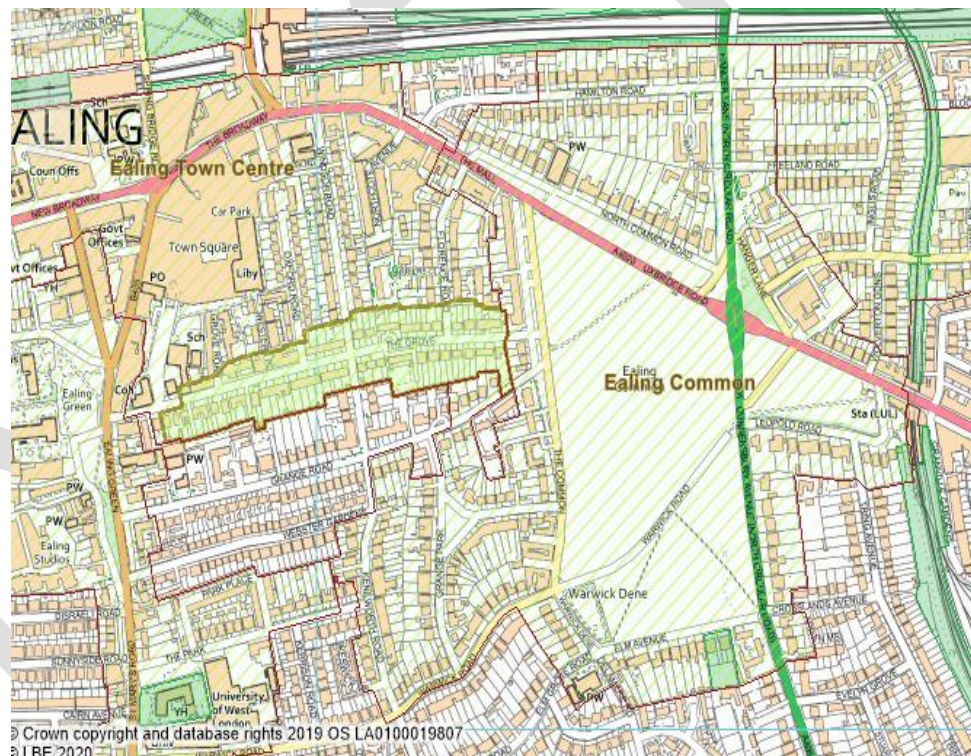


EALING COMMON CONSERVATION AREA

Date designated	1982 (Extended 2004)
Last Appraisal	March 2009
Last Management Plan	March 2009
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map



Summary and Key Changes since last appraisal

This is one of the older designated conservation areas in Ealing (1982), dominated by the historic common land, and extended in 2004. An area of mixed uses (residential, shops, hotels and transport) with distinct, but disparate areas of development which are unified by the presence of the common.

