

HANWELL CEMETERIES CONSERVATION AREA

Date Designated	1989
Last Appraisal	March 2007
Last Management Plan	March 2007
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map



Summary and key changes since last appraisal

The City of Westminster Cemetery and Royal Borough of Kensington and Chelsea Cemetery in Hanwell are interesting examples of Victorian Garden Cemeteries. The Metropolitan Interment Act of 1850 was a response to overcrowded parish churchyards at the time and allowed

	<p>for new publicly funded cemeteries in London, with a resultant boom in construction between 1850s and 1860s. This included the sub urban cemeteries in Hanwell.</p> <p>The two cemeteries are located either side of Uxbridge Rd. The larger Westminster cemetery is to the south of the main road; the smaller Kensington & Chelsea (K & C) one is situated north of the road. The Uxbridge road creates the physical and visual barrier between the two cemeteries and between the CA and its immediate surroundings.</p> <p>The Westminster cemetery follows the classical path of a regular layout whereas the K & C one has a more informal layout of picturesque inspiration; both are considered by the CA appraisal to be good examples of the design models that co-existed in Victorian times. Both cemeteries have interesting architectural features in the neo-Gothic style of the time.</p> <p>There are buildings and structures with the cemetery sites but the scope for further development is restricted by the nature of the sites. The main issue for both is the visual impact from surrounding residential development.</p> <p>As well as a designated CA, both cemeteries are also separately listed (Grade II) Parks and Gardens. There is a question mark about whether CA status duplicates the listed status.</p>
Meeting with Conservation Area Panel	<p>The CA Panel have raised the following issues:</p> <p>General issues and areas of concern in Hanwell:</p> <p>A. Green open space - part of the special character of most of our CAs.</p> <ol style="list-style-type: none"> 1. General eroding of green open space through side and rear extensions, paving over front gardens and garden developments. 2. Loss of front hedges due to crossovers for parking. 3. Street trees disappearing. 4. Large blocks of flats - along the Uxbridge Road and elsewhere with little or no amenity space - changing the general appearance of Hanwell from Village. 5. Generally creeping reduction of open space and downgrading nature conservation value of the areas (Hanwell Hootie on Brent Meadow, Ken and C Cemetery, garden reductions). <p>B. Generally residents do not value Conservation Area status – they wish to develop their properties with large side and rear extension,</p>

roof extensions, basements, at times with a larger footprint than main dwellings, off road parking in front garden and another house in garden if possible - they wish to increase the size and value of their properties

- C. Local residents do not want to be a member of the Conservation Area Panel – attempts to find additional panel members who have a concern for the preservation and enhancement of the conservation areas have been unproductive.
- D. Keeping an eye on and responding to applications in all the conservation areas in Hanwell is impossible for two people.
- E. Planning officers and their managers fail to respond to any enquiries from the panel and seems to have no concept of working with the conservation panel.
- F. We have no idea how the planning department is organised – e.g. are their teams with team leaders for specific parts of the Borough (east, west or ward based).
- G. We often don't get consulted about developments within Hanwell e.g. concerning listed buildings in Hanwell which might not be in a Conservation Area e.g. St Mellitus and unrelated bodies do get consulted - Pitshanger Residents Association get consulted over planning application for St Mellitus Garden.
- H. On the other hand we sometimes get consulted about Canalside developments e.g. Greenford, Perivale etc. when we only cover Canalside up to Windmill Lane.
- I. Visible satellite dishes and front elevation drainage.
- J. Suggest most of our Hanwell Conservation areas should be walking areas with vehicle access only for residents. This would create easy and safe walking to green open space
- K. Uncontrolled advertising hoardings is a problem in many of the areas – this includes the Council (often on park gates and fences) who put up notifications and never take them down. Recent violation has been an enormous advert for West Ealing farmers market put on the railings on corner of Station Approach and Station road (Village Green Conservation Area and listed building area).

Hanwell Cemeteries.

