

## EALING TOWN CENTRE CONSERVATION AREA (RESIDENTIAL ENCLAVE)

Date Designated 1994 (Extended 2004)

Last Appraisal December 2007

Last Management Plan December 2007

Existing Article 4 Direction ☒ The Grove 2013



Map



Summary and key changes since last appraisal

The Town Centre CA Appraisal was prepared in 2007 but remains a generally sound document in terms of its heritage analysis of the town centre, the identification of its special interest, the key buildings, spaces and views and the ways to address some of the negative factors identified. This is borne out by its reference in various planning applications and appeals. However, it does need updating in some respects, and in particular the management plan which focuses on the residential enclave rather than the commercial centre.

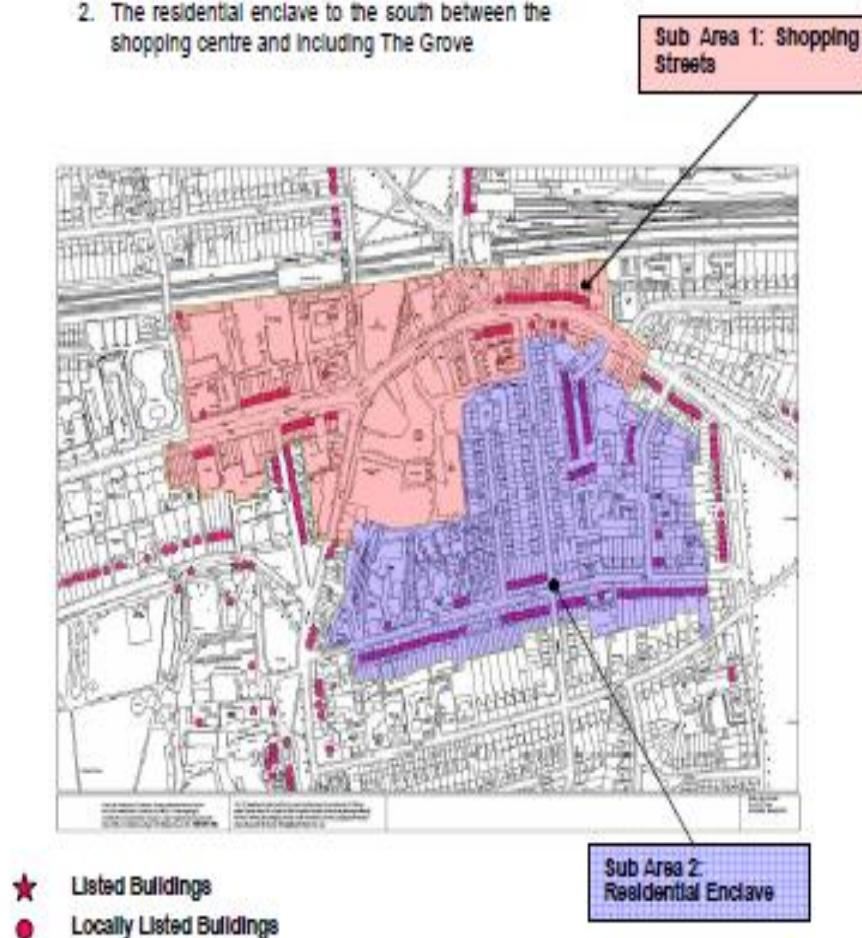
This report concentrates on the residential enclave of the Town Centre; the roads to the south of The Broadway (and The Broadway Centre) and The Mall: Windsor Road, Oxford road, Northcote Avenue, Grove Road,