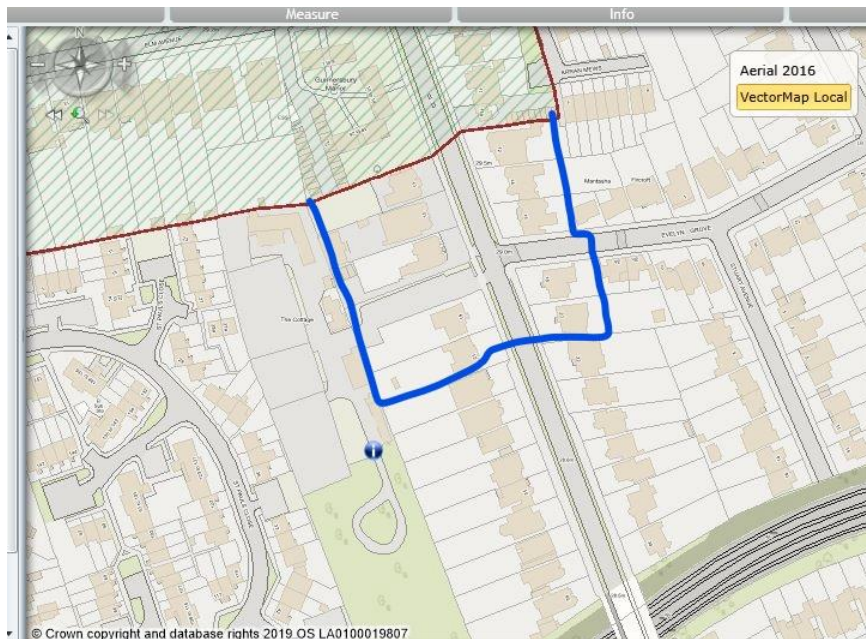
	<p>Distinctive Villa style houses in north retain original features such as decorated gables, turrets and balconies, high pitches roofs, patterned brickwork and elaborate pillared porches. Set in a pattern of 'gothic style' development.</p> <p>The level of traffic from main roads in the area (especially to the north and east) also has a detrimental impact on what historically would have been as semi-rural and tranquil area. It consists mainly of Victorian/Edwardian development and its fabric is generally well conserved since the last appraisal in 2009. Incremental small scale changes continue to affect the area and in some areas, notably around Ealing Common Station, there is some evidence of decay.</p>
Meeting with Conservation Area Panel	<ul style="list-style-type: none"> • Query over the western boundary of the CA- often overlaps with Ealing Town Centre CA in term of consultations on planning applications, particularly in the area between Windsor Road and The Common (this will be checked with Planning Admin). • There was a general feeling of disillusionment with the conservation situation in the area; the Panel spend a lot of time trying to pick up various pieces and don't always feel listened to. • Specific examples of what are considered large and overbearing extensions were highlighted, particularly when viewed from neighbouring rear gardens (e.g. 39 The Mall, 1 Florence Road, 90 Grange Road) • The Common is regarded as a valued asset but needs to be protected; for e.g. quite a lot of work was needed to restore landscape after circus took place. • Parking along Warwick Road by commuters is a problem- need some parking restrictions. • Digital advertising boards are intrusive. • Would be helpful to have two simple pages of design guidance, 'dos and don'ts' and good practice • Lighting is generally fine but need to be careful about siting, so as to avoid congregation and anti-social behaviour • Trees should be retained and only removed if absolutely necessary as they are a valuable part of public realm. • Enforcement is critical but need clear guidelines.
CA Boundary Changes	<p>The CA Appraisal showed no need for any revisions to the CA boundary at the time (2009). It was noted that significant areas in the surroundings were already protected by the CA status (i.e. Ealing Common CA, Ealing Town Centre CA and Mount Park CA).</p>

However, as part of the current strategic review, it is recommended that consideration be given to the following:

Tring Avenue (2-12, 3-13)- the northern section of this road contains large villas of a very similar age/style to the rest of Leopold Road that is within the CA. They have generally well-preserved features characteristic of the area including a mix of red and stock bricks laid in Flemish bond with terracotta detail, tile hangings, highly decorative timber embellishments, full-height canted bay windows and prominent front gables often embellished with tile hanging or timber embellishments. Timber pitched hoods cover a recessed porch, often with gothic pointed arches. The rest of Tring Avenue is later (1910-1930). **It is recommended that the section outlined in blue below is added to the CA boundary.**



Gunnersbury Avenue (12-20, 13-21)- large villas, of similar age/type to the ones to the north in this road (within the CA). Red brick, hanging tiles, timber embellishments, stucco detailing, canted bays, duo pitch porches. Design is not quite so intricate as ones within the CA but there is reasonable case for their inclusion. Ideally any boundary change should also include the removal of Gunnersbury Court (modern flatted intrusion to the north and currently within the CA) but this would result in an irregular boundary line. **It is recommended that the section outlined in blue below is added to the CA boundary.**



Key unlisted Buildings

The CA Appraisal (2009) includes a map showing the listed/locally listed buildings in the CA (albeit of poor resolution, on page 4). However, no Townscape Map is included, nor are the positive contributors marked out or listed specifically.