Specifically, for the cemeteries, the CA Panel consider:

- That Little has changed in the cemeteries over the years however most recently the deteriorating condition of the older parts of the Kensington and Chelsea cemetery has become more pronounced. In particular:
 - How overgrown the older part of the cemetery has become – there appears to be minimal grass cutting with only the war graves, north area to the Chapel and entrance drive seeming to be cut on a regular basis.
 - Notable graves are over-grown – Edgar Albert Smith subsiding, Paul Alfred Rubens overgrown with weeds, Wheeler Monument in poor repair
 - The north east corner of the chapel wall is crumbling.
 - Other areas of concern such as the condition of the Victorian wall.
- The map of Cemetery is out of date - some of the pathways have vanished.
- The Mr Wheeler's Funeral Monument on page 25 of appraisal is incorrect attributed – the Wheeler family monument is adjacent to the one shown.
- The new burials that are taking place are over the top of former burials on the west side (cemetery was said to be full when Gunnersbury Cemetery was open for K and C in 1929) and all around the perimeter it looks as if head stones have been removed.
- The CA Panel are located some distance from the centre of Hanwell and they are unable to keep an eye on them other than through planning applications, that are few in number, and occasional visits.
- Main change has been the removal of the former plant nurseries, at the edge of Kensington and Westminster Cemetery, from the Conservation Area. This has now been designated for housing and four dwellings are in the process of being built.
- The former RSPCA building on edge of Conservation Area has also been demolished for housing development.

	<p>Boundary changes – none identified</p> <p>Additional planning controls – none identified.</p>
CA Boundary Changes	<p>Some changes were proposed in the CA Appraisal (2007), to control the impact of building rooflines visible from the cemeteries, and to stop the erosion of the historic fabric surrounding the CA. The following extensions to the CAs were proposed:</p> <p>Westminster</p> <ul style="list-style-type: none"> • Terrace of houses north of Oaklands Road • Terrace of houses west of Grosvenor Road • Terrace of houses east of Dean's Road <p>K&C</p> <ul style="list-style-type: none"> • Properties east of Church Road • Properties west of Eccleston Road. <p>Public consultation on these extensions was undertaken in December 2006 and January 2006 only a small number of responses were received. The recommendation at that time was that they should be subject to further public consultation but this does not appear to have been carried out.</p> <p>Both cemeteries are surrounded by residential development, largely late Victorian but also a number of modern apartment blocks. They often very close the cemetery boundaries, and in many cases highly visible. The developments, and their impacts, include:</p> <p>K&C</p> <ul style="list-style-type: none"> • Shirley Gardens- very imposing roof/dormer extensions visible- probably built as Permitted Development- have significant impact on CA, particularly as lack of screening vegetation here • Side of Astra Court – white building- highly visible from cemetery. • Ecclestone Road -obtrusive rear dormer rooflights, cladding highly visible. • 1-4 Squirrel Mews, corner of Ecclestone Rd and railway line on northern boundary of site. C. 1980s development, contrasting with Victorian surroundings.

