

EALING GREEN W5/W13 CONSERVATION AREA

Date designated	1969 (Extended 1982, 1992 & 2004)
Last Appraisal	March 2008
Last Management Plan	March 2008
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map



Summary and Key Changes since last appraisal

One of the older designated conservation areas in Ealing (1982), characterised by the green spaces of Ealing Green and Walpole Park and surrounding roads. A diverse CA with three district sub areas (Ealing Green and St. Mary's Rd, Mattock Lane, Walpole Park). It extends over a large geographical area and nestles between Ealing Town Centre CA to the east and undesignated areas elsewhere. It is almost entirely within moated site of Ealing Manor and the medieval settlement.

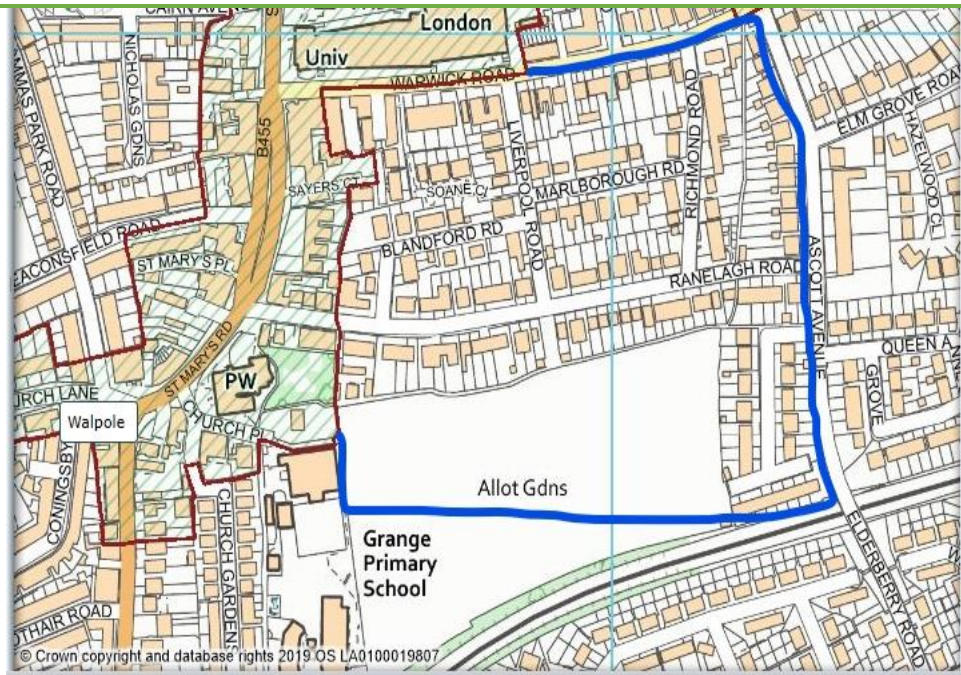
Th CA has a varied architectural heritage character with buildings dating from the 18th to late 20th century and includes a number of listed and locally listed buildings. Properties from the early Victorian and Georgian

	<p>periods feature more prominently in this CA compared to others. Institutional uses, with several college buildings in the area, also feature significantly.</p> <p>The level of traffic from main roads in the area (especially along Ealing Green – B455) has a detrimental impact on what historically would have been as semi-rural and tranquil area.</p> <p>The area's fabric remains generally well conserved since the last appraisal in 2008. Key development changes affecting the CA include the Filmworks development and restoration of Pitzhanger Manor.</p>
Meeting with Conservation Area Panel	<p>The CA Panel made the following comments:</p> <ul style="list-style-type: none"> • Agree that the 2008 character remains largely valid and relevant. • The history of area from the medieval village around St Mary's Church through to the Victorian and Edwardian Town Centre is still traceable today. • Independent retail and restaurant businesses work well in Ealing Green and along the High Street and Bond Street so that there is a pleasing visual and logical transition from Ealing Green CA into Ealing Town Centre CA. • There should also be a logical transition between the Filmworks development, once completed, from the cinema, retail and businesses there and the Ealing Film Studios complex. • Independent shops, restaurants and cafes are important to the area and should be encouraged and nurtured. • There are on-going and regular management and enforcement issues faced by the CA which include shopfronts, advertising, residential streets, and infill development. • Development pressures in the area identified in the original management plan have since intensified and a strong plan is needed to manage change and to enhance the core of Ealing. • There has been an intensification of use, for example on the site of the University of West London, where new buildings and redevelopment support a higher number of students. • There are many creative businesses around Ealing Film Studios. • The restoration and reinterpretation of Pitzhanger Manor and revitalised art gallery should encourage more visitors. The restoration has coincided with greater use of Walpole Park due to the higher daytime and residential population. • This is all positive and contributes to a local economy of independent retailers, cafés and restaurants. • There are concerns that the Filmworks development, with its frontage along Bond Street and Mattock Lane, will harm the setting of Ealing Green and Pitzhanger Manor and detract from the vistas from Pitzhanger Manor, Walpole Park and Ealing Green.