	<p>Florence Road and The Grove (Sub Area 2). A separate report deals with the commercial part of the Town Centre to the north (Sub Area 1).</p> <p>Compared to the commercial part of the TC, the residential roads have changed very little since the last Appraisal (2007). The Victorian and Edwardian houses have continued to be affected by small incremental changes over the past decade, but not on any significant scale. The characteristic tight urban grain of houses on narrow and long plots is still evident despite the occasional fracture. The introduction of the Article 4 Direction at The Grove has added extra control over inappropriate alterations and extensions.</p>
Meeting with Conservation Area Panel	<ul style="list-style-type: none"> <li>• The CA Panel highlight that Ealing Town Centre CA also has a significant residential area where the issues are often similar to Ealing Green CA although more acute, where large houses consist of many flats.</li> <li>• The residential area along The Grove has been under pressure but the Article 4 Direction has helped, suggesting that more areas in this CA would benefit from a similar approach.</li> <li>• The original character appraisal (2007) noted that residential unlisted properties along Windsor Road and in the residential enclave make a positive contribution to the character of the CA and should be further protected.</li> <li>• The panel would welcome recommendations on strengthening development control in order to raise the quality of the CAs, particularly in the residential area of Ealing Town Centre CA.</li> </ul>
CA Boundary Changes	<p>The last CA Appraisal did not consider the need to alter CA boundary at the time (2007), particularly as much of the surroundings and settings of the CA are already protected by neighbouring CAs (Ealing Common, Ealing Green and Haven Green). However, as part of this strategic review the following boundary changes are considered:</p> <p><b>Splitting the Town Centre CA into separate Commercial and Residential areas.</b> This considers separating the TC CA into two separate CAs. Whilst the two areas have developed from the same period of the late C.19, the commercial and residential areas are quite different in terms of their function, spatial use and activity. Whilst they are currently split into separate sub areas, there is a case for splitting them into two separate CAs (but along the lines of the current sub area boundaries- see map below); this would enable them to have separate management plans and design guidance that would deal with each specific area.</p> <p>The existing management plan (2007) gives more attention to addressing the issues in the residential enclave, which in many cases are quite similar to the other Victorian/Edwardian residential CAs, where there is limited capacity for change. However, the commercial area has significantly more</p>

scope for change as the town centre serves a wider catchment, has to adapt and evolve more over time in meeting changing retail and commercial trends, and has to deal with large development sites coming forward for redevelopment. The main thoroughfares of the Town Centre (The Mall, The Broadway, New Broadway, High Street, Bond Street) consist of retail, leisure and commercial uses, and are all much more 'public-facing', and face a higher footfall, than the residential area.

The CA breaks down into two sub-areas of character:

1. The main shopping streets of The Broadway, New Broadway and the High Street
2. The residential enclave to the south between the shopping centre and including The Grove



No changes are proposed as part of last CA appraisal (2007). As part of the current strategic review the following boundary changes are considered:

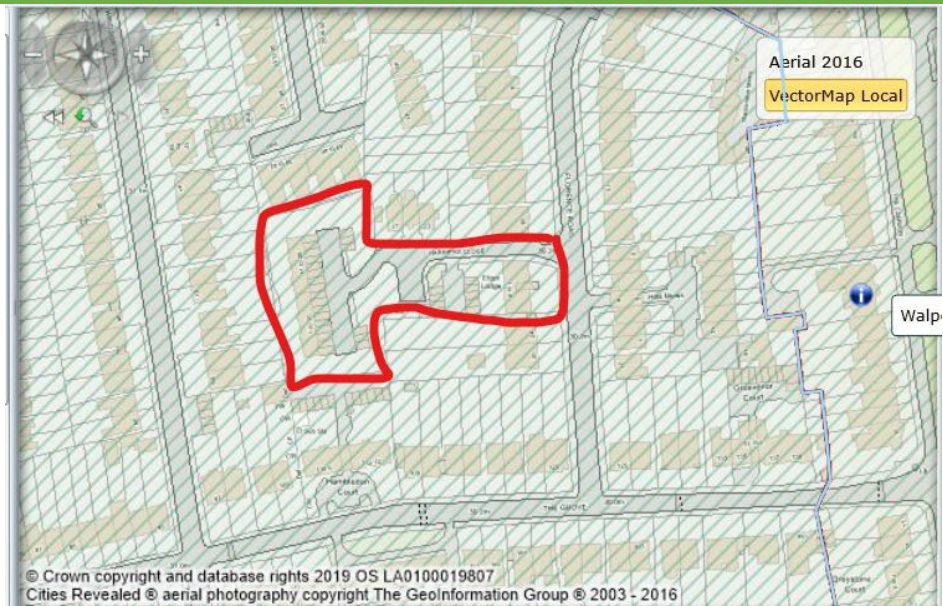
**61-71, 58-68 Windsor Road.** The housing in the southern section of Windsor Rd, south of The Grove, outside the TC CA is of similar age to that within the CA (1870-1890) and may previously have been considered for inclusion within the boundary (see blue lines below). The eastern