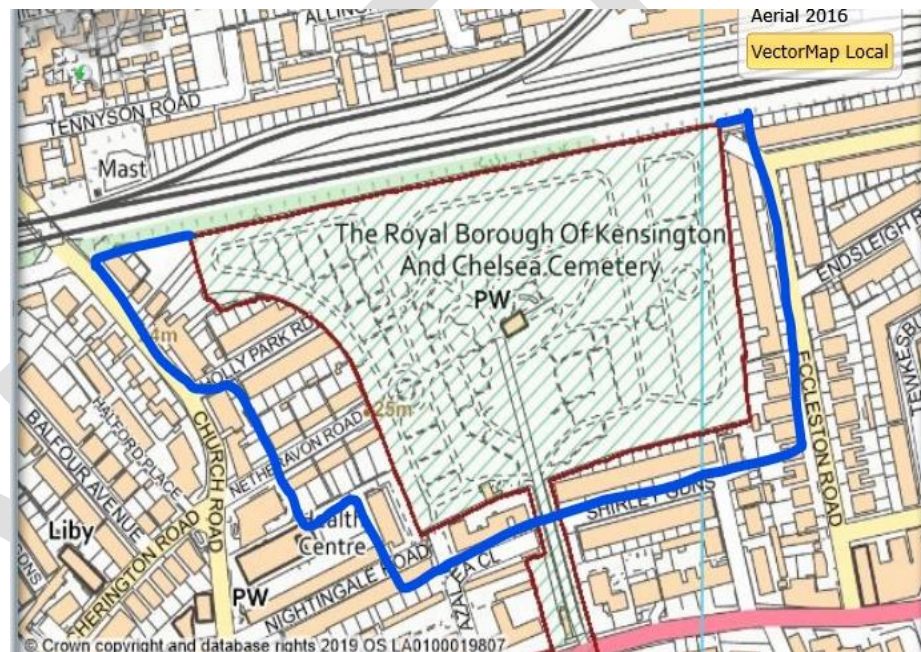
- **Hollypark Road and Neatheravon Road**- side view mainly from the cemetery. Visible gable end of houses here and front elevations. Cemetery built 1850-1860. Holly Park Rd 1890-1910. Netheravon Rd 1910-1930- on land formerly occupied by nurseries, a small remnant of which remains at front of cemetery next to cemetery lodge. Also satellite dishes, overpainting and PVC-U windows visible.
- **Church Road**- Back of houses on eastern side of Church Road (especially between 48 and 78). Dormer extensions, replacement windows and overpainted walls are visible here.
- **27-38 Baker House**- 3 storey flatted development of various blocks north of Nightingale Road. Post 1930 on site of former factories. This block is highly visible because of its orientation. height and lack of screening, Balconies also visible and overlook. Also concrete boundary wall (instead of traditional brick wall).
- Southern side of **Nightingale Road** (1870-1890). More traditional Victorian houses to left – Rooflights visible but no rear dormers here.
- **38-70 Azalea Court, Azalea Close**- visible in background. On site of former wire factory. Modern 3 storey block, private flats. c. 1987.

Westminster

- **Irene Mews and Filanco Court** – modern developments accessed off Uxbridge Road. Post 1930s development c. 1980s/90s on back gardens of 40-46 Uxbridge Rd. Highly visible and close to cemetery boundary. Little landscaping screening in this corner.
- **St. Georges Rd**-more modern houses with integrated garages visible beyond low wall and railings of cemetery
- **Dean's Road** (1890-1910) -rear dormer extensions visible on roof line along with rear extensions/outbuildings.
- **Oaklands Road**. Rear extensions, dormers and rooflights visible above wall. rear extensions being built right up to boundary wall. Corrugated sheeting from lean-to is actually resting on the cemetery boundary wall.

- **Grosvenor Rd**- visible but set back from cemetery. 1890-1910.
- Corner of **Grosvenor Rd and Michael Gaynor Close**. Modern 3/4 storey flatted development post 1930 on former garden land from backs of houses in Uxbridge Rd. 1st floors windows and balconies directly overlooking cemetery. Also, satellite dishes and garden paraphernalia in full view from cemetery. Very close/imposing upon cemetery grounds.

Extending the CA boundaries to encompass the surrounding residential roads, as previously proposed, is one option to help control these impacts in future. The approximate extent of such an extension is shown by the blue line on the maps below:





The areas surrounding both cemeteries are residential areas with a combination of traditional houses (largely 1890-1910) and several modern infill apartment blocks. The traditional housing varies in condition and has the usual detractors including replacement windows, loss of front boundaries, dormers and extensions, resulting in some loss of significance. As CA Appraisal (2007) notes this area includes modern developments that lack cohesion and distinct character. The row of early C.20 red brick houses (Shirley Villas) with their prominent gables have some value but this has been eroded over time through unsympathetic dormers, PVC-U windows and loss of front boundary walls and green fences. This is the same with other late Victorian/Edwardian houses on northern side of Uxbridge Rd (71-75 and 51-53). It is unlikely therefore that a single homogenous and cohesive area could now be formulated around either cemetery to justify inclusion as a conservation area.

