

## HANGER HILL GARDEN ESTATE CONSERVATION AREA

Date Designated 1969

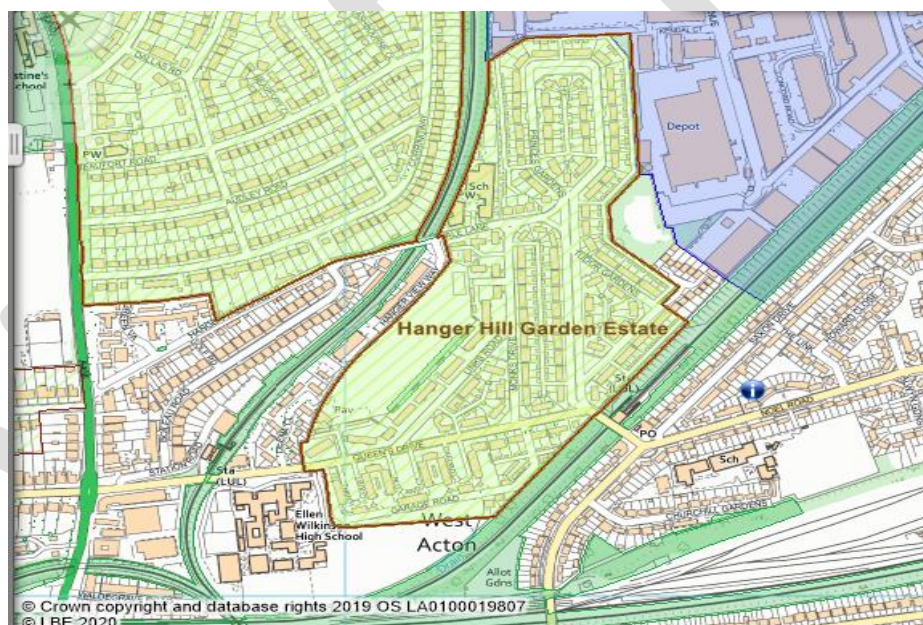
Last Appraisal January 2009

Last Management Plan January 2009  
Design Guide 1997

Existing Article 4 Direction ☒ 1976 & 2002



Map



Summary and key changes since last appraisal

- Estate built on land used as airfield in WW1 and built between 1928 and 1936. Blocks of flats sit in landscaped grounds and houses are terraced in short rows and usually sit on small plots. Landscaping in the form of 'village greens' add to leafy and intimate setting of the area.
- Various house and block types, Mock Tudor styles, with predominant materials being red plain clay tiles, white rendered and black, half-timbered facades and leaded lights.
- The fabric of the CA has generally been well preserved, and the existence of the Article 4 Directions and Design Guide have assisted in this regard.

	<ul style="list-style-type: none"> <li>In common with other CAs, the area has been subject to development pressures, and generally these have generally been small-scale but incremental changes to both the houses and flats in the area.</li> </ul>
Meeting with Conservation Area Panel	<p>The CA Panel comment that:</p> <p>The HHGE is one of Ealing's premier conservation areas and was declared a conservation area in 1969, one of the first in Britain. Built between 1928 and 1936 the Estate's 361 houses and 258 flats are all in the Tudor half-timbered style of architecture, within a formal landscape setting. The writer Niklaus Pevsner has described it as "the beau ideal of romantic ideal Metroland," remarking that it is "unusually well landscaped". The key features of the estate include:</p> <ul style="list-style-type: none"> <li>The relationship between the gardens and the houses is a key factor in the Estate's design. Therefore, the need to maintain the integrity of each is vital.</li> <li>The striking nature and uniformity of the black and white Tudor style is the Estate's defining characteristic</li> <li>The blocks of flats are set in lawned gardens bordered by privet hedges.</li> <li>Some blocks are laid out around three sides of courts with the remaining side left open to the road, creating delightful vistas.</li> <li>The houses are mainly in short terraces interspersed with semi-detached, are full of fine architectural features; some with first floor balconies, leaded front windows, contrasting and steeply sloping tiled roof lines, yet they all combine to create a harmonious whole.</li> <li>The collection of household refuse is from the service roads to the rear, which prevents front gardens and pavements from becoming cluttered with refuse bins which would not be in keeping with the aesthetic design of the Estate.</li> </ul> <p>The CA Panel consider the following are the <b>key issues</b> affecting the estate over the last decade:</p> <ul style="list-style-type: none"> <li>Once described as the crowning glory of the Estate (Open House Leaflet No5) was the Hanger Hill Country Club in Vale Lane, with its tennis courts and bowling greens. A new school has been built on the grounds with no real effort taken to blend with the HHGE style. The Country Club building now used as a nursery.</li> <li>The Flats: There have been relatively few examples with the Flats where the integrity of design has been imposed by the Flats</li> </ul>

owning company (Freshwaters and more recently by the Flat owners own company HHGE Ltd.)

