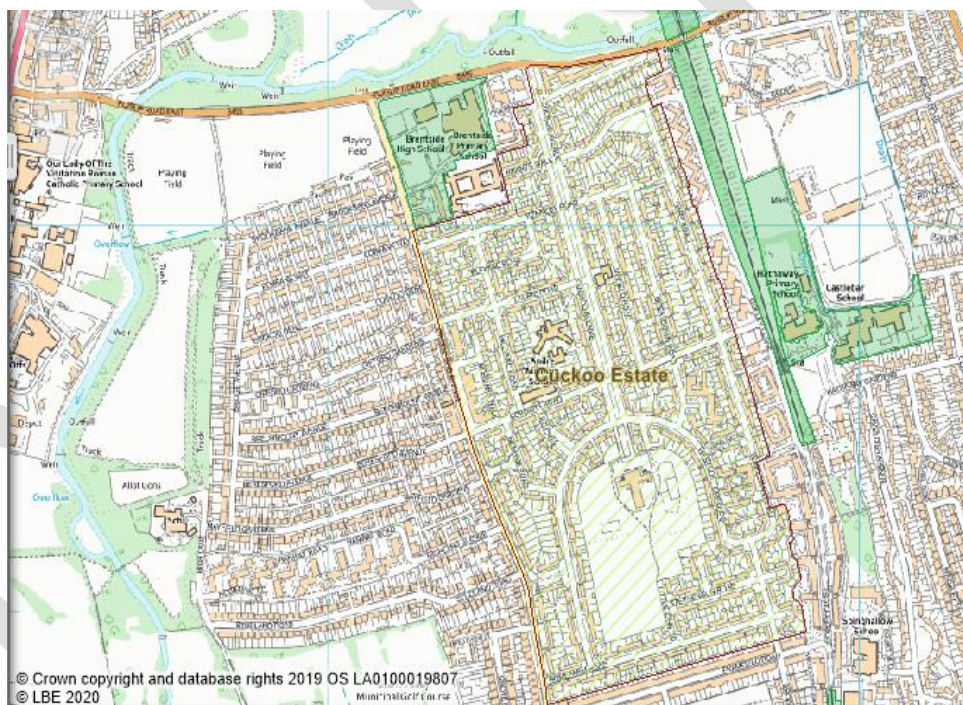


CUCKOO ESTATE CONSERVATION AREA

Date Designated	1995
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

A surviving interwar London County Council planned estate (1,600 units) with its original layout still relatively intact. It was built as a response to severe housing shortage after WW1, starting in 1933 and completed by 1939. The CA describes it as being carefully planned around the topography of the area and centred around the Hanwell Community Centre, C.19 (1856) listed building on crest of hill. This was once a Poor Law School, attended for a time by Charlie Chaplin. It stands within Cuckoo Park, one of largest green open spaces in Hanwell area. Cuckoo Avenue was the old carriageway to the School.

	<p>It was planned along lines of traditional garden suburb masterminded by Raymond Unwin at beginning of C.20. They consist of small groups of terraces/semidetached houses. In terms of key features, they are unadorned, but are of a solid architectural style, of two storeys with red brick, hipped clay tile roofs, modest door hoods. The central road (Cuckoo Avenue) is described as green centrepiece and counterpoint to the solid, grand Hanwell Community Centre. The estate planned around historic layout of the schools and the two driveways.</p> <p>One of the fundamental characteristics of the Cuckoo Estate is based on an Unwin set piece: a grassed area was left at corners or road junctions with buildings turned, angled or staggered around a corner. This opens up views. Small enclaves off longer roads are also characteristic. As an LCC estate it has social value, in seeking to alleviate overcrowding from inner London and providing pleasant rural/urban surroundings and basic facilities including hot and cold water, gas, electricity and large gardens. The three main sub character areas are:</p> <ol style="list-style-type: none"> 1. Main residential area 2. Greenford shopping parade 3. Hanwell Community Centre <p>This area has been subject to significant small-scale but incremental changes to the houses in the area that have affected large parts of the estate, to the extent that the de-designation of part of the estate should now be considered.</p>
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). <p>B. Generally residents do not value Conservation Area status – they wish to develop their properties with large side and rear extension, roof</p>

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 Con Area and listed building area).