Historically the cemeteries were built prior to the housing development (1850-1860) and so arguably there is little direct linkage between them and the surrounding residential development. Also, to include these areas within a CA designation simply to control development at the rear of these properties could be seen as an excessive control and there are other options to achieve similar objectives including introduction of an Article 4 Direction on these properties and/or the development of a landscaping strategy to better screen the cemeteries from their surroundings.

On balance, it is not recommended that the CA area is extended around either cemetery. However, consideration should be given to

	<p>introducing an Article 4 Direction to the residential properties immediately surrounding each cemetery to control rear extensions and dormer windows and outbuildings.</p> <p>As well as a designated CA, both cemeteries are also separately listed (Grade II) Parks and Gardens. They were added to the Register by Historic England in 2001, however there is no reference to this within the CA Appraisal (2007). There is a difference in what is covered by each designation: the emphasis of the Register is on landscapes; i.e. 'designed' landscapes, rather than on planting or botanical importance. The emphasis of CA designation relates to the wider character or appearance of an area of special architectural or historic interest, which it is desirable to preserve or enhance. There is a question mark about whether CA status duplicates the listed status and adds any further protection or control in practice. It is recommended that this matter is explored further as part of the consultation with the public, and historic bodies.</p>
Key unlisted Buildings	<p>The CA appraisal identifies the key unlisted buildings in both cemeteries (map on page 35).</p> <p>There are only two buildings included on the current local list:</p> <p>Lodge to the City of Westminster Cemetery (LLR1538). 30 Uxbridge Road W. Late C.19 addition. Substantial neo-Gothic building, yellow stock brick, gabled front elevation and stone entablature and columns with prominent pitched tiled roof. Timber double door entrance with arched head. Offset pediment on main elevation and tall chimneystacks. Elevations in ashlar and defined by elaborate openings flanking central entrance porch. Porch bears a sculpted relief of St. George over entrance doorway. Stone cross windows - multi paned metal casements, lead glazing bars. Privately owned it is said to be London's largest cemetery lodge. Lodge appears to be in good condition (from outside) and no in immediate need of attention. This remains a very positive contributor.</p> <p>Chapel, Arch and Offices in City of Westminster Cemetery (LLR1547). Chapels set each side of a large central stone arch -one of which has been converted to cemetery office. The CA appraisal (2007) considers the architecture to be disappointing when compared with the listed structures at entrance. Nevertheless, it is a grand and attractive example of Victorian cemetery architecture in a weak Gothic style. Coarse pitched faced stonework, freestone door and window surrounds in bath stone. New block with wheelchair access was added in 1994. The Chapel does contribute to character and creates a visual landmark within very regular layout of burial plots. Appears to be in good</p>

condition (from the outside). This remains a very positive contributor and as well as local listing it should also be considered for the statutory list (as recommended in the local listing).

Other buildings/structures of interest:

Kensington & Chelsea

Ragstone Gothic entrance archway - flanked by small plots of grass enclosed by simple cast iron railing on low stone plinth. A positive contributor.

Cemetery lodge adjacent. All part of design by Thomas Allom. Rubble stone, ashlar quoins and window surrounds. Multi paned white timber casements, single storey bay window, vertical mullions, prominent dormer. Smaller annex to north. Slate tiles. Tall chimney stacks with clay pots. Cemetery Lodge to the side- with smaller annexe to north. Attractive building that contributes significantly to setting here. It is recommended that this is added to the local list.