- The Houses: The main issues have been with the Houses, where the protection of the design integrity is in the hands of individual ownership and planning applications open to different interpretation by different and frequently changing officers in the Planning Department.

Specific features relating to the front of houses include:

- The replacement of timber windows to the front elevation with PVC-U or aluminium.
- The replacement of front doors with non-standard doors.
- The enclosing of porches with a variety of designs of external doors.
- The enclosing of first floor balconies with large single glazed panes.
- The integrity of the street roofline following the installing of roof lights to the side elevation of end of terrace houses and which are visible from the street.
- The loss of privet hedges and the distinctive timber gates on wooden posts.
- The creation of hard standings in some front garden for car parking. This is not permitted as it was always intended that front gardens should not be used as parking ports.
- The council allowing cars to be parked on the lawn in some front gardens, simply because the grass is not a hard standing.
- The loss of flowering prunus trees in every front garden. They have reached the end of their natural lives, but no enforcement to replace is made when they are removed.

Specific issues relating to the rear of houses include:

- The number of mid- terrace infills built prior to Conservation Status in 1969, many without planning approval and with no uniform design.
- The number built since 1969 contrary to the Management Plan (2009), some without planning permission and not enforced. Some with planning approval granted on appeal contrary to the Council's own ruling.
- The building of dormer windows to inconsistent design and materials

Other issues:

- Holy Family School was built in 2011-2012 on conservation area land: the design of the new school buildings conforms to none of the guidance set out in the Management Plan (2009) and Design Guide (1997) and construction deprived the Estate of an important

natural green area that was home to hedgehogs, butterflies and other wildlife. Residents' concerns on these points were however brushed aside by the Planning Committee.

- The dividing up of what are supposed to be single family homes into houses of multiple occupancy putting pressure on refuse collection and street parking particularly with large delivery vans.

In terms of **boundary changes** the CA Panel request that consideration could be given to including Groveside Gardens (located on the elbow of Tudor Gardens).


In terms of controls and guidance, the Panel consider that:

- The present controls over development are as defined by the Management Plan (The Design Guide). However, their interpretation by the Planning Department is erratic. For example, a loft conversion which is allowed is sometimes refused. A mid terrace rear infill which is not normally allowed is sometimes allowed (E.g. Planning App 173889HH).
- There have been cases when HHGE Conservation Panel – the eyes and ears of the Estate – has raised legitimate objections to a planning application which are then ignored by the Planning Department.
- Planning Applications are sometimes submitted without adequate drawings but are authorised nonetheless.
- A recent Application has no drawings, has been approved and is being built to non-standard design and materials (Planning App 172139HH).
- Enforcement can be haphazard, i.e. where the Conservation Panel has notified the Council of a breach of the planning guidelines and no action is taken.
- The HHGE Conservation Panel is not notified when a Planning Application is refused.

In terms of guidance:

- Comprehensive guidance is available in the Management Plan and Design Guide, though the latter is no longer available on the Ealing Council website and should be republished. Both documents need updating in some respects, for example:
  - Clearer guidance on rear infills, specifying roof lines and details in particular.
  - Produce an architect's set of drawings for loft conversions.
  - Produce a detailed specification for replacement of front windows, including the transom.



	<ul style="list-style-type: none"> <li>○ Most importantly, the guidance should be applied and enforced in a consistent way.</li> </ul>
CA Boundary Changes	<p>The CA Appraisal (2009) stated that the present boundary of the CA has been appropriately drawn and that that there was no need at that time for an extension of the CA boundary.</p> <p>However, the CA Panel have requested that consideration could be given to including Groveside Gardens (located on the elbow of Tudor Gardens).</p> <p>The area is shown within the blue line on the map below, and includes Groveside Close – a cul- de- sac of 12 detached houses dating from 1985, and an area of open space (known locally as Groveside Gardens/the Butterfly Gardens).</p>  <p><b>Comment-</b> this area to the east of the CA formed part of the Metal Box factory and sports ground at the turn of the century. It is situated between the CA to the west and the trading estate to the east. The housing development at Groveside Close is modern, and whilst some attempt has been made to follow the half-timbered Mock Tudor style of the area, it has no intrinsic architectural, historic or conservation value. The open space to the north of Groveside Close has no direct link to the</p>

