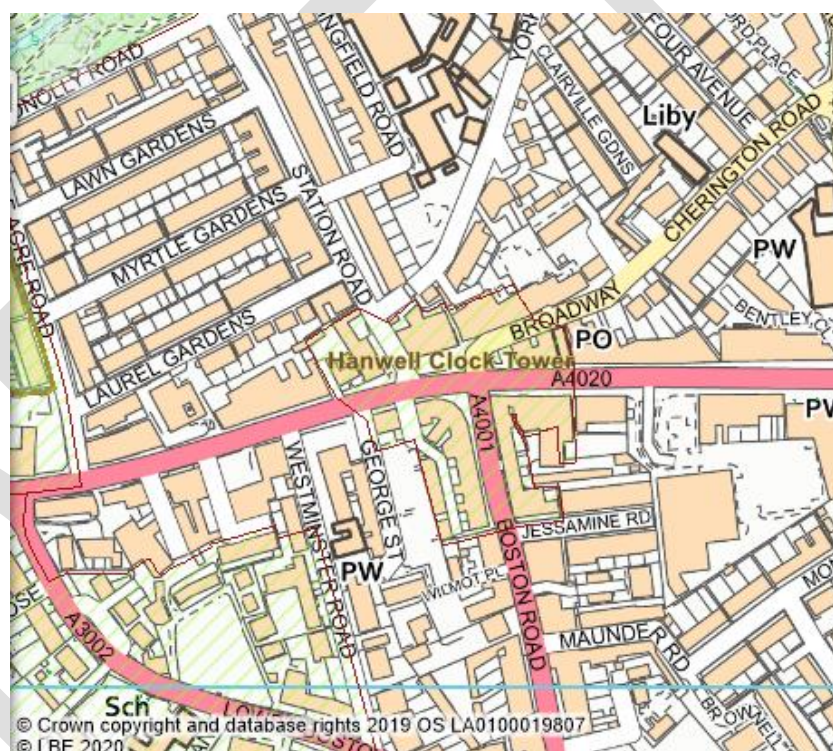


## HANWELL CLOCK TOWER CONSERVATION AREA

Date Designated	1982
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

Centred around compact small-scale centre of Hanwell which developed rapidly following Great Western Railway (1838), and more specifically around the Clock Tower; art deco design, locally listed structure, erected to commemorate the coronation of George VI in 1936/37. Restored in 2011. Within an island at a heavily trafficked junction.

Buildings in CA ages/styles vary from early C.19 to the 1930s, with some recent infill and alterations to facades. Later development from late C.19 and C.20 in surrounding area along Uxbridge Road in both directions, including a fairly recent supermarket (Lidl) which the CA

	<p>Appraisal (2007) describes as 'utterly alien' to surrounding historic pattern of development.</p> <p>The CA and Town Centre is generally comprised of mainly Victorian, 2 - 4 storey buildings on a much older street pattern, with narrow, often irregular plots, with little significant change since Second World War.</p> <p>Properties in the CA are predominantly commercial in nature and continue to be affected by small scale, incremental changes. There is an identified need to improve the environment of the shopping areas, particularly the shopfronts which detract considerably.</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"> <li>1. General eroding of green open space through side and rear extensions, paving over front gardens and garden developments.</li> <li>2. Loss of front hedges due to crossovers for parking.</li> <li>3. Street trees disappearing.</li> <li>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.</li> <li>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).</li> </ol> <p>B. Generally residents do not value Conservation Area status – they wish to develop their properties with large side and rear extension, 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.</p> <p>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.</p> <p>D. Keeping an eye on and responding to applications in all the conservation areas in Hanwell is impossible for two people.</p>

- 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 were 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 C A and listed building area).

#### **Hanwell Clock Tower.**

The CA Panel consider that the following specific issues relate to the Hanwell Clock Tower CA:

#### **Key changes:**

- Only major change has been the paving and creation of flower beds plus seating in the Clock Tower area. Unfortunately, one of the positive features in the area was removed (former toilet railings around a planted area). There was no consultation with the Conservation Area Panel on this development.