	<ul style="list-style-type: none"> • There appears to be a growing and disturbing pattern in the use of “minor amendments” throughout the planning process to incrementally increase the scale and bulk of a development at various stage. • Outside the CA, the 20-storey ARC Tower, formerly called Apex Tower, on Uxbridge Road, dominates the skyline and harms the setting of Pitzhanger Manor and Walpole Park. There is also some concern about the potential impact of the proposed development at Perceval House on the wider area. • There are concerns about backland and gap-infill developments in the residential areas, loss of front walls and gardens for off-street parking, changes in fenestration, especially where PVC-U windows replace traditional timber frames and where rooflights are added to front roofs. Changes in shopfronts and signage also need to be more effectively managed and enforced. • There is concern about encroachment on the Common Land of Ealing Green, including some hard surfacing and bike racks illegally installed (this long-standing matter is currently being investigated separately by the enforcement team). <p>The Panel requested potential boundary changes around 1) The Lammas Enclosure and 2) Roads south of University of West London and east of St Mary’s Road. These are set out in more detail below. They also supported in principle a proposed change to move Bond Street from Ealing Green CA to Ealing Town Centre CA to reflect the more commercial nature of the street together with the development of the Filmworks site. (see note on Ealing TC CA). These are explored further in the next section.</p>
Boundary Changes	<p>Lammas Enclosure. The CA Panel consider there is potential to include the area around Lammas Park within the CA boundary, as depicted by the blue line below. It opened as a public park in 1883 and together with Ealing Green and Walpole Park, Lammas Park is part of a well-used network of open spaces which act as a green setting for the CA, and which form a key part of the historical and social development of the CA and wider settlement area. Centred principally around Lammas Park Road, this road contains a cluster of buildings of locally important and group/façade value; two and three storey and detached stock brick mid-Victorian houses with stucco dressing, including surviving balustrading and window surrounds and slate roofs. They form a cohesive group. More detailed research/analysis is recommended but there would appear to be a reasonable and logical case to extend the CA to include this area. It is recommended that subject to public consultation, the Lammas Park enclosure is included as an extension to the CA.</p>