Cemetery Chapel and catacombs- set exactly in middle of cemetery. Originally, there were two chapels but the Dissenters Chapel was demolished. Small building, typical C.14 style, built with rubble and stone dressing. Porch protrudes on the western side, pointed arch doorway leading to nave. Tall bellcote above west entrance is dominant visual landmark that be viewed from various points in cemetery. Side elevations defined by three pointed arched windows with stained glass. Chapel locked and no longer is active use for funeral functions and it is only being used for storage space. East side- continuous screen of pointed arches in random rubble with stone dressing is only surviving architectural element- their incomplete and ruin like state make them look like romantic follies in character within the picturesque aspect of the CA. Ventilation grids on base plinths of arches suggest there were underground catacombs here. Exterior of building – stonework, windows, roof- looks to be sound (from the outside). This is one of defining features of the cemetery/CA and key building. It is recommended that it is added to the local list.

Remains of the early boundary wall on the northern side- this is a positive contributor.

City of Westminster

	<p>Temple like Mausoleum on western side of entrance way on western lawn. Modern, neoclassical Arama mausoleum (c 1989). This is a positive contributor.</p> <p>Catacombs- Entrance includes fine ornamental motifs with Tudor arches and small quatrefoil openings at entrance to catacombs. This is a positive contributor.</p> <p>Early boundary wall and railings-on the western side of the cemetery- These are positive contributors.</p> <p>It should also be noted that the Grosvenor Public House was recently added to the statutory list on 21.8.18 (1457610). This pub (1904 by T.H. Nowell Parr) lies on the corner of Oaklands and Grosvenor Road just outside to the south of the City of Westminster Cemetery.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal (2007) identified several threats and negative factors:</p> <ul style="list-style-type: none"> • The roofscape of buildings adjacent to the cemeteries was disrupted in some cases by flat roofed extensions and protruding dormers [this has continued to be an-going problem with some post-2007 developments on surrounding houses to rear and roofs – this does impact on CA (and to the setting of the listed cemeteries itself). Expanding the CA boundary to include the surrounding residential areas and an Article 4 Direction are considered in this report]. • Replacement timber windows at the Cemetery Lodge at K&C Cemetery were considered out of character joinery [does not seem to be a significant issue now] • K&C Chapel suffered a partial demolition in 1970s and was no longer used for funerary services. It was being used for storage in 2007 and was considered a risk to future preservation of building [the current status of this building is unclear but the condition of the building does not appear to be an issue]. • Many memorials and gravestones were in a state of disrepair or poor maintenance. Some tree root damage [this remains the case with some areas taped off in both cemeteries, awaiting repair/restoration] • Cast iron railings- particularly at K&C Cemetery- were suffering from erosion and oxidisation. Also, some corrosion of associated masonry [on-going but not a significant issue]

Gaps sites and capacity for change	<p>By their nature, there is little capacity for change in either cemetery. They are surrounded by residential development (and a railway in the case of the K&C cemetery), and so cannot be physically expand beyond their current limits. Both are also Grade II listed Parks and Gardens and other green policy designations including Metropolitan Open Land, Community Open Space, Sites of Nature Conservation Importance and they also contain TPOs.</p> <p><u>Site-specific issues:</u></p> <ul style="list-style-type: none"> Ground on western side of the entrance avenue- Identified in last CA Appraisal (2007) as in state of abandonment- one time occupied by plant nurseries and contains remnants of greenhouses- state of neglect and disrepair detrimental to character of area. CA Appraisal suggested that the area should be regenerated to host again the plant cemeteries, reflecting the original concept and design of the cemetery. Planning permission has since been granted on this land (2015) for 4 houses. The officer report notes that the proposed development may be visible from within the cemetery grounds and therefore may have some impact upon a recognised view shaft, however it was considered that the proposed design is an appropriate design response to this site. This appraisal of the proposed design and appearance is consistent with the appeal decision previously noted in this report, whereby the Inspector stated that whilst the proposed contemporary building designs would bring urban development closer to the adjoining residents it would replace the unkempt nature of the narrow site which has a detrimental impact on the character of the surroundings for those nearby residents. The site is classified as a 'negative site' within the CA Appraisal (2007). It should now be classified as a neutral contributor. Single storey building in K&C Cemetery- Fairly recent addition – probably for storage- utilitarian, yellow stock brick, green painted timber. Fairly neutral in terms of impact. Attempts to match older building at rear. Cemetery Lodge in Westminster- CA Appraisal (2007) refers to flat roof garage extension- considered to disrupt original design and proportion of handsome building and obstructs one of