section (61-71) reflects certain characteristics of housing within the CA including the use of stock bricks, but is less embellished and articulated, with less use of trimmed stucco, variations in bay and arched windows, projected entrances with columns etc. **On balance, it is recommended not to include this area.**



**Harriers Close**- cul-de-sac, developed pre-conservation area designation c. 1980s. This backland site (as outlined by red line below) was developed following demolition of two Victorian houses in Florence Road and creation of an accessway. As a separate entity, this area has no special architectural value and there is a question mark over whether it should be retained within the CA boundary. However, given its location in the heart of the CA, it will be important that any future redevelopment here preserves and enhances the wider CA. Also, any revised boundary here would be irregular and untidy. **On balance, it is recommended that this area is retained within the CA.**



Local Plan allocated Site EAL1 could effectively be extended to include **Northcote Apartments**, adjacent- see red line on map below. This is a block of no special conservation value, but it is unlikely to come forward for redevelopment in the near future as it was built only relatively recently (c.2002). The CA boundary could also be altered to remove it from the CA but any boundary re-alignment here would be impractical as it is located away from any edge. **It is recommended to retain it within the CA boundary** as this would help ensure that future redevelopment of the wider site, which forms part of the eastern gateway to the Town Centre, would be sympathetic to the area and of high design quality.



Key unlisted Buildings

The last Appraisal made reference to some properties within sub area 2 as positive contributors/key unlisted buildings. These included the 'residential unlisted properties along Windsor Road and in the residential enclave' but these were not specified or shown on the Townscape Map.

The strategic review highlights the following properties as being of interest:

**63-77 The Grove** -east of junction with Western Road an attractive parade from 1895 but described in CA Appraisal (2007) as less distinguished than adjoining parade at 51-55 The Parade. Nevertheless, it is a positive contributor, and it is recommended that it is classified as such.

**4-46 The Grove**- groups of semi-detached 2 storey mid to late Victorian Italianette villas. All very similar but with some differences in decorative patterns, mouldings or window detailing. Stock brick, hipped roof. Most of them have lost their original boundary treatments which creates a rather fragmented aspect of the streetfront. They are referred to in the CA appraisal (2007) as locally listed, however they are not on the current local list or façade/group value list (nor is there any record of them being removed in 2014 as part of last review of local list). It is recommended they are classified as positive contributors (but not included on local list).

**70-92 The Grove**- Built between 1871 and 1889, houses of three storeys and a lower ground floor, stock brick, stucco trim, corbelling and canted bays. Mentioned in CA appraisal (2007) as the best and better preserved examples, despite loss of some front gardens and boundary treatments. They are referred to in the CA appraisal (2007) as locally listed, however they are not on the current local list or façade/group value list. Nos 72, 74, 76 were on list but removed in 2014 as part of last review of local list due to loss of garden and detrimental addition of soil pipes to front elevation. It is recommended that 70-92 are classified as positive contributors (but not included on local list).