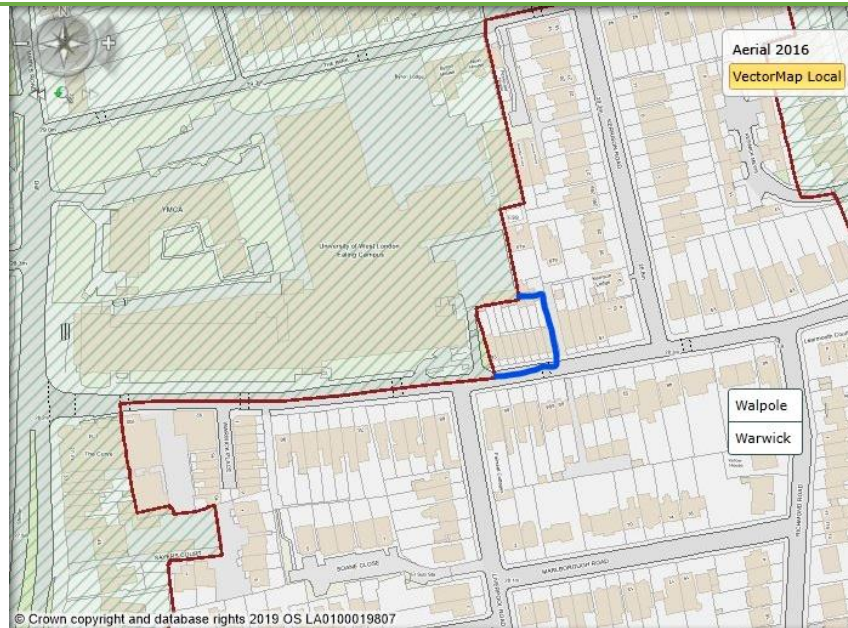
Roads south of the University of West London and east of St Mary's Road. The CA Panel consider there is potential to include this area, as depicted within the blue line on the map below. This area does contain some good examples of early, mid and late Victorian townhouses and villas with some fine detailing and some of these are on the local list (although it is noted that some properties that were previously locally listed were removed as part of the 2014 including those in Ranelagh Road and Ascot Avenue, as a result of their condition/significance). However Victorian housing is also interspersed with later housing, including the inter-war and post-war period, of no special conservation value, and therefore there is less of a cohesive ensemble here than the rest of the CA. This area is also more detached from the rest of the CA area which has its (medieval) core along the main north-south axis route (B455) and St. Mary's Church and away from the green open spaces of Walpole and Ealing Park to the north and west, which greatly influence the character of the CA. It is therefore considered that the case to include this area within the Ealing Green CA is not overwhelming. **It is not recommended that the CA Boundary is altered to include this area.**



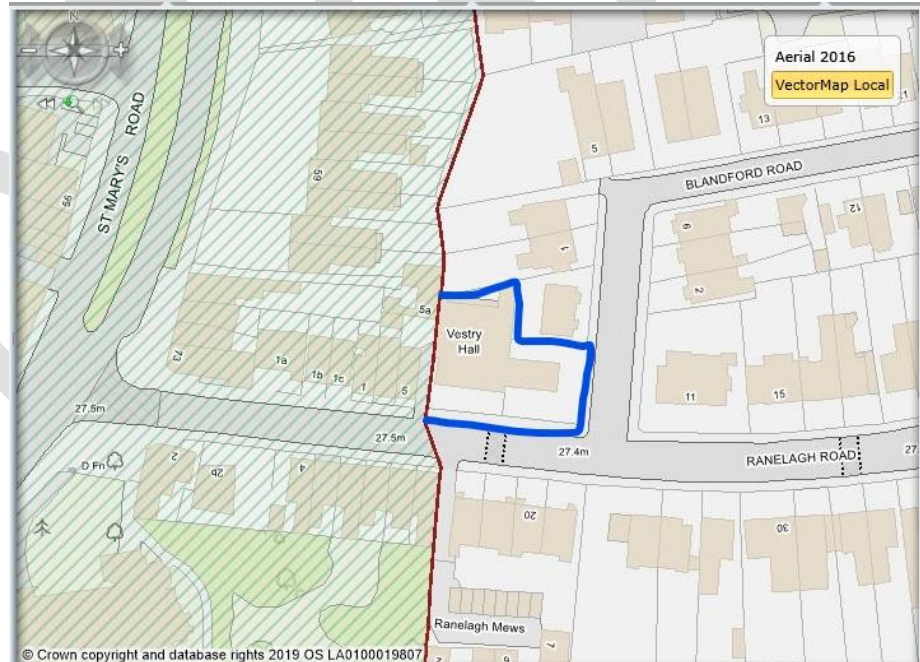
Other potential changes identified as part of the strategic review:

Bond Street- In order to better reflect the commercial nature of Bond Street and the changes to its frontage as a result of the development of the Filmworks site, it is proposed alter the boundary between Ealing Green and Ealing Town Centre CAs, so that Bond Street becomes part of the Town Centre CA. This is supported in principle by the CA Panel – see the Ealing Town Centre CA report for more details and associated map.