	<p>cemetery gates onto Uxbridge Rd. The later boundary wall built around lodge also reinforces visual barrier. Noted but difficult now to ameliorate situation.</p> <ul style="list-style-type: none"> • Contemporary building at RSPCA site, 48 Uxbridge Rd- St Mary's Mews close to corner of Uxbridge Rd and St. George's Road. Just outside CA but has key frontage onto Uxbridge Rd. Modern design but not considered to impact on the cemetery to the rear. <p>Local Plan sites in the vicinity:</p> <p>HAN 01- 68- 88 Uxbridge Road. Mixed use appropriate to the town centre. Part of the site (63 – 66 and 70 – 88 Uxbridge Road) now has extant permission for residential development for 59 units (following a successful planning appeal). Ref: 172913FUL.</p>
Public Realm issues	<p>As already noted, the buildings in the immediate vicinity of cemeteries in and around Uxbridge Road are outside CA but still part of its setting, and some of this detracts. The positioning of modern blocks such as Clare House in Uxbridge Road affect the setting of both cemeteries. The heavily trafficked Uxbridge Rd provides contrasts with serenity of the cemeteries.</p> <p>The K&C cemetery follows an informal layout pattern- based on Pere Lachaise cemetery in Paris in 1815- garden cemeteries were informally landscaped with sweeping roads wide enough for carriages, and smaller paths for people undertaking strolls. Careful planting and architectural features draws the eye. The effect was that of a private landscaped park with a central chapel instead of a country house. Randomly orientated gravestones.</p> <p>In contrast with the picturesque K&C cemetery, Westminster is characterised by straight paths/avenues and is a mid-C19 cemetery designed on a grid-pattern. It was laid out in 1854 by the London architect Robert W Jerrard, who had designed the Lansdowne estate in Cheltenham in the 1830s</p> <p>Specific public realm issues include:</p> <p><u>Kensington and Chelsea</u></p> <ul style="list-style-type: none"> • Train visible (and audible) along northern boundary. Overground line- fairly frequent service and frequency may increase in future.

	<ul style="list-style-type: none"> • Mature trees help screen cemetery from backs of houses- level of tree cover varies along edges of cemetery. • Concrete fencing in a section of northern boundary by railway detracts. Fencing in some parts of entrance avenue needs attention. <p><u>Westminster</u></p> <ul style="list-style-type: none"> • Garage building between lodge and 1-6 Barchester Close, is detrimental. • Information board close to entrance- sympathetically designed, along with finger posts around cemetery. • Car parking area at front of cemetery is well- probably operational as well as visitors. • The main drive, lined with a cedar avenue, runs south-west to the chapels is magnificent. • Substantial portions of the early boundary wall and iron railings remain and should be preserved. Cemetery wall has been repaired/raised here- quite sympathetically in terms of brick bonding (English Bond), although original local brown brick on lower section is darker. • Recent Installation of black powder coated steel security gates and railings to the communal areas of Michael Gayner Close- generally in-keeping. <p>The landscaping of both cemeteries is very important to their character. The retention of mature trees will not only enhance the character but also help screen detracting development from outside the cemeteries.</p> <p>The CA Panel have pointed out that parts of the on-going maintenance and upkeep of vegetation and walls has become an issue most recently, particularly with respect to the Kensington and Chelsea cemetery. It is recommended that this matter is discussed further with the managers of the cemeteries to ensure that these heritage assets and landscapes continue to be protected in future.</p>
Management Plan	<p>The Management Plan notes that the character of the CA is under some threat posed by further intensification of burial plots in both cemeteries. It states that the Council will try to ensure that the</p>