	<p><u>Specific comments on the Cuckoo Estate</u></p> <p>This is the most problematic Conservation Area in terms of coverage. It is difficult for the panel to have involvement in planning issues because the estate is some distance from central Hanwell. They are unaware of any resident's association from which they might find a panel member and in the main the interests of the residents are focused on property development.</p> <p>There needs to be a plan of the Conservation Area in the Appraisal. Whilst much of the housing is small, they have significant front, rear and even side gardens and there are masses of applications for side and rear extensions, loft conversions with dormer windows, roof lights, front parking and front porches. The majority are approved by planning - although some of the more ambitious side/rear wrap arounds and huge dormers are refused. There is a gradual loss of open space feel to the area.</p> <p>The most significant aspect of the Conservation Area is the Hanwell Community Centre which has more recently enjoyed Council support for the provision of a variety of sports/recreational and child centre activities. The building has been renovated. A management trust has been formed.</p> <p>There has also been a development of container type housing on the western edge of the area.</p> <p>Boundary changes – it is suggested that perhaps the CA should be contracted to the community centre and the Avenue approach.</p> <p>Additional planning control – none identified, planning should make more effort to use the planning controls that exist.</p>
CA Boundary Changes	<p>The CA Review (2007) stated that the CA was in need of a review of its boundaries. It suggested that many buildings of no architectural interest were included in the designation, devaluing the whole and that at the time one local amenity group (not specified) even suggested that the loss of special interest was so great that the area no longer merited the CA designation.</p> <p>The strategic review shows that the condition of the estate has certainly deteriorated in the last 10 years or so, particularly with further losses of front gardens and boundary walls/hedging, loss of some green areas/verges and railings, a large number of unsympathetic porches, satellite dishes, Solar PV cells, and virtually all original windows and doors having been replaced (see later section). The introduction of temporary modular accommodation in Bordars Walk has replaced the unsightly</p>

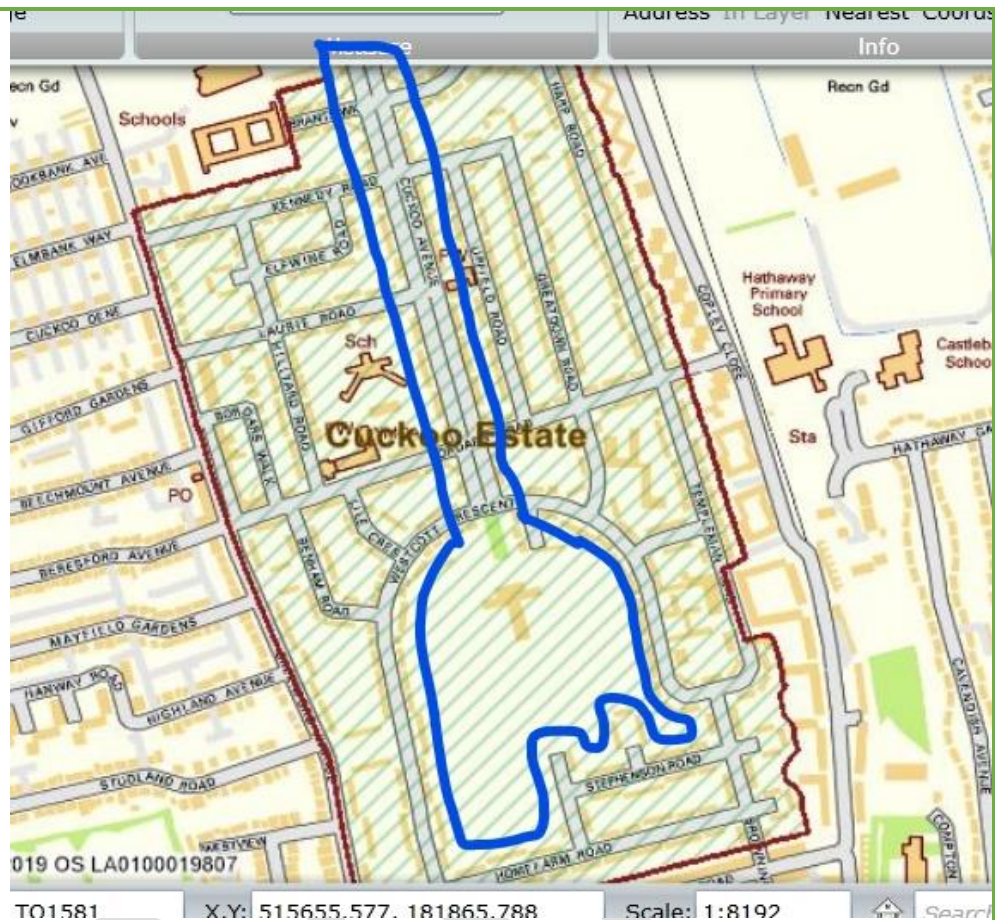
garages (and provided much needed accommodation), though these designs appear out of context with the rest of the estate.