69-83 Warwick Road- 3 storey villas on southern side of The Park at junction with Kerrison Rd. Located currently just outside the CA, but their features are generally well conserved including sash windows, canted bays, corbelling, ridge tiles, barge boards, porches and pillars. They sit alongside the modern college building which is within the CA. **It is recommended to re-align the boundary to include these villas as shown on the blue line below.**

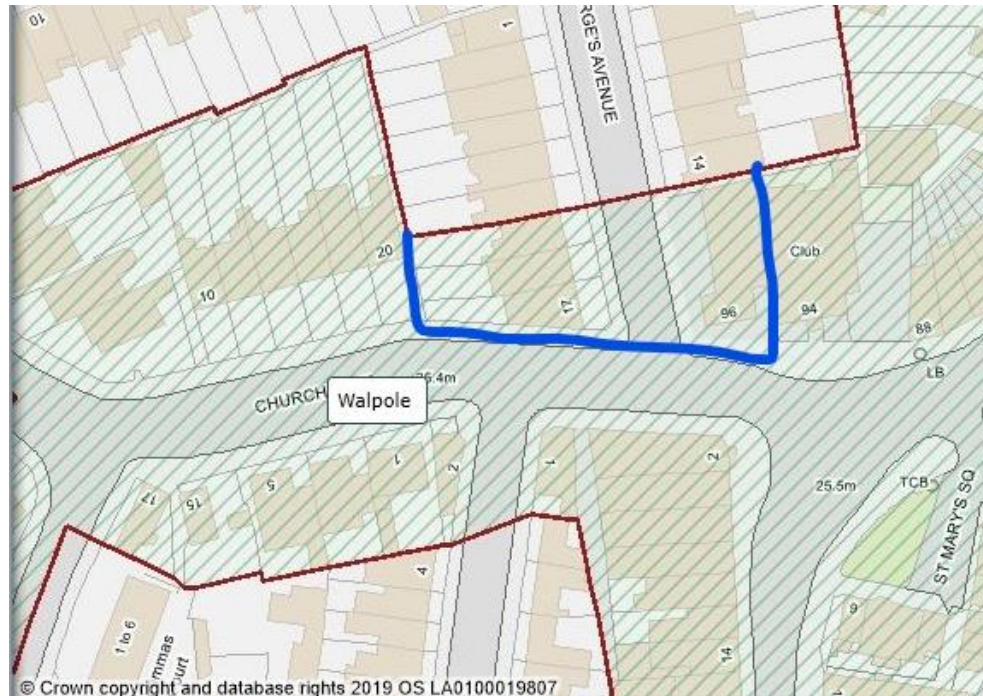


Vestry Hall, Ranelagh Road- This is located just outside the CA but is a fine Victorian building on the local list: *Part of University of West London. 1879, fine institutional building of red brick with stone mullions, tracery and elaborate high Dutch gables with stone finials. It is recommended that the CA boundary is re-aligned to include this building as shown by the blue line below.*




96 St Mary's Rd- National Tyre Service. Modern building and garage. There is a case to exclude this modern building and the adjoining **13-17 St Georges Ave** (architecturally unremarkable houses of same age to rest of St Georges Ave-which is largely excluded from CA) from the CA boundary

– see area below within blue line. However, this is a sensitive frontage along Church Lane, next to Westfield House, 94 St Mary's Avenue (Grade II listed) and in order to retain more control of any future redevelopment here, **it is recommended that this area is retained within the CA.**



64 a-d Mattock Lane. These are architecturally unremarkable c. 1930s houses and could be removed from the CA boundary -see blue line below. However, the plot has historical associations, with previous buildings dating back to at least 1870s. The location is also on a sensitive junction location, and given the proximity of St John's Church (Grade II listed), **it is recommended that this site is retained within the CA.**