**79-95 The Grove**- an attractive row of two storey houses with half basements (1870-1890). Yellow brick, low pitches roof, low chimney stacks. The CA Appraisal (2007) notes that an interesting aspect of façade is the unusually bold but plain stucco trims between the eaves and around the entrance porches. Well conserved generally but hardstandings and loss of front walls detract. The CA Appraisal (2007) says that these are a locally listed row of terraces but they are not on current local list. No record of them being removed as part of the 2014 review of the local list. It is recommended they are classified as positive indicators (but not include them on the local list).

**94-104 The Grove**- 3 semi-detached villas (1870-1890). 2 storey with half-basement and attic, projecting entrance porches with pitched roof and front dormer windows set below the eaves. Have generally retained original features although no. 96 has replacement PVC-U casements, and most have hardstandings. The CA Appraisal (2007) says these are locally listed but once again this row is not included on the current local list, nor is there any record of their removal in 2004 as part of review of the local



	<p>list. It is recommended that they are classified as positive contributors (but not included on local list).</p> <p><b>114 -138 The Grove-</b> handsome villas that sit on generous plots, stock brick, fine stucco mouldings, rusticated /diamond shaped window surrounds (sides) with vermiculate decoration either side of a keystone in the form of a mask (top). Described as locally listed in the CA Appraisal (2007) but there is no record of these on the current local list nor of them being removed in 2014 as part of the review of the local list. It is recommended that they are classified as positive indicators (but not included on local list).</p> <p><b>125-127 The Grove-</b> at junction of Florence Rd and The Grove, these are mentioned in the CA appraisal (2007) as a rather well preserved semi-detached houses. 2 storey with half basement built before 1870. Stock brick, stucco trims, low pitch roof. Canted bays up to first floor level. Part of the front garden has been converted to hardstanding but part has been retained together with the original front wall. It is recommended that they are classified as positive indicators (but not included on local list).</p> <p><b>1-38 Northcote Ave</b> – Edwardian flats that appear as houses and have a distinctive character – 1902 stated as build date. 2 storey deep red brick have projecting gables, with half-timber embellishments, pitched roofs with tile and white rendered projecting bays. Distinctive variations of oriel bay windows at upper floors and elaborate white stucco mouldings around windows. Curved gable walls and chimneys. Perhaps most distinctive are the arched porches with door numbers emboldened. The CA appraisal (2007) says these are locally listed but there are not currently on the local list. They provide a pleasant vista from north to south. It is recommended that they are classified as positive contributors and also added to list of group/facade value.</p> <p><b>St Saviour Clergy House, The Grove.</b> House built in 1909 by G. H. Fellowes Prynne, magnificent Edwardian façade- it should be noted that since last appraisal (2007) this has been placed on the statutory list by Historic England in 2014.</p>
Threats and Negative factors from last appraisal	<p>The last CA appraisal (2007) is quite critical of recent developments or later replacements of earlier Victorian and Edwardian buildings that have resulted in a fragmented townscape and grain, creating fractures and visual gaps in the continuity of the streetscape. Later developments are described as completely alien to the Victorian/Edwardian remains in relation to their quality, architectural expression, scale, massing, façade rhythm and proportions. However, this description appears to relate more to the commercial shopping areas of the CA, rather than the residential enclave.</p>

Within the residential enclave, the CA appraisal specifically points out **37-39 Windsor Road**, as being detrimental [Agree that this modern (c.1980s) infill, having replaced an original Victorian house, looks alien and detracts from the streetscene].