	<p>CA and is effectively separated by dense tree coverage (the CA Appraisal notes that the industrial estate on the north and northeast side of the CA does not intrude into the CA because of dense tree coverage around it). It's value therefore as a setting to the CA is limited in this regard. The space also already benefits from other land-use designations in the Local Plan including Community Open Space and Site of Importance for Nature Conservation (SINC). It is therefore already afforded a level of protection from any future development.</p> <p><b>It is therefore recommended that Groveside Close/Open Space to the north-east of Tudor Gardens is not included within the CA boundary.</b></p>
Key unlisted Buildings	<p>The CA Appraisal (2009) states that the character of the area is characterised by the homogeneity of its architecture and by virtue of this the entire estate is considered of high architectural and historical value. Whilst <b>positive contributors</b> were not specifically identified as part of CA Appraisal (and no townscape map) was produced, it is considered that all of the houses and flats on the estate contribute positively to the CA.</p> <p>The key unlisted buildings specified in the CA Appraisal (2009) include the following:</p> <p><b>1,3 Links Road &amp; 10,12 Monks Drive-</b> Mock Tudor Type B four houses set behind the green at the intersection of Monks and Links Roads provide a key focus and add a very rural character to the view across the green (These are certainly positive contributors. <b>These remain positive contributors and in addition it is recommended that they are added to buildings of façade/group value).</b></p> <p><b>York and Warwick House-</b> Flat Type D1 conjoined properties which provide a high architectural tone particularly in terms of their strategic location as a kind of gateway into the estate. The block has a unique appearance and layout with unique detailing such as the turned black painted timber balustrading on the balcony and the tiled pointed hipped dormer windows. <b>These remain positive contributors and in addition it is recommended that they are added to buildings of façade/group value).</b></p> <p>The following buildings are included on the current local list:</p> <p><b>Church of the Holy Family, Vale Lane-</b> modern church with landmark roof covered in silver coloured cladding adjacent to Hanger Hill Country Club which is Mock Tudor in keeping with the rest of the estate (LLR 1551). The CA Panel consider that its 'ugly design' doesn't warrant the designation and it should be de-listed. The CA Appraisal (2009) notes that:</p>

	<p><i>The church is a notable building of modernist design. It is the only building within the CA that is Locally Listed. The foundation stone of the Church of the Holy Family was laid by Bishop Patrick Casey, Auxiliary Bishop of Westminster, on 1st April 1967 and formally opened in November. It is of yellow stock brick. The roof is clad with aluminium standing seam sheets set beneath a clerestory window with an over-sailing aluminium seamed parapet with a flat felt roof membrane. The main entrance door and private door are over-sailed by a boxy canopy clad with aluminium. The sturdy main entrance door of stained hardwood has stained glass panels with steel door handles.</i></p> <p><b>Comment-</b> the church building, of a contemporary design, is clearly different from the rest of the estate. However, it is a notable building (of its time) not only because of its unique design and use of materials such as aluminium, but also because it does contrast with the rest of the estate. Whilst the current Management Plan (2009) would rule out contemporary and modern styles in relation to extensions because of the homogeneity of this CA, this wouldn't apply to existing stand-alone buildings such as this one; a case in point being the new 2FE school (2011) nearby in the grounds of the Country Club.</p> <p><b>It is recommended that the Church of the Holy Family remains on the Local List.</b></p>
Threats and Negative factors from last appraisal	<p>The CA Appraisal identified a number of threats and negative features:</p> <ul style="list-style-type: none"> <li>• The loss of low walls with privet hedges and inappropriate replacements [some evidence of this continuing- poor condition of some gates and boundaries, picket fencing at 71 Tudor Gardens, hedges being lost or thinned out]</li> <li>• Rear extensions that disrupt the architectural integrity of properties particularly to mid terraces [little evidence of on-going issues]</li> <li>• Instances of detrimental side extensions [little evidence of on-going issues]</li> <li>• Bulky dormer windows at the rear of properties [a few examples of rear dormers seen – e.g. 71, 73 and 75 Monks Drive, but some historic]</li> <li>• The loss of the traditional fenestration patterns together and doorways and inappropriate replacements [ Some examples of PVC-U and aluminium replacements seen including replacement of original Crittall windows in some cases]</li> </ul>

(examples include 1-7 Queens Drive, Princes Gardens, Vale Lane, some loss of original timber doors continuing, some historic]

- Glass front porches and other porch alterations [Some examples of infilling of open porches with PVC-U e.g. 166 Princes Gardens, also infilling of balconies at 1<sup>st</sup> floor level]
- Satellite dishes on side or rear elevations disrupting views [a few examples e.g. in Vale Lane, but not a significant problem]
- The County Club building was described in poor condition at the time of the last CA Appraisal (2009) [now appears to be in good condition compared at time of last appraisal].