Overall, there has been some significant loss of special interest of the estate in conservation terms.

The CA designation currently covers the whole estate which lies over a large geographical area and includes 1,600 units (mostly dwellings). This makes it more difficult to manage from a CA perspective and one option is to reduce the size of the CA so that it focusses on the remaining, most special part of its character: this includes the listed Hanwell Community Centre and the length of Cuckoo Avenue leading down from it.

This revised boundary would retain the most significant building in the area along with its open space setting (Cuckoo Park), the most precious vista along Cuckoo Avenue with its set back building line and mature chestnut trees. The key elements of the planned Unwin estate and the garden suburb, most notably the Unwin set piece: a grassed area left at corners or road junctions with buildings turned, angled or staggered around a corner, would also be included. Coupled with the proposed additional controls over development in this area (see section on Article 4 Directions), the objective of the revised boundary would be to seek to preserve and enhance the best features and characteristics of the estate. It would also exclude the post war housing, sheltered accommodation, garages and tower blocks that sit incongruously next to the CA. This revised boundary is supported in principle by the CA Panel.

It is recommended that the CA boundary is scaled back to Cuckoo Avenue, the Hanwell Community Centre and surrounding open space (i.e. area contained within the blue line shown on the map below):



Key unlisted Buildings

The CA Appraisal notes that the most visually successful buildings in the CA are the **groups of three houses** that welcome the visitor to the estate from **select corners of Cuckoo Avenue**.

Their unusual footprint addresses the approaches from three directions and also results in an even more unusual roofline. The darker brick and lighter pointing sets these apart from other residential houses in the CA. Buildings are arranged in sets of three with the central house presented diagonally across road, with other two presented to each road either side. This allows for optimum use of land without overlooking as well creating a sense of gateway to CA and maximising views into roads beyond. Combined with the lush hedging and front gardens that encase them, they do represent the communal spirit of the ethos of the LCC homebuilding schemes and it is essential for character of CA that these elements are conserved in their original form. They are certainly positive contributors and should be protected (additional Article 4 Direction proposed to include these buildings).

The CA Appraisal (2007) also notes that the design ethos is carried through to the design of the shopping parade corner on Greenford Avenue/

