or other structures that will be visible from the surrounding streets.</p> <p><i>Reason: To safeguard the overall appearance and setting of the Conservation Area.</i></p> <p>10. The Council will require submission and approval of all proposed construction materials to be used in the development prior to the commencement of works.</p> <p><i>Reason: To safeguard the overall appearance and setting of the Conservation Area.</i></p> <p>Comment- on the basis of the strategic review, there is some evidence that certain on-going issues remain. The most pressing include boundaries and hardstandings, alterations to roofs including rooflights, and replacement windows and doors. It is recommended that an Article 4 Direction is introduced to cover these elements of development across the Creffield CA.</p> <p>This should go hand-in-hand with supporting guidance (see below).</p>
Other Controls/Guidance	<p>It is recommended that further design guidance is produced. This will include both specific guidance relating to the local vernacular of Creffield together with generic principles of good design.</p> <p>The new Generic Management Plan and specific design guidance will address issues affecting the Creffield CA, including guidance on the use of PVC-U windows and doors to provide clearer guidance on appropriate replacements will also assist, and guidance to landlords on the conversion of houses in an historic context. Shopfront design guidance will also be beneficial to improve the appearance of projecting shopfronts, fascias and signage of the parades along Uxbridge Road.</p>

	<p>The CA Panel refer to guidance on 'Keeping Your Front Garden' - a joint initiative produced in part by the Council's Environment Group, which provided advice to residents undertaking crossovers or dropped kerb. This provides practical advice about planting, hedging and surfaces for hardstandings to minimise the impact. It is recommended that this advice is incorporated into revised guidance.</p>
Planning Data	<p>Relatively high levels of planning applications were received between 2007 and 2019 with an average of 52 per annum (Rank 8). 79% of applications approved, above the average across CAs (75%). 15 appeals were lodged, with two thirds of these being dismissed. Enforcement cases investigated averaged around 10 per annum, with the main issues being operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission), followed by changes of use and tree contraventions.</p>

RM 22.7.20

Creffield CA

By type:

Creffield	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	79	7	54	83	68	72	74	78	4	27	59	72	677
ADVERT	1										1		2
TEL				6									6
CND	13	2	2	10	3	12	3	5			1	8	59
CPE/CPL/PRA	6	1	2	3	2		2	4			1	2	23
FULL	30	1	26	26	43	28	39	40	1	6	24	22	286
HH										9	10	10	29
CAC	2		2	2	2								8
LBC	2												2
VAR/NMA/COU			4	5	1	5	3	2		1	3	2	26
TPO/TPC/PTC	25	3	18	25	17	27	27	27	3	11	19	28	229

By Decision:

Creffield	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	22	3	20	36	16	37	20	30	2	10	18	33	247
APP with COND	24		25	28	37	27	40	31	1	10	32	22	277
PD	5	1	2	3	2		1	1				2	17
REFUSED	14		5	10	8	7	6	14	1	5	4	8	82
WITHDRAWN	14	3	2	6	5		6	2		2	2	3	45
APPEAL DISMISSED	1		1		1		2	1		2	1	1	10
APPEAL ALLOWED			2	2						1 with conditions			5

Enforcement Cases:

Creffield	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	8	4	9	10	6	17	17	7	18	10	9	6	11	132
Advert Contr.			1			1	1							3
Amenity Issue					1									1
Breach of Cs.	1	1					3	1			1			7
Change of Use	2		2	1	1	3	2	2	5		2		3	23
Constr.Det. Dw.													1	1
Dem. in CA						1	1							2
Enquiry										3	3	4		10
Multiple	1													1
Not in acc. w/p		1	4		2			1	1	2	2		2	15
Op. Dev.	4		1	6		9	5	1	7	5		1	3	42
Use anc.out.								1						1
Tree Cont.		2		3		3	3	1			1	1	2	16
Unknown			1		2		2		5					10

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.:	Use of Ancillary outbuilding as separate dwelling
Tree Cont.:	Tree Contravention

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