Other issues identified as part of the strategic review:

- Overpainting in white – several examples seen 11, 15, 23 Links Road, 2 and 49 Monks Drive - 3, 5 and 11 Vale Lane - 63, 65, 75, 81, 83, 89 and 91 Princes Gardens
- Roof tiles not matching originals
- Rooflights – on front and side planes e.g. 191 Princes Gardens.
- Infilling between corner plots with extensions looks detracting- e.g. between 49 and 51 Princes Gardens.
- Station Parade - shops near West Acton station entrance – could be improved- shopfronts, fascias, signage, street furniture (outside CA).
- On corner of Princes Road/Tudor Gardens - distinctive black on white timber missing.
- Overhanging parking on pavements (permitted) detracts from character of area.
- Some replacement garage doors detract in terms of material/style.
- Hardstandings in some front gardens.

Some of the issues identified above should be controlled by the operation of the existing Article 4 Direction. This, together with the operation of the Management Plan/Design Guide, is addressed in later sections.



<p>Gaps sites and capacity for change</p>	<p>There are very limited opportunities for major change within the CA, in terms of gap/development sites.</p> <p>Since the last CA Appraisal (2009), a new primary school and nursery has been built on the grounds of the Hanger Hill Country Club next to the Church of the Holy Family, Vale Lane (P/2015/6876).</p> <p>The CA abuts industrial premises to the north and east. Any future redevelopment of these areas may have some impact on the CA, although this is likely to be minimal as these boundaries are well screened by dense trees.</p> <p>There are no existing Local Plan site allocations within the CA or in immediate vicinity.</p>
<p>Public Realm issues</p>	<p>The public realm of the estate remains in good order generally. The CA Panel highlight some of key public realm features and issues:</p> <p>Landscaping:</p> <ul style="list-style-type: none"> <li>• The Estate is named the Hanger Hill Garden Estate as it is full of landscaped gardens and which give it its rural character.</li> <li>• The Princes Gardens central reservation contains a profusion of matured trees and bushes and flowering plants. It has been renovated by the Residents Association after some specimens reached their end of life.</li> <li>• The red horse chestnut avenue in Queens Drive – now diseased and being replaced with disease resistant species.</li> <li>• The red horse chestnuts at the junction of Princes Gardens &amp; Vale Lane and Queens &amp; Monks Drive.</li> <li>• The hedged gardens of the flats and the front gardens houses</li> <li>• The hedged rose garden at the top of the Estate.</li> <li>• The village pond garden at the junction of Links Road and Monks Drive</li> <li>• The abundance of flowering cherry and prunus trees in the gardens</li> <li>• The canopy of street trees in every street</li> <li>• In terms of key views and vistas, these remain unchanged from the last CA Appraisal and stem from the curving and enclosed layout of its roads, which give the estate an inward-looking character. Of particular note are: <ul style="list-style-type: none"> <li>➤ The three roads leading into the Estate offer immediate impact, particularly the vista entering the Estate from Vale Lane.</li> <li>➤ The vista southwards from the under the cherry tree in the half moon garden at the top of the Princes Gardens</li> </ul> </li> </ul>

- Central reservation looking down the central lawn now full of daffodils.
- The view of the pond garden from the junction of Links Road and Monks Drive.
- The vistas looking into the three-sided Flats courts.
- The whole Estate in spring when the crocus, daffodils and tree blossoms are at their peak.