Other buildings that could be classified as detrimental, identified as part of the strategic review include:

- **Ealing College** of Higher Education-modern block (negative contributor)
- **Building on corner of The Grove with Grove Road**. Uninspiring modern block of flats (with solar panels). Part of Bakers House and Wells House flatted complex behind (neutral contributor)
- **Sunnymead Court** -modern flats but reasonably sympathetic design (neutral contributor)
- **Carillon Court**- modern flats but reasonably sympathetic design (neutral contributor)
- **Hambledon Court**- 1930s flats but reasonably sympathetic design (neutral contributor).
- **Hills Mews** - 1980s/90s apartments but design sits reasonably well with surrounding Victorian houses. (neutral contributor)
- **Elton Court** – 1960/70s flats– clearly out of character with surroundings – (negative contributor).
- **Grosvenor Court**- a complex of 15 flats on 133-139 Grove Road. Originally site of two sets of late Victorian villas but altered/joined together to create flatted scheme. More recent infill blocks have been added in middle and on right hand side plus 4 storey extension at back (1973). Whilst quite clearly of different styles/ages, the result is reasonably cohesive façade along The Grove (neutral contributor).
- **Waterman's Mews**- accessed from the Mall, set of small 9 mews houses just within the TC CA but totally hidden away at the backs of other established houses within the area (neutral contributor).
- **Tunstall Court**- 9 flats at northern end of Northcote Rd. Contemporary block but sits reasonably well in streetscene (neutral contributor).
- **Northcote Apartments**- opposite Tunstell Court on Northcote Avenue. C.1980s/90s block of no discernible conservation value (neutral contributor).

The CA Appraisal identified the following threats within the residential enclave:

- Loss of front garden trees and fences, walls and inappropriate replacements [Some evidence of this, though much of this has probably predated the last appraisal and introduction of the



	<p>Article 4. Street trees in terms of quality and quantity seem in reasonable condition]</p> <ul style="list-style-type: none"> <li>• Extensions/alterations that disrupt the traditional spatial relationship between buildings, poor quality generally [a few examples noted but not much recent evidence of this]</li> <li>• Bulky dormer windows at rear, front and sides that disrupt the roofscape [a few examples noted, including roof lights, but not much recent of this]</li> <li>• Loss of traditional fenestration patterns and inappropriate door replacements [yes much of the original single glazed timber sashes have been replaced but generally with reasonable quality 'heritage' style replacements both within and outside the Art 4D area- see management plan section].</li> <li>• Satellite dishes on front elevations [yes some evidence of this but tends to be historic and newer technology means less likely to be an issue in future]</li> <li>• Continuous porches [little evidence seen of this].</li> <li>• Lamp posts in sub area 2 do not reflect the character and quality of the architecture, heritage posts would be more appropriate in most cases [agree in principle but detrimental impact of existing posts is not significant]</li> <li>• State of neglect of some properties front yards cluttered with fly tipping is a cause for concern [little evidence seen of this]</li> <li>• In some cases pavements and kerbs are in poor state and should be improved [most appear to be in reasonably good condition].</li> </ul>
Gaps sites and capacity for change	<p>The CA Appraisal (2007) noted that there is little capacity for change within the residential enclave. Those identified included:</p> <ul style="list-style-type: none"> <li>• Single storey row of garages that faces highways in Oxford Road and Windsor Road.</li> </ul> <p>There have been a several infill developments since the last appraisal in 2007:</p> <ul style="list-style-type: none"> <li>• Just within the western edge of the TC CA along The Grove, The Green- Backs of commercial premises on High Street on left, modern <b>Ealing College of Higher Education</b> (student accommodation – completed c.2014). Rear service yard with bins, parking etc. visible.</li> <li>• Southern side of The Grove, <b>1-7 Holinser Terrace</b>. Unusual modern town houses. On land outside CA- together with Grange Road and Webster Gardens, south of The Grove- lies at the intersection of 3 CAs (TC, Ealing Green and Ealing Common) – but outside any of them. 7 houses replaced single house on site.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>4/6 The Grove</b> within TC CA. New dwelling comprising 7 flats approved 2011.</li> <li>• <b>Rear of 45 The Mall</b>- Planning permission granted for redevelopment of existing car repair workshop to provide 700 sqm of office (Use Class B1), 35 residential units comprising 2xstudio flats, 13x1-bed flats, 18x2-bed flats, 2x3-bed flats landscaping, access and associated works. Backland site, largely inconspicuous from the public highway.</li> <li>• <b>Site EAL 1 (Eastern Gateway)- site identified in Local Plan for mixed use – see blue line on map below.</b> This site includes The Lodge (former Bell Inn PH) which appears to have been a PH on this site since 1850s. The office building within which it now sits is 1950s/60s – this large block is one of those few interventions in The Mall which has broken the earlier Victorian grain and is a detractor. EAL 1 Site offers opportunity to remove buildings, open up the rear and improve character here.</li> </ul> <p>The TC Commercial report set out the currently allocated local plan sites in and around the TC CA. Those having more of a direct bearing on the residential enclave include:</p> <p><b>EAL 01- Eastern Gateway, 51-53 The Mall</b>- Mixed use development appropriate to the TC. Saunders House/carpark behind offers opportunity to remove buildings, open up the rear and improve character here. Not yet come forward for development</p> <p><b>EAL 04- Ealing Broadway Shopping Centre.</b> Scope for refurbishment and, where possible, redevelopment to provide mixed use development including additional retail, commercial, leisure, community and residential development. Any redevelopment should address current issues associated with the design of the current centre to make it more outward looking and integrate better with surrounding retail streets and residential areas. Not yet come forward for redevelopment.</p>
Public Realm issues	<p>The CA Appraisal (2007) considers that there is a distinct disconnect between the Town Centre and the residential enclave; the Broadway Centre has replaced previous tightly grained Victorian housing and the Centre is essentially inward- looking. Residential areas to the south are literally met with a wall of development – the commercial block is more significant in scale and massing than the surrounding housing and this makes it difficult for pedestrians to percolate towards the main shopping streets (The Broadway, Mall etc.) The Centre was clearly designed with the car in mind and traffic has easy direct access via the ramp in The Green, which in itself impacts significantly on the south west part of the TC CA.</p>