It does however state that all unlisted Victorian houses along **North Common Road** are of particular architectural merit and make a well-established ensemble testifying the architecture of that time. This remains the case and it is recommended that all of the **houses between 1 and 20 North Common Road** should be designated included as positive contributors (St Matthews Church within this group is on the statutory list).

Other buildings highlighted by the CA Appraisal as being positive include:

- **No 28 The Common** (white painted, well-proportioned dwelling, early Victorian. Recommend inclusion as a positive contributor).
- **The Grange PH** (The Grange Hotel. 1871. Built on the site of the Cricketers pub. A landmark building which precedes other properties to the south. Some alterations but a handsome building. Recommend adding to Local List).
- **No1 and 3 Elms Avenue** (No 1 in particular is a proud, double fronted property, with two side 2-storey bow windows and very intricate brick patterned decoration, like the herringbone motif above the entrance porch. The hipped roof has very projecting eaves supported by brackets and is intercepted by very tall and elaborate chimneystacks which confer to the

	<p>property a very strong arts and craft feel. Recommend inclusion as a positive contributor).</p> <p>Other properties currently on the Local List are:</p> <ul style="list-style-type: none"> • 9, 10 North Common Road • Drinking Fountain opposite 20 North Common Road • 1-3 Burlington House, The Common • 4,5,21 The Common • 15 Elm Avenue • 36-38 Hamilton Road • 32-39 The Mall (Façade/group value). <p>It is recommended that these are retained on the Local List.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal identified several negative features (2009) including:</p> <ul style="list-style-type: none"> • The heavy traffic of the North Circular is major element of intrusion in the peaceful and rural character of the Common • Negative buildings that disrupt views include The Ramada Hotel, Hawthorne Court, Woodside Court, Gunnersbury Manor • The loss of front garden trees and fences together with loss of garden walls • Single-storey detached later garages that act as a gap sites and create unsightly fractures within the streetscape • Extensions that are disrupting the traditional spatial relationship between buildings and sometime producing a terracing effect where properties were originally detached or semidetached • Bulky dormer windows at the rear, at the front and at the side of properties that disrupt the original proportions and character of historic properties as well as the roofscape of the CA. • Rooflights on front slopes • The loss of the traditional fenestration patterns and inappropriate replacements • Loss of front yard walls to create parking for cars • Uncoordinated street furniture • Continuous porches. <p>All of the above remain as current issues in varying degrees (see below).</p>

As part of the strategic review, on-going issues that were noted include:

- Some newly refurbished properties provide high contrast with original in relation to new roofs and use of 'stock' brick. For e.g. in use of artificial slate at North Common Rd and Hamilton Road.
- Some continuing loss of boundary walls and continuing pressure for hardstandings even in areas with small front yards such as Fielding Terrace.
- Casement windows being replaced in unsympathetic PVC-U: for e.g. 2 Fielding Terrace, but examples of planning permission being granted for PVC-U replacements of original timber casements and being acceptable in design terms (e.g. 15 Warwick Rd).
- Some satellite dishes evident though with changes in technology, it is likely that many of these are long-standing (redundant dishes should be removed).
- Further sub-division of properties in area (e.g. 1 The Common, 8 Fielding Terrace, 10 North common Road) with detractions associated with conversions such as CCTV , air conditioning units, bins etc.
- Continuing flow of applications for large extensions; the CA Panel highlight various examples (39 The Mall, 1 Florence Road, 90 Grange Road) of they consider to be bulky, overbearing and visually intrusive, especially from the rear. However, the associated planning officer reports all show that these issues were carefully examined and cases were treated on their merits).
- Installation of antennae and dishes and rooftop cabinet on roof of Ramada Hotel (2017) – causing some detraction.
- Boundary treatments – some garish colour schemes (e.g. 8 Feilding Terrace) and some damage to boundary walls (e.g. Wolverton Mansions). High standards of boundary treatment are essential especially where it fronts the Common. There may be a case for introducing Article 4 D to such control alterations.
- Some disrepair of original fabric – e.g. original interlocking tiles in porch along Uxbridge Road.
- Parked cars in the middle of the open common detract from the area- e.g. Warwick Road.
- Poor state of repair of pavements/crossovers in some area; paving within higher quality stone would benefit.
- Area around Ealing Common station- on eastern fringe of CA- shopping frontage in terms of buildings and shopfronts give a poor impression coming out of station. Particularly large scale and poor advertisement on side of no. 1 Station Parade. Shopfront design and advertisements would benefit from better regulation/design guidance.