#### Cars and traffic:

- A heavy impact during morning and evening rush hour and now even worse following the opening of the new Catholic School in Vale Lane.
- The expansion of the Ellen Wilkinson and the Yochien Schools in Queens Drive has also resulted in increased traffic with major congestion during morning and evening pupil runs; also due the increasingly regular sporting and other events.
- The increased use of the Estate as a cut through using apps like Waze and Google Maps. The Panel recommend that the Vale Lane width restriction is decreased to six foot as elsewhere
- The increase in home delivery vans and fast food delivery mopeds
- Occasional instances of large vehicles entering the Estate by accident, getting stuck in its narrow roads and tight bends, and causing damage as they manoeuvre to leave
- Vehicles driving the wrong way around the Vale Lane roundabout (even after recent improvements)
- The slowly increasing number of electric cars with charging extension leads trailing across pavements
- Car free would be impractical. However, consideration could be given to "Access for residents only with deliveries" i.e. the Princes Gardens loop, Tudor Gardens and Links Road

#### Pavements and street furniture:

- The pavements in many areas, especially Monks Drive, are badly cracked due to pavement parking by delivery vehicles leading to trip hazards.
- The general lack of tactile paving at pedestrian crossing points throughout the estate is a barrier for the visually impaired.
- There is no consistency to footpath paving materials used throughout the estate. There is a paving slab outside 136 Princes Gardens with a brass inlaid text giving the name of the original slabs used (Aberdeen Adamant Non-Slip). It would be nice to stick to that specification, but should resist the creeping mix of different sizes and materials being used depending on what's on offer from the council's term maintenance contract.

Lighting:

- The relatively new Heritage Street lamps are a big improvement on the previous.
- With the new heritage street name signage everything is now uniform and greatly improved.
- There is still clutter and poorly sited traffic signage.

Personal safety:

- The impact of tree canopies on Street lighting.
- Gaps in the street lighting along Princes Gardens northbound
- Use of Masons Green Lane and the path running alongside West Acton station leading to Kendall Court industrial area, where people loiter and litter the pathways.
- Some Residents feel threatened when passing the pavement bench opposite 33 Princes Gardens, when youths are using it. It is a major litter site.

Other public realm issues identified as part of the strategic review:

- Path running along West Acton station leading to Kendall Court industrial area- cause some noise and disturbance to residents – path appears to be maintained by LUL.
- 'Welcome to Hanger Hill Garden Estate' signs – one of only a few areas in the Borough where used (other being Mill Hill CA)- reasonably attractive and welcoming.
- Width restriction – Queens Drive – close to western CA boundary near Ellen Wilkinson High School- not the most visually pleasing but performs an important function in controlling larger vehicles which have been identified as a problem.
- Thanet Court and top of Princes Gardens - immaculate front landscaping.
- View looking north-east up Links Rd. Private green boundary of properties on left contrast with public pavement (patchy) and parked cars.
- Well landscaped mini roundabout- junction of Vale Lane and Monks Drive.
- Monk's Drive Play Streets Initiative – certain days/hours where street is temporarily closed to traffic. Part of a Borough-wide initiative: [www.ealing.gov.uk/playstreets](http://www.ealing.gov.uk/playstreets)

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, traffic, satellite dishes, trees, public realm. However, as with the Hanger Hill Haymills CA management plan, it is supplemented by much more detailed and directed design guidelines than most of the other CAs in the Borough, with particular reference to the operation of activities restricted by the Article 4 Direction.</p> <p>The management plan contains additional guidelines in relation to:</p> <ul style="list-style-type: none"> <li>• Front extensions and porches</li> <li>• Side extensions</li> <li>• Rear extensions</li> <li>• Basement Extensions</li> <li>• Roof extensions and dormer windows</li> <li>• Windows in front slopes</li> <li>• Replacement of roof materials</li> <li>• Alterations/removal of chimney stacks</li> <li>• Replacement Windows.</li> <li>• Front Doors</li> <li>• External Decoration</li> <li>• Fences, Walls and Hedges</li> <li>• Front Gardens and Vehicle Hardstandings</li> <li>• Garages</li> <li>• Flats and changes of use</li> <li>• Satellite dishes.</li> <li>• Infill and backland development.</li> </ul> <p>The advice provided is simple and clear and appears to have been working reasonable effectively. However, it is in need of some update and this will be provided through a <b>new generic management plan</b> that will cover matters such as the approach to PVC-U windows, the conversion of houses and outbuildings. In addition, <b>new specific design guidance</b> for the Hanger Hill Garden Estate CA will address the local vernacular architecture of the area in terms of styles and materials.</p>
Article 4 Directions	<p>The CA is covered by an Article 4 (I) Direction dated 1976. A further Article 4(2) Direction came into force in 2002 comprehensively covering a number of classes of development resulting in planning permission being required for:</p>

- The replacement of windows and doors, the alteration of front porches, the replacement of roof materials and the erection, alteration or removal of a chimney etc.
- The erection or construction of a porch outside any external door of a dwelling house.
- The formation of a vehicle hardstanding within the curtilage of a dwelling house.
- The erection of walls, gates, fences or other means of enclosure fronting onto a highway.
- The formation of an access to a highway.
- The painting of the exterior of the building.