	<p>However, the architecture of the Broadway Centre does makes some attempt to link in with the design elements of the surrounding Victorian/Edwardian architecture. The service paths at the rear are also well maintained and landscaped. Attempts have been made to try and screen off the Centre from residential roads (Grove Rd, Western Rd, Oxford Rd).</p> <p>Any future redevelopment of The Broadway Centre should seek a better integration and connectivity with its surroundings and provide better pedestrian penetration, between public and private space and access and between day and night.</p> <p>The street furniture, pavements, lighting, street trees within the residential enclave itself are all in reasonable condition.</p>
Management Plan	<p>The existing management plan (2007) contains the standard generic guidance in relation to PVC-U windows and doors, alterations and extensions to roofs, dormer windows, rooflights, tiles and chimneys, extensions, brickwork, rear plots and outbuildings, shopfronts and signage, satellite dishes.</p> <p>In addition it highlights the following specific issues:</p> <ul style="list-style-type: none"> <li>• Whilst the residential enclave does not offer opportunities for major residential developments, it is under pressure for small scale interventions. Sensitive and responsive management is required [Agreed, but small- scale change here is comparable to other CAs].</li> <li>• Many buildings in need of repair, restoration of lost architectural features such as cornicing, windows and doors [Yes examples evident of a few residential properties needing attention, in terms of flaking paint or rotting timber windows, for e.g. 53-55 Windsor Road but nothing on significant scale]</li> <li>• Poor quality roofing materials such as concrete tiles replacing original natural slate or tile roofs [Yes, some examples evident, but not a significant problem]</li> <li>• Management of properties that are set back from the streetline with large front gardens or yards is crucial [Agreed, no evidence of significant issues].</li> <li>• Removal of traditional boundaries and gardens and mature need to create hardstandings should be resisted (Yes, there are examples of this, but many are long-standing).</li> <li>• A number of service buildings and single storey garages detract from the general quality of the residential enclave (Agreed, but there are examples- recently at R/O 79 The Grove – garages have been replaced by a contemporary dwelling that now enhances the area, same could be done with other garages- for e.g. at R/O 97 The Grove.]</li> <li>• Replacement of windows and doors with PVC-U [yes this continues to take place and advances in technology are improving the look of</li> </ul>