	<p>Bordars Road. This provides an impressive gateway into Cuckoo Estate. One large 3 storey building stretches along Greenford Ave and the return along Borders Rd. They use of similar brick as houses in estate but are set apart by scale and steeply pitches roofs. The shopfronts do detract, but this corner building is certainly a positive contributor to the parade and should be protected. If the CA boundary is redrawn (see earlier section) then these buildings would fall outside the revised boundary. It is recommended that these added to the local list of group/façade value.</p> <p>Other than the Grade II listed Hanwell Community Centre (1857) there are no other listed or locally listed buildings on the estate.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal (2007) identified the following threats and negative factors:</p> <p>Sub Area 1- main residential area:</p> <ul style="list-style-type: none"> • There are few examples of unaltered, original buildings in the CA. [That is certainly true, part of the special interest of the estate has been lost] • Replacement windows and doors (usually carried out by the Council as part of their renovation scheme) [Yes, most houses have had replacement PVC-U windows and doors at some stage, many of them utilitarian and unsympathetic to the original designs. Historic precedents enable this trend to continue.] • Addition of porches [yes many many examples throughout estate but the most devastating impact is along Cuckoo Avenue. The original porches and their hoods are one the defining characteristics of the estate. Recommend introduction of an Article 4 Direction to stop them being developed as PD] • Car parking on frontages/hardstandings. [Again many examples, but surprisingly some unaltered front gardens with retention of original hedge/low brick wall. Some hardstandings not actually deep enough to fully accommodate a car. Recommend Article 4 to cover front boundaries and hardstandings]. • Inappropriate planting on frontages and removal of boundaries [as above, some inappropriate replacement brick walls and condition of some fencing is poor in some cases, and painted in disharmonious colours] • Replacement walls, boundaries and boundaries [as above] • Some extensions to rear are overly large and reduce size of rear garden [this is continuing, though consistent with other areas] • Poor quality repointing [Various examples noted but not widespread]

- Changes of colour to windows, doors and elevation [several examples of painted brickwork- loss of view of original high quality red/brown brickwork does significantly affect character of area and ought to be controlled by Article 4]
- Cladding/rendering of buildings- [there are some high impact examples of this that need to be controlled through Article 4]
- Addition of satellite dishes [quite significant extent but probably reached a peak now – especially with relation to large dishes, because of technological advances and use of internet for TV]
- Replacement roofs, dormers and roof extensions [this continues to be an issue, though not too many poor recent examples found. However several cases of large expanses of Solar PV panels on front roof slopes. This has a significant impact and should be controlled in future through an Article 4 Direction].
- Landscape- maintenance of trees is poor particularly along Cuckoo Avenue where replacement planting and lopping has been less than sensitive and horse chestnuts affected by leaf minor pest [the condition of trees appear fine though this should continue to be monitored by the Council's arboriculturalist. The landscaping around the estate is generally well maintained]
- A few green areas and verges require maintenance. Some open spaces also lost to parking- an Article 4 was recommended to resist further parking spaces [some evidence of this but most in good condition. Replacement railings where lost or damaged should take place to protect green areas from cars.]
- Graffiti in public areas and street furniture – [few examples of graffiti seen. There is a distinct lack of communal seating throughout estate, even in the park- and this should perhaps be increased. Also the utility cabinets where damaged need to be repaired quickly].
- Cars and traffic were seen as major issues in the CA- On street parking and permitted parking on pavements has created clutter [This remains the case but there is no easy solution to this- long term, less reliance on car will help- edge of estate well served by buses but perhaps less so within estate roads themselves].
- Traffic calming and 20mph scheme wasn't seen as being too 'clumsy' or intrusive- [some humps/signage/road markings are now showing their age and probably need to be replaced in perhaps a more conservation style approach]
- Not a great deal of through traffic due to self-contained nature of estate [this remains the case, though school traffic at certain times can be an issue].