The management plan (2009) noted that the Article 4 Direction was comprehensive but as a result of changes to the GPDO at that time, considered that the CA was still potentially vulnerable to backland development. It was recommended that the Art 4 Direction be reviewed in future in particular to cover the following classes of development:

Part 1 - Class E – The provision within the curtilage of the dwelling house of -

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure,  
or

(b) a contained used for domestic heating purposes for the storage of oil or liquid petroleum gas

It should be noted that the existing 2002 Article 4 Direction already includes Class E, Part 1, Schedule 2, however this only relates to buildings or enclosures fronting a relevant location. The management plan seems to suggest that all buildings or enclosures should be controlled irrespective of location within the curtilage of a dwellinghouse.

The strategic review has not shown a specific need for the Article 4 Direction to be extended to backland developments. The key issues identified relate mainly to those elements covered in the 'enlargement, improvement or other alteration of a dwelling house'. These are already 'regulated' through the provisions of the existing Article 4 Direction. Furthermore, on issues not covered by the Article 4 Direction, such as infill and backland development, further guidance will be covered by the new generic management plan and specific design guidance.

Whilst the existing provisions are therefore adequate, the CA Panel would support the existing Article 4 Directions being more effectively and correctly applied, and that where necessary enforcement action is taken



	where works have been carried out inappropriately or without the relevant permission.
Other Controls/ Guidance	Whilst not specifically mentioned in the management plan (2009), further advice is provided in the Hanger Hill Garden Estate Design Guide (1997). This guide was produced by the Council in collaboration with English Heritage (now Historic England). This provides guidance which is essentially repeated and updated in the later management plan. However, it is useful in that it does include references to the different house and flat types and uses images/art work to illustrate good examples of sympathetic designs in relation to alterations and extensions. It is recommended that the graphic element of the design guide is updated and incorporated into new specific design guidance for the CA. The CA Panel members have indicated a strong willingness to assist in the production of updated guidance including sample architects plans for rear infills and loft conversions, which might be used as 'templates' in the future, and effectively expand upon what is currently in the Design Guide.
Planning Data	Between 2007 and 2019, there were moderate levels of planning applications, averaging 23 per annum (Rank 17). 77% of applications approved, just above average across CAs (75%). There were only 5 appeals lodged over this period with 3 dismissed and 2 allowed. In terms of enforcement activity, there was an average of 8 cases per annum that were investigated and the vast majority of these related to operation development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission).

RM 22.7.20

## Hanger Hill Garden Estate CA

### By type:

Hanger Hill Garden Estate	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	30	2	22	29	42	23	40	29	2	10	36	29	294
				6	2								8
CND	1		1		9		2	1				2	16
CPE/CPL								2		1	1		4
FULL	19	1	15	16	19	10	23	18			6	2	129
HH										6	17	15	38
CAC	2			1									3
LBC	1												1
VAR/NMA/COU					1	1		1			1		4
TPO/TPC/PTC	7	1	6	6	11	12	15	7	2	3	11	10	91

### By Decision:

Hanger Hill Garden Estate	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	7	1	7	6	19	10	15	8	2	4	11	6	96
APP with COND	14		11	14	13	10	12	15		3	20	16	128
PD/PRA					1			1		1			3
REFUSED	6	1	4	8	8	1	10	5		2	2	4	51
WITHDRAWN	3			1		1	3				3		11
APPEAL ALLOWED				1						1 with conditions		1	2
APPEAL DISMISSED		1					1	1					3

### Enforcement Cases:

Hanger Hill Garden Estate	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
<b>ALL CASES</b>	<b>6</b>	<b>3</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>5</b>	<b>15</b>	<b>21</b>	<b>9</b>	<b>12</b>	<b>12</b>	<b>3</b>	<b>8</b>	<b>108</b>
Advert Contr.	1	1						2			5			9
Amenity Issue										1				1
Breach of Cs.			1						1	1				3
Change of Use													2	2
Enquiry										3	2	1		6
Multiple		2												2
Not in acc. w/p						1	1							2
Op. Dev.	5		3	5	4	3	10	19	7	7	4	2	6	75
Tree Cont.				1		1			1					3
Use anc. out.											1			1
Unknown							4							4

### **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
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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