	<ul style="list-style-type: none"> • Evidence of uncoordinated street furniture around the Common-railings, bollards, bins, cycle storage, signage, lighting (heritage and modern), parking meters, steps, etc. • Rear of 10 Leopold Road- construction of part single storey, part two storey detached dwelling house on former garden land. This new house of 'contemporary design' contrasts with surroundings (PP/2014/6249).
Gaps sites and capacity for change	<p>In the residential areas within the CA there remains little capacity for major change. A few medium/high rise recent developments are noteworthy:</p> <ul style="list-style-type: none"> • Just to the north of the CA over the railway bridge, the development of three buildings (1 x four storey, 1 x five storey and 1 x six storey) to provide 51 residential units (17 x 1 bed, 27 x 2 bed, 6 x 3 bed and 1 x 4 bed) together with 27 car parking spaces, associated landscaping at the Former Webbs Garden Centre Hanger Lane Ealing is visible from the CA, especially due to its elevated setting, albeit it is some distance away from northern boundary (Ref: PP/2015/3643) • Land adjoining 1 Inglis Road Ealing W5. Redevelopment to provide 3 blocks comprising 21 residential units. Allowed on appeal. Interesting relationship with existing development at No. 1 Inglis Rd. (Ref: 173855FUL and APP/A5270/W/18/3205323 dated 10/05/2019). <p>There are no current Local Plan allocated sites in the CA.</p>
Public Realm issues	<p>The CA Appraisal (2009) noted that:</p> <ul style="list-style-type: none"> • The tarmac surface on pavements is not in very good condition. • Redundant railings and service cabinets create visual clutter and obstruct pedestrian movements. • The heritage lampposts and traditional gas- cast iron lamps co-exist with a number of other examples of more utilitarian lampposts within the CA. • Cast iron bollards with connecting top rail surround part of the Common. Those should be maintained and preserved. • The overall condition of most of the fabric in the CA is sound, although the state of neglect of some properties' front yards, cluttered with fly tipping is a concern for the CA. <p>These remain current issues in varying degrees (see below).</p>

	<p>As part of the strategic review, on-going public realm issues that were noted include:</p> <ul style="list-style-type: none"> • Poor state of repair of pavements/crossover in some areas remain, e.g. in Hamilton Rd. • The Common off Uxbridge Rd. Signage, surfacing, steps, cycle storage, bin storage bollards etc. in and around The Common could all be improved/ better maintained. The railings along Leopold Street are showing signs of disrepair and the steps down to the Common off Leopold Rd are made of utilitarian concrete and steel rails which detracts from the area when compared with original cast iron posts and finial details. The large open space of the Common with its diagonal avenues and fine avenues of mature chestnut trees, remains the jewel in the crown of this CA. It should have high quality boundary treatment and street furniture. A programme of enhancement to the public realm generally in this area would improve appearance. • The level of traffic from main roads in the area (especially to the north and east) also has a detrimental impact on what historically would have been as semi-rural and tranquil area. The A406 and A4020 criss-cross the area, so inevitably traffic levels will remain high in future. Parking along parts of The Common also detracts and should be regulated.
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, shopfronts and signage, traffic, satellite dishes, trees, public realm. With specific reference to Ealing Common CA , it recommends:</p> <ul style="list-style-type: none"> • Some traffic management measures to try and reduce the speed of through traffic along the main thoroughfares and other improvements to provide greater pedestrian priority. • Reduction of street “clutter” (signage, bollards, railings etc) and the use of more traditional materials. Also, more coordinated street furniture would be welcome. • A considerable number of buildings within the shopping parade east of Ealing Common CA and opposite to Ealing Common Underground Station are Locally or Statutorily Listed. They significantly contribute to the setting of the CA, therefore every attempt to the preserve their appearance should be made.