	
<p>Key unlisted Buildings</p>	<p>The CA Appraisal (2008) highlights listed and locally listed buildings on the map on page 4, but no more detailed townscape map is included. As previously mentioned, some buildings that are shown as locally listed were subsequently removed as part of the 2014 review. This include:</p> <p>Ranelagh Road (nos 30-36,46,50)- 1880s double fronted properties, canted and bay windows with stucco surround and slate gabled roofs. Some are compromised by alterations but it is recommended that they are retained as positive contributors.</p> <p>17, 19 Church Lane – 1880s properties, no. 17 has gabled roof, full length canted bays and it is recommended that it is retained as a positive contributor. No 19 has been altered by overpainting, concrete pantile roof and later porch. It is recommended that this is not retained as a positive contributor.</p> <p>Other key unlisted buildings identified by the CA Appraisal were:</p> <ul style="list-style-type: none"> Nos 1-7 St Mary's Road Elms Villas Nos 76-88 St Mary's Road, 1930s parade of shops at junction of South Ealing Road with St Mary's Road Shopfront at No 56-58 St Mary's Road New Inn at No 62 St Mary's Road (now on Local List Ref: LLR1194) Houses along Culmington Road (from Nos 24 to 10 and from 19 to 13)

	<ul style="list-style-type: none"> • Houses along Churchfield Road on either side (1-29, 2-16) • The Clinic, No 87 Mattock Lane • Terraces and Fire Station in St Mary's Square • Brick wall, railings of Mattock Lane Health Centre. <p>It is recommended that all of the above buildings are retained as positive contributors.</p> <p>In addition, the strategic review has identified the following buildings as noteworthy:</p> <p>Park Place- Is an attractive enclave of mid to late Victorian cottages set back from main roads in the area. It is recommended that they be added to the Local list of façade/group value.</p> <p>59-61 St Mary's Rd- A fine pair of Victorian houses with well-preserved original features and front gardens. It is recommended adding these as positive contributors.</p> <p>W13 Youth Connexions Club, northern end of Churchfield Rd- contemporary high-quality redevelopment that responds well to Victorian surroundings. It is recommended adding as a positive contributor.</p>
Threats and Negative factors from last appraisal	<p>The CA Appraisal identified the following threats and negative factors:</p> <ul style="list-style-type: none"> • Modern blocks including: <ul style="list-style-type: none"> ➤ Ray Court at the northern end of Somerset Road. ➤ Trend Court at No 17 Somerset Road ➤ Kemseley Court, a 1930s, much altered block of flats located on Rathgar Avenue just outside the CA that closes the view southward from Somerset Road. ➤ Lenan Court on Churchfield Road ➤ Park View Lodge, Shenstone and Walpole Lodge ➤ Marilea Court, St Mary's Road. ➤ Glaston Court, St Mary's Road. <p>These remain interspersed with the CA area, and where re-development occurs in future, opportunities to enhance the CA should be considered on these sites.</p> <p>Other issues identified in the CA Appraisal include:</p> <ul style="list-style-type: none"> • The presence of gap sites used as over-ground car parking space or single-storey garages facing the highways • The loss of front garden trees and fences together with loss of garden walls constitute a threat to the area's character.

	<ul style="list-style-type: none"> • Extensions that are disrupting the traditional spatial relationship between buildings • Bulky dormer windows at the rear, at the front and at the side of properties • The loss of the traditional fenestration patterns and doorways inappropriate replacements. <p>.</p> <p>On-going issues identified as part of the strategic review:</p> <ul style="list-style-type: none"> • Some shopfronts and fascias continue to detract (in Bond Street, Ranelagh Road, St. John's Parade, St. Mary's Road) • Street clutter is evident in some areas. For e.g. at the junction of High Street/The Green/Bond Street where there is a proliferation of signage/lampposts/columns in this area. • A number of large advertisement banners in area (for e.g. around Ealing Green College, Mattock Lane), albeit temporary in nature, can impact on character of area. • 52 St. Mary's Road- Grosvenor Social Club – is an unattractive building but benefits from planning permission to redevelop the single storey building into 3 storey building, to provide new club and 7 s/c flats (Ref: 172227FUL). Another unattractive building and frontage lies at 68 St. Mary's Rd, at the junction with St. Mary's Court. • Flat conversions and associated features including estate agents boards, wheelie bins, satellite dishes, hardstandings etc – there are several examples in the area including the northern end of Churchfield Road and Mattock Lane. • Some replacement of original sash windows (e.g. 42-48 Mattock Lane).
Gaps sites and capacity for change	<p>Since the last CA Appraisal (2008) the following developments have been put forward:</p> <ul style="list-style-type: none"> • 19 St Mary's Rd Development of two pairs of semis (4 houses) (Ref: 172502HH & 172503LBC) set back from the road. • Land at the junction of The Park and St Mary's Road, University of West London- Development of 8, 4 bedroom 3-storey houses comprising 2 detached houses and 6 semi-detached houses Appeal Ref: APP/A5270/W/15/3140704 (2016).