	<p>Sub area 2- commerical area.</p> <ul style="list-style-type: none"> • Some tidying up of area behind shops is needed [The area behind the shops remains shabby in appearance, and rubbish remains an issue] • Shopfronts need improvement [Further guidance on shopfronts could assist here]. <p>Sub Area 3- Hanwell Community Centre</p> <ul style="list-style-type: none"> • Hanwell Community Centre: loss of some details on the building and piecemeal repair work due to underfunding [noted that some recent repairs have been carried out] • Poor state of signage on building and surroundings – [not much evidence seen of this]. • Unsuitable changes within curtilage such as chrome bicycle rails – [agreed that the front car park area and fence enclosure could be improved] • Statue of Charlie Chaplin has lost its head [yes still missing....an Arts Lottery Project or similar could help and focus on connecting building/links with Charlie Chaplin and improve interpretation- huge potential to involve centre users and local community]. • Garden of Rest is unkempt and requires revitalising [yes still this remains the case- part of boundary wall and railings damaged through anti social behaviour have recently been replaced and garden is in reasonable condition, albeit a bit bare. Again this could be enhanced as part of Arts Lottery Bid or similar project. <p>Other issues encountered as part of the strategic review:</p> <ul style="list-style-type: none"> • Rooflights on front roofslopes, are often in multiples. In some cases they are combined with solar PVs which detracts even more. • Protruding flue pipes on roofs • Pavement slabs badly cracked in some places • Inappropriate replacement roofing materials • Outbuildings in front gardens.
<p>Gaps sites and capacity for change</p>	<p>The CA Appraisal (2007) notes that a range of post war housing, sheltered accommodation, garages and tower blocks sit incongruously next to the CA. It is proposed that these are removed as part of the boundary changes (see earlier section) but they include:</p> <ul style="list-style-type: none"> • Brants Walk, off Cuckoo Avenue. 3 storey flats. Different style, later development than rest of estate. Of no particular conservation merit

- Chadwick, Cotts and Sharpe Close- square of modern council housing estates-c. 1980s/90s. As noted in CA appraisal these have little architectural interest and higher density than surroundings.
- Junction of Gifford Gardens and Green Ave. Modern 6 storey sheltered flats (Roland House) that differ in scale and form from 1930s development.
- Evergreen Court at junction of Cuckoo Avenue (to east) and Ruislip Road East. Sheltered housing. Modern, post 1939 development. As noted in the CA appraisal these are reminiscent of seaside holiday camp chalets.
- Church/YMCA- Bordars Rd- The CA appraisal states the scale, relationship to street, fabric and finishing details are all foreign to the CA. The only remote relation is the shape of canopy.

There are also medium/high rise developments outside the CA but in the vicinity including for e.g. at Copley Close along railway cutting, that detract from the CA.

Development since last appraisal includes:

- New residential building—site of former garages to rear of Alcott Close. Ref: 165003FUL- erection of 3 storey, 5 bed dwelling- granted 24/11/16 (regulation 3- Council's own application). Fairly contemporary design and finish which is quite close to listed community centre building but screened to some extent.
- Garages on Borders Walk- described in the CA appraisal as resembling bunkers and are covered with rubbish and graffiti. Garages have now gone and been replaced with temporary housing. Planning permission granted in March 2016 (PP/2015/6859)- 34 temporary (10 years period) modular units in 4 blocks (2 and 3 storey). Council application. Meets an important housing need and has improved condition of this area but design /style is quite different from rest of estate. Situation to be reviewed at expiry of temporary permission in 2026.

Hanwell Community Centre

This prominent building in an elevated position is the focal point of the CA and heart of the local community. As a grade II listed building dating back from 1856, it will need to be carefully maintained in future. The building is included in Historic England's Heritage at Risk list and this states:

Administration block of the former London District Schools, 1856. The Local Authority carried out major repairs in 2010 and the building is now in good condition. Management of the building has reverted to the Local Authority and an options survey has been carried out to inform future uses, as well as a planned programme of maintenance. A planning application for changes to the building has been submitted and a long-term business plan has been formulated to support the new school which has taken over one of the wings'

The CA is included within Historic England's Heritage at Risk listing. This described the Condition as 'Good', Vulnerability as 'Medium' and Trend as 'Stable'. This remains an accurate description.

Since the last appraisal in 2007, the building has PP/LBC consent for repairs and learning and development centre (P/2009/0245 & P/2009/0269), new café, dance studio and landscaping (PP/2015/6210), community and play area (PP/2015/5711) and toilet facilities (172857LBC).

In 2001, there was an application (Ref: P/2001/2794) for 'Construction of two four-storey 'pavilion' wings (partially on the adjoining public open space); partial excavation and alteration of the forecourt layout to provide a new basement access and a new car parking layout; other external alterations; and conversion of resulting building to provide fifty flats and a new community centre. However, this appears to have been withdrawn at the time and never pursued.