	<p>these. However, there have been recent applications by a housing association in the area, both within and outside the Article 4 Direction area (26 Windsor Road, 11 Florence Road, 56 Windsor Road) to replace timber sash windows with similar heritage style PVC-U double glazed units (two were permitted and one refused). In all cases the profiles are very similar to original. Cases do need to be treated on their merits, however further guidance will assist understanding of what is and what is not acceptable].</p> <ul style="list-style-type: none"> <li>• Large front yards are not very well maintained and preserved due to shared ownership (presumably converted flats/HMOs). This disrupts streetscape and appears fragmented and untidy- [little recent evidence on the ground in this respect. Only one example of an overgrown front garden at 54 Windsor Rd seen. Conversion of houses into flats in the area is generally continuing and remains an issue].</li> <li>• Trees and green fences around properties are an important part of suburban and leafy character of the CA [Agreed, and the area largely retains greenery].</li> </ul> <p>As part of the stakeholder engagement on the strategic review, the CA Panel have also highlighted a number of staffing, resourcing and process issues. This relate to their experience within Ealing TC, Ealing Green and Haven Green CAs. They are referred to in more detail within the Town Centre CA report and given their relevance to other CAs, they are also addressed in the Issues and Recommendations report.</p>
Article 4 Directions	<p>The management plan (2008) suggested that the Council could consider Article 4 Direction in relation to windows, doors, extensions, porches, changes to front elevation materials and roofs, new driveways and hardstandings. No specific geographic classes of development or areas were specified at that time (2007). However, an Article 4 Direction, comprehensively covering a number of classes of development, was approved for The Grove area in 2013. The following classes are covered:</p> <p>Part 1 Development within the curtilage of a dwelling house</p> <p><b>Class A</b> The enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement, improvement or other alteration would front a highway, open space or waterway. This includes the</p> <ul style="list-style-type: none"> <li>(a) alteration or replacement of windows</li> <li>(b) the alteration or replacement of doors/door surrounds</li> <li>(c) alterations to stonework, brickwork and external timbers</li> <li>(d) rendering</li> <li>(e) pointing</li> <li>(f) chemical/abrasive cleaning of stonework/brickwork</li> </ul> <p><b>Class B</b> The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.</p> <p><b>Class C</b> Any other alteration to the roof of a dwelling house where the alteration would be to a roofslope which fronts a highway, open space or waterway.</p>

**Class D**

The erection or construction of a porch outside any external door of a dwellinghouse where the external door fronts a highway, waterway or open space.

**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 dwelling house.

**Part 2 Minor Operations****Class A**

The erection, construction maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where it would front a highway, open space or waterway.

**Class C**

The painting and/or staining (or if already painted, the use of a different colour) of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse that would front a highway, open space or waterway.

**Part 31****Class B**

The demolition of the whole or any part of any gate, fence, wall or other means of enclosure fronting a highway, open space or waterway.

**Part 40****Class A**

The installation, alteration or replacement of solar PV or solar thermal equipment on –

- (a) a dwellinghouse; or
- (b) a building situated within the curtilage of a dwellinghouse.

The existing Article 4 Direction would appear to have worked well in the conservation of The Grove and no further action is needed here. In terms of other parts of the area, the main issues are:

**Replacement windows and doors-** In relation to windows and doors, planning permissions for windows is currently required within or outside an Article 4 area in cases where they are not 'like for like' (in terms of materials, type, profiles etc.) Therefore, they are already subject to planning control and introducing an Article 4 Direction may not make any significant difference for this in this case of development. As part of the new generic management plan and specific design guidance for the Ealing TC CA, it is proposed to include more guidance on windows.