	<p>headstones, tombs and mausoleums and any other graveside element will be appropriate in their materials and of high quality design that is compatible with the historic character of the CA.</p> <p>It includes the usual generic guidance in extensions and alterations including window and door replacements.</p> <p>This would benefit from being supplemented by the further design guidance (see below). More detailed design principles will be set out in a new generic management plan. New specific design guidance will also address the specific design issues associated with the cemeteries.</p>
<p>Article 4 Directions</p>	<p>The CA Appraisal makes no reference to Article 4 Directions. However, as set out earlier, an Article 4 Direction should be considered to control roof extensions and alterations and outbuildings at the back of houses that abut the boundaries with both cemeteries. Whilst these properties would remain outside a CA, such directions can still apply. The extent of direction would equate with the blue lines shown on the map in the section on boundary changes and would include:</p> <p>Kensington and Chelsea</p> <ul style="list-style-type: none"> • 2-48 (even) Shirley Gardens • 18-94 (even) Ecclestone Road • 48-78b (even) Church Road • 1-28 (inc) Holly Park Road • 1-24 (inc) Netheravon Road • 18-23 (inc) Nightingale Road <p>Westminster</p> <ul style="list-style-type: none"> • 2-76 (even) Grosvenor Road • 47-123 (odd) Oaklands Road • 1-107 (odd) Dean's Road • 40 & 42 Uxbridge Road <p>As with the existing Direction covering properties in Half Acre Road, (Churchfields CA), the Direction would apply to all roof extensions and alterations to the roofs of these properties, including dormers and roof windows. In addition, it is recommended that outbuildings, enclosures and boundaries are covered.</p> <p>The Direction would have to have to exclude the flatted developments as it cannot apply to these. Any Direction should go hand in hand with the preparation of guidance covering design and materials.</p>

Other Controls/ Guidance	It is recommended that further design guidance is produced. This should include both specific guidance relating to the local vernacular of the Hanwell Cemeteries, and generic guidance on the use of PVC-U windows and doors to provide clearer guidance on appropriate replacements. Guidance on rear dormer windows and roof windows in relation to residential properties on the outside edge of the CA, will also be prepared and cover design, positioning and materials. This will be set out in a new generic management plan and new specific design guidance for the Hanwell Cemeteries CA.
Planning Data	Between 2007 and 2019, extremely low levels of planning applications were received, averaging 5 per annum (Rank 28). Most of these related to tree work, buildings and boundary walls on site. 69% of applications approved, below the average across CAs (75%). Only 3 appeals were lodged, with one allowed and two dismissed. Only 2 enforcement cases are recorded over this period with no cases investigated in the area since 2010.

RM 22.7.20

Hanwell Cemeteries CA

By type:

Hanwell Cemeteries	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	2	1	4	6	10	8	11	15			6	7	70
CND							1	1					2
CPE/CPL			1	3	1	2	2	3			1	2	15
FULL	2	1	3	3	6	5	8	9			1	1	39
HH											1	3	4
CAC					2								2
VAR					1						1		2
TPO/PTT						1		2			2	1	6

By Decision:

Hanwell Cemeteries	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ					1	1	1	1				1	5
APP with COND	1		2	1	4	4	5	9			5	3	34
PD/CLU				2			2	2			1	2	9
REFUSED	1	1		2	3	2	2	2					13
WITHDRAWN			2		2	2	1	1					8
APPEAL ALLOWED								1 with conditions					1
APPEAL DISMISSED				1		1							2

Enforcement Cases:

Hanwell Cemeteries	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	1			1										2
Dem. in CA				1										1
Op. Dev.	1													1

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