Whilst the building has benefitted recently from repairs, investment and new facilities, the long-term viability may still rely on some kind of enabling development, as proposed in 2001. Any such development will need to be carefully considered in consultation with Historic England in order to maintain the integrity of the building and special interest of the wider CA. This should include the investigation of grant-funding and joint -funding initiatives with Historic England and others.

Other development activity in the surrounding areas include:

- Copley Close Estate on eastern boundary of CA. There is an application (pending consideration) for 201956NMA for the construction of 247 dwellings and associated works (Ref: 201956NMA).
- Gurnell Leisure Centre, Ruilsip Road East- just to north-east of CA. There is an application (pending consideration) for the demolition of all existing buildings and erection of replacement leisure centre

	<p>(Use Class D2), facilitating affordable and market housing residential development (Use Class C3) in 6 blocks, flexible retail floorspace (Use Classes A1 - A3), plant room and energy centre (Ref: 201695FUL).</p>
Public Realm issues	<p><u>Sub Area 1:</u></p> <ul style="list-style-type: none"> • The several communal green spaces are a characteristic feature of the estate and are provide pleasant views- the mature trees and hedges are currently well maintained. • Original overlapped hoop railings, which are characteristic of estate, have been lost in some areas and need to be protected/replaced. They also helps prevent parking on some of the greens. Chestnut paling fencing should not be a substitute. • Cuckoo Park is the principal open space in the Cuckoo Estate. Dense group of trees arranged throughout park that forms thick canopy linking in with avenues of horse chestnut down Cuckoo Avenue (CA appraisal noted that threat of disease has potentially enormous implications for character of estate- but they appear to be in good condition at the moment). • Interesting artwork (front and rear view) in Cuckoo Park including statue of Charlie Chaplin - needs some repair/maintenance. • Parked cars and road infrastructure detract from the estate but this is difficult to manage. • Some Cracked pavement slabs in estate detract. • Some utility cabinets are poorly sited, attract graffiti poorly maintained. • 'No ball games' signs- erected later than first occupation but still evocative of communal feel of estate and should be preserved. • Large CCTV poles is some areas detract. <p><u>Sub Area 2:</u></p> <ul style="list-style-type: none"> • Commercial area- junction of Borders Rd/Greenford Ave. Satellite dishes and shopfronts detract- overly large fascia signs. Replacement casement windows. Bin storage outside shops. Similarly, telecoms cabinet in middle of pavement on corner of Greenford and Borders detracts (seems to have appeared in last 10 years). • Return along Greenford Avenue. More shops and poor shopfronts. Windows appear to have been replaced (note trickle vents) but these are more uniform sliding sashes. • Shabby appearance of area behind shops in Borders Walk.

	<p><u>General:</u></p> <ul style="list-style-type: none"> • Welcome signs indicating Cuckoo Housing estate managed by Ealing BC but no interpretive • Victorian lamp columns throughout the estate- the CA appraisal says they are not appropriate in 1930s estate- except for Cuckoo Avenue, where they should be retained.
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 and shopfronts.</p> <p>This needs to be supplemented by the introduction of an Article 4 Direction, and further design guidance through a revised Generic Management Plan and specific design guidance for the Cuckoo Estate. (see below).</p> <p>The Council as the main housing stock provider in the area of the shops along Greenford Ave and owner of the Hanwell Community Centre will be instrumental in the management of the estate in future. This includes maintenance of the green spaces in the area which are integral to the defining character of the estate.</p> <p>Further investment is needed for the Hanwell Community Centre to carry maintain the buiding and also look at the future long term use of the centre. Improvements to the Rest Garden could also be looked at. The building has a long history at the communal heart of the area.</p>
Article 4 Directions	<p>On the basis of strategic reviiw, an Article 4 should be introduced to protect the area. This should be applied to the central spine of the CA along Cuckoo Avenue and to the Hanwell Community Centre and Cuckoo Park (see changes to boudary section).</p> <p>An Article 4 Direction was previously considered for the Cuckoo Estate in 2011 (Planning Committee 9/11/11). At that time it was proposed to introduce a Direction to cover Cuckoo Avenue within Cuckoo Estate Conservation Area in order to include developments under the following classes of development of the General Permitted Development Order 1995 as amended:</p> <ul style="list-style-type: none"> • Class B (The enlargement of a dwellinghouse consisting of an addition or alteration to its roof), • Class C (Any other alteration to the roof of a dwellinghouse),