	<ul style="list-style-type: none"> St Mary's Rd Campus- (Ref: 174182FUL) Redevelopment of part of existing car park and university buildings to a sports centre at St Mary's Rd campus (application withdrawn). Ealing Studios- on-going refurbishments and alterations to studio facilities. <p>A number of currently designated Local Plan Town Centre sites are located close to the northern Ealing Green CA including:</p> <ul style="list-style-type: none"> EAL4 Ealing Broadway Shopping Centre- potential refurbishment/redevelopment to provide mixed town centre uses. Not yet come forward for redevelopment. EAL5 – Sandringham Mews. Underused area include car park with potential for mixed town centre uses. Not yet come forward for redevelopment. EAL6- Cinema 59-63 New Broadway,14-22 Bond Street, I Mattock Lane- currently under construction for cinema, commercial and residential uses. Under construction. EAL 8- 49-69 Uxbridge Road. Potential for office led redevelopment. Not yet come forward for redevelopment. EAL 10- 93-113. Uxbridge Road just north of CA boundary. Scope for office led redevelopment including ancillary commercial uses at ground floor. Not yet come forward for redevelopment. <p>These are located within the Ealing Town Centre CA and other than the Cinema site, none have yet to come forward. The potential impact from these sites on the Ealing Green CA will need to assessed as part of future planning applications. These sites are explored in more detail within the Ealing Town Centre CA report.</p>
Public Realm issues	<p>The last CA Appraisal (2008) identified some public realm issues. Issues which still remain include:</p> <ul style="list-style-type: none"> The poor state of pavements in some areas in terms of quality and materials. As identified in last appraisal/management plan, there is room for improvement in relation to public realm along main Ealing Green Road. Expansive utilitarian pavement could be improved at junction of St Mary's Road and Ranelagh Road.

	<ul style="list-style-type: none"> • Street clutter – a lot of signage, lampposts, columns are visible in the High Street/Bond Street junction and expansive pavement in St Mary's road outside The New Inn area. Also, large banners evident on some college buildings. • Speed cushion at junction of Culmington Rd and Churchfield Rd. On edge of CA. Yellow bollards are quite conspicuous. Design could be improved/made more sympathetic. • The level of traffic from main roads in the area (especially along Ealing Green – B455 and its junctions) has a detrimental impact on what historically would have been as semi-rural and tranquil area.
Management Plan	<p>The existing CA Appraisal/Management Plan (2008) identifies a number of threats:</p> <ul style="list-style-type: none"> • Loss of garden trees, hedges, fences, trees, boundary walls, • Bulky rear dormers and flat roof extensions • Loss of traditional fenestration patterns and doorways and inappropriate replacements (continuous porches), • Satellite dishes • Poor pavements. • High levels of conversions, leading to poor management of communal areas. • Poor condition of some buildings. <p>The Management Plan identified/referred to several specific issues:</p> <ul style="list-style-type: none"> • Plans to enhance public transport/traffic calming measures by 2012- [Comment- Not entirely clear what this was referring to or what measures have been implemented since 2008] • 'Site 55' (area containing BT building/St Mary's House, college buildings) originally identified as a development site in UPD (precursor to Local Plan). [Comment- this site is not currently identified as a Local Plan development site. There may in future be scope for the consolidation of uses in this area, with opportunities for improved permeability through to Walpole Park. The University of West London has a strong presence in the area and any future expansion plans may also offer an opportunity for high