**Conversions and associated loss of front yards/walls/hardstandings.** The pressure for conversions remains and is likely to increase with the arrival of Crossrail in this area and rising property prices.

It is recommended that an Article 4 Direction is considered to control the loss of front yards/walls and creation of hardstandings across the CA area. However, the introduction of any A4 Direction should go hand in hand with the development of generic guidelines on conversions within conservation areas aimed specifically at landlords to raise the quality of

	remodelling and renovation of properties. These will be covered in the <b>new generic management plan</b> and <b>specific design guidance</b> for the CA.
Other Controls/ Guidance	It is recommended that further design guidance is produced. This should include both specific guidance relating to the local vernacular of Ealing TC residential enclave together with generic principles of good design. The new generic management plan and specific design guidance for the Ealing TC CA will include a range of guidance including on the use of PVC-U windows and doors and on conversions within conservation areas aimed specifically at landlords.
Planning Data	Between 2007 and 2019, very high levels of planning applications were received, averaging of 97 per annum (Rank 1- for combined Town Centre and residential enclave). 78% of applications approved, above the average across CAs (75%). There were a moderate number of appeals lodged (17), with the majority (13) being dismissed. In terms of enforcement activity, 14 cases were investigated on average per annum with the majority relating to 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 advertisement control contraventions.

RM 22.7.20



## Ealing Town Centre CA

### By type:

Ealing Town Centre	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	132	15	10	132	156	148	129	173	126	2	31	113	100	1267
ADVERT	24	1		30	19	18	15	21	19		2	10	11	170
TEL					1							2	3	6
CND	15	1	10	32	39	47	41	43	21		7	38	23	317
CPE/CPL/PRA	3				6	2	8	8	5		3	3	7	45
FULL	58	6		37	46	41	29	59	47	1	11	28	28	391
SCO/EIA/RMS	1						3	1	1					6
HH												2	6	8
CAC	6	2			2	2	1							13
LBC/LBD		1			3	2	1	2	1		1	6	1	18
VAR/NMA/COU	2	1		12	21	21	17	15	14			7	6	116
TPO/TPC/PTC	23	3		21	19	15	14	23	17	1	7	17	15	175

### By Decision:

Ealing Town Centre	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	29	4		58	60	59	46	58	33	1	13	49	36	456
APP with COND	44	7		47	59	59	55	86	64	1	6	40	42	510
PD/PA	2				5	1	7	4	4		2	1	2	28
REFUSED	37	3		18	20	18	7	7	8		5	7	10	140
WITHDRAWN	20	1		8	12	11	12	18	16		3	13	8	122
APPEAL ALLOWED	1				1							2 with conditions		4
APPEAL DISMISSED	5	1			2	2	2		1 IN PROGRESS			1	1 IN PROGRESS	13 + 2 IN PROGRESS

### Enforcement Cases:

Ealing Town Centre	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
<b>ALL CASES</b>	<b>13</b>	<b>16</b>	<b>15</b>	<b>7</b>	<b>20</b>	<b>11</b>	<b>23</b>	<b>7</b>	<b>24</b>	<b>10</b>	<b>15</b>	<b>4</b>	<b>17</b>	<b>182</b>
Advert Contr.		2	3			4	5	1	10		1		2	29
Amenity Issue						2								2
Breach of Cs.	2		4			5		1			1	2	1	16
Change of Use	4	3	4	1	3		4	1	1	4	3		2	30
Dem. in CA		1					1							2
Enquiry										5	7	1	4	17
Listed B. Contr.				1		1								2
Not in acc. w/p	3	1			1		1	1	1		1	1	2	12
Op. Dev.	3	9	3	5	12		7	3	2	1	2		6	53
Tree Cont.	1		1		1	1	1		3					8
Unknown					1	1	3				7			12

### **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