	<ul style="list-style-type: none"> • Class D (erection or construction of a porch outside any external door of a dwellinghouse), • Class F (Development consisting of – (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or (b) the replacement in whole or in part of such a surface), • Class G (The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse) <p>This was in response to the estate being placed on Historic England Heritage at Risk register, and changes to the GPDO at that time including in relation to micro-generation equipment. The character of the CA was described as being exposed to potential harm by the cumulative effect of minor alterations which result in the loss of original window design and porches, loss of front gardens and boundary treatments and installation of micro-generating equipment fronting the public highway. It was considered important to protect the simple roofscape, and rhythm of the neo-Georgian windows and porches, along with the hedges and low timber boundary fences that delineate the areas architectural character.</p> <p>The Direction was never agreed/confirmed at the time, but it is recommended that it should now be introduced. It should cover the proposed revised CA boundary covering Cuckoo Avenue, Hanwell Community Centre and Cuckoo Park (see boundary changes section).</p>
Other Controls/ Guidance	<p>It is recommended that further design guidance is produced. This should include specific guidance relating to the local vernacular of the Cuckoo Estate, including of PVC-U windows and doors to provide clearer guidance on appropriate replacements. The development of a shop front design guide and associated grant-aid opportunities will be important. These will be set out in a revised Generic Management Plan and specific design guidance for the Cuckoo Estate.</p>
Planning Data	<p>Between 2007 and 2019, reasonably high levels of planning applications, were received, averaging 35 per annum (Rank 11). 70% of applications were approved, just below the average across CAs (75%). There were low levels of appeals (10), with the majority (8) being dismissed. Enforcement cases investigated averaged around 7 per annum, with almost half of these relating to operational development contraventions (i.e. where works began before planning permission was drafted or after the expiry of the planning permission), rather than any specific type of issue.</p>

Cuckoo Estate CA

By type:

Cuckoo Estate	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	45	8	40	33	41	39	41	83	2	15	51	63	461
ADVERT								1					1
TEL					1			1					2
CND	3				1	1	4	7		1	6	1	24
CPE/CPL/PRA	12	1	11	11	7	4	9	23	1	1	9	10	99
FULL	20	6	23	12	23	22	20	38	1	5	11	9	190
HH										7	18	29	54
CAC			1			1							2
LBC			1	1				1					3
VAR/NMA/COU				1	1	1		3			1	3	10
TPO/TPC/PTC	10	1	4	8	8	9	8	9		1	6	11	75

By Decision:

Cuckoo Estate	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	12	1	6	13	11	10	12	15	1	2	10	13	106
APP with COND	6		13	8	19	15	15	22	1	5	21	26	151
PD/PA	10	1	10	3	5	3	3	21			6	5	67
REFUSED	16	5	6	9	4	7	9	21		7	10	13	107
WITHDRAWN	1	1	5		2	3	2	4		1	1	2	22
APPEAL DISMISSED			1	3	1			1			2	1 LIVE	8
APPEAL ALLOWED				1								1 with conditions	2

Enforcement Cases:

Cuckoo Estate	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	8	4	6	3	4	10	6	6	7	9	10	10	12	95
Breach of Cs.			1					1						2
Change of Use	2	1				1	1			1		1	1	8
Constr.Det. Dw.					1		1			1			2	5
Enquiry										5	7	5		17
Multiple		1												1
Not in acc. w/p		1				1			2		1			5
Op. Dev.	5	1	5	3	3	7	3	5	3	2	2	2	8	49
Use anc. out						1						2	1	4
Tree Cont.	1								1					2
Unknown							1		1					2

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

DRAFT