	<p>Shopfronts should follow the good precedents set by those around them and the architecture of the building in which they sit.</p> <ul style="list-style-type: none"> • The generous plots in which houses are sited within some residential streets within Ealing Common CA are considered to be one of the outstanding characteristics of the CA and all aspects of this openness should be protected. <p>These recommendations remain valid today. Further guidance will be provided through a new generic management plan and specific design guidance for the Ealing Common CA.</p>
Article 4 Directions	<p>The Management Plan (2009) suggests an Article 4 Direction could be considered to regulate some disruptive extensions, bulky roof extensions, loss of traditional fenestration and doors and inappropriate replacements, loss of front garden trees and garden boundaries, removal of chimney stacks and clutter associated with sub-division.</p> <p>It is noted that no definitive and/or specific recommendations were made at time of the last management plan (2009) and it is considered that there is insufficient evidence to demonstrate that any of these issues have significantly worsened since the time of the last appraisal in 2009, to justify the introduction of an Article 4 Direction. The exception to this is in relation to boundary treatments, particularly where these front, and disrupt, The Common. It is recommended that this is taken forward and explored further.</p>
Other Controls/Guidance	<p>The preparation of generic shopfront design guidance and specific guidance for extensions and alterations within the area as part of the revised generic management plan and specific design guidance for the area, will assist in the preservation and enhancement of the CA.</p>
Planning Data	<p>Between 2007 and 2019, reasonably high levels of planning applications were received, averaging 47 per annum (Rank 8). 79% of applications approved, above the average across CAs (75%). The number of appeals lodged was very low (6) with the slight majority (4) being allowed. Enforcement cases investigated per annum averaged 9 cases, with the majority relating to operational development contraventions (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>

Ealing Common CA

By type:

Ealing Common	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	69	11	39	60	49	90	85	59	3	20	49	76	610
ADVERT	2					1							3
TEL	1			2									3
CND	7		4	5	1	12	8	9		1	1	11	59
CPE/CPL/PRA	2		1	2	4	5	1	1		1			17
FULL	26	7	16	17	22	35	39	20	1	6	15		204
HH										3	6		9
CAC	2			2	1	2	4	1					12
LBC/LBD	2		1			3	1				2		9
VAR/NMA/COU			1	7	1	2	6	7		2		6	32
TPO/TPC/PTC	28	4	16	26	21	31	29	21	2	7	18	26	229

By Decision:

Ealing Common	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	28	3	15	26	16	39	26	22	2	6	16	31	230
APP with COND	20	1	11	20	26	33	40	28		7	26	26	238
PD/PA	2		1	1	2	3	1	1		1		2	14
REFUSED	11	5	6	7	5	8	8	4		2	5	6	67
WITHDRAWN	8	2	5	5		6	9	4	1	4	1	2	47
APPEAL ALLOWED			1			1				1 with conditions	1 with conditions		4
APPEAL DISMISSED	1							1					2

Enforcement Cases:

Ealing Common	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	11	15	9	7	5	14	4	3	11	12	10	3	10	114
Advert Contr.		2	2						2					6
Amenity Issue	1		1											2
Breach of Cs.	1		1	1					1	1				5
Change of Use		3	2	1	1	4			1	1	2		3	18
Constr.Det. Dw.									1					1
Dem. in CA	1													1
Enquiry										4	3	2		9
Listed B. Contr.							1							1
Multiple		2								2				4
Not in acc. w/p	1	3		2	1		3		1				1	12
Op. Dev.	3	5	3	2	3	6	3	1	3	4	1		4	38
Tree Cont.	4			1		1		2			4	1	2	15
Unknown									2					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