	<p>quality replacement buildings and improvements to student facilities].</p> <ul style="list-style-type: none"> • Reduction of street clutter, more coordinated street furniture, improvement of shop frontages. [Comment- agree further action is needed to regulate this- an updated shopfront design guide would be very useful together with some kind of street furniture protocol to manage/coordinate. These issues will be addressed as part of a new generic management plan and specific design guidance for the Ealing Green CA]. • Control satellite dishes- [Comment- no evidence of this being a significant issue at present and changing technology is likely to lead to fewer dishes in future]. • Grant scheme to improve buildings and shopfronts- [Comment- agree that this should be explored further and is proposed as a part of a wider town centre strategy – see Ealing Town Centre report]. <p>The CA Panel have also identified a number of issues relating to planning/management of the CA. These relate to the role of planning officers, the planning process, the conservation officer, policies on streetscapes, shopfronts and advertisements, grant-aid, policies on PVC-U windows and doors. These were made in the context of Ealing Town Centre, Ealing Green and Haven Green CAs. These matters are addressed in more detail within the Ealing Town Centre report and the overall Key Issues and Recommendations report for all CAs.</p>
Article 4 Directions	<p>The CA Management Plan (2008) does not make any specific recommendation for an Article 4 Direction in the area. There is some evidence of on-going issues since the last appraisal but these are not sufficient or significant enough to justify the introduction of an Article 4 Direction at this stage.</p> <p>The key on-going issues in this area relate to shopfronts and signage, street clutter and conversions. Improved guidance and policies on these matters as part of the new generic management plan and specific design guidance for Ealing Green CA should help address these issues in future.</p>
Other Controls/Guidance	<p>Improved guidance will be set out the new generic management plan and specific design guidance for Ealing Green CA. This will help provide a clearer steer on a range of issues affecting this area and all CAs including shopfront design, replacement windows and doors and extensions. A future town centre strategy is also recommended to help co-ordinate town centre</p>

	activities, development opportunities and improvements to the public realm in this area.
Planning Data	Between 20007 and 2019, this CA received high levels of planning applications, averaging of 86 per annum (Rank 3). 79% of applications approved, above the average across CAs (75%). 21 appeals were lodged with the majority (17) being dismissed. In terms of enforcement activity, there were on average 15 cases per annum being investigated with the majority of cases relating to operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission) and changes of use contraventions.

RM 22.7.20

Ealing Green CA

By type:

Ealing Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	131	16	130	125	108	130	117	97	1	32	134	92	1113
ADVERT	5	1	12	15	2	3	3	5		4	4	4	58
CND	21		33	14	18	39	22	11		4	44	22	228
CPE/CPL/PRA	16	1	4	10	7	8	12	5		3	6	2	74
FULL	47	8	50	51	42	34	36	51	1	6	26	24	376
SCO/EIA/RMS						3	1	1					5
HH										5	14	10	29
CAC	7		1		2	1							11
LBC/LBD	7		2	1	5	7	3	1			7	4	37
VAR/NMA/COU	1	1	11	16	12	8	13	6		2	8	10	88
TPO/TPC/PTC	27	5	17	18	20	27	27	17		8	25	16	207

By Decision:

Ealing Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	39	4	52	32	38	59	42	25		9	70	39	409
APP with COND	34	4	44	58	55	44	50	47		9	50	41	436
PD/PA	10		4	5	3	6	11	2		3	2	1	47
REFUSED	28	7	21	17	11	10	3	16		6	6	3	128
WITHDRAWN	20	1	8	11	1	8	10	5	1	4	4	3	76
APPEAL ALLOWED	1				1	1		1					4
APPEAL DISMISSED	3	1	3	5 +1 SPLIT	1 WDWN	2		2	1 WDWN	1			17

Enforcement Cases:

Ealing Green	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	20	18	9	19	20	22	20	5	9	15	6	21	16	200
Advert Contr.	1	3	1	1	3	3	10				3	9	3	37
Amenity Issue	1	1											1	3
Breach of Cs.	1	1	1			1	1				1	1		8
Change of Use	3	5	2	3	1	1		1		4			1	21
Dem. in CA	3													3
Enquiry										3	1	4	2	10
Listed B. Contr.	1		1			3				2		3		10
Multiple	1	1			1									3
Not in acc. w/p	1	1		2	5	2			2		1	1		15
Op. Dev.	8	5	3	10	7	4	4	3	4	5		1	9	63
Tree Cont.		1		3	1		1		2	1		2		11
Unknown					2	8	4	1	1					16

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

DRAFT