	<ul style="list-style-type: none"> <li>• There are a number of errors in the CA Appraisal (2007) – for example the Carnegie Library is still a library, is in good condition and has a history in filming. The environmental analysis does not show the clock tower as a locally listed building.</li> <li>• It could be useful to spend some time on this Appraisal, particularly as it is under pressure from large scale housing developments along the Uxbridge Road.</li> <li>• There is a CPZ throughout the area that seeks to regulate parking in the area.</li> <li>• <b>Boundary changes</b> would be beneficial and might include the former post office and the East side (north) of Station Road, aspects of Spring Bridge Road terrace and St Ann's school (main building)</li> </ul> <p><b>Additional planning control.</b></p> <ul style="list-style-type: none"> <li>• Cherrington House, the Carnegie library plus the Horizon Centre at the rear could benefit from more protection. The Carnegie Library should be considered for National listing (this is considered below).</li> <li>• The height of proposed residential buildings on the edge of the CA would benefit from further control. Previous controls (of around 3 stories) have been abandoned and up to 6 storey developments now approved at former Peugeot site (Ref:164632FUL) and up to 9 storey on the Marshalls development between Golds Gym and Lidl entrance (Ref: 172913FUL).</li> <li>• There is in danger that the CA will disappear under a covering of high-rise buildings.</li> </ul>
CA Boundary Changes	<p>The previous CA Appraisal (2007) stated that a number of contiguous streets could possibly be considered for addition to the CA including:</p> <p><b>Former sorting office at corner of Station Rd and Laurel Gardens</b>  This is a locally listed building (LLR1628): Built 1900 – 1914. Large red brick municipal building obviously a sorting office. This is a striking building, with a particularly fine façade along its return on Station Road. Red brick with stone banding, 4 original sash multi-paned windows, the two central ones with stone arches. This building contributes very positively to the CA in terms of its visual appearance and</p>



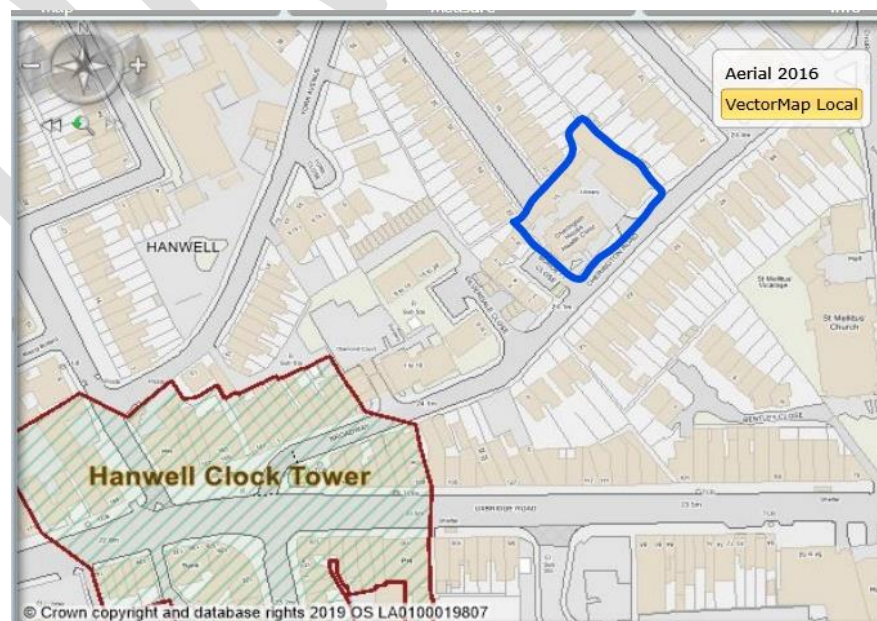
commercial/historical association with the area. **It is recommended that the CA boundary is re-drawn to include this building at the corner of Station Road and Laurel Gardens.** The revised boundary is shown in blue on the map below.



**Groups of largely unaltered Victorian houses on York Road, Cherington Road and Springfield Road.** These roads to the north of the CA do contain groups of late C.19, two storey Victorian houses, generally in good condition, although some have been affected by changes such as replacement windows and doors which detract. These groups of houses are also interspersed with later more modern housing, gap sites and non-conforming users of little conservation value. As such it would be difficult to draw a line around a cohesive group of properties in this area. Also, the boundary around the Clock Tower CA is drawn tightly around the commercial centre; to extend the boundary significantly to the north (as shown on the blue line on the map below) would bring into the CA area a housing area which is detached from, and differs in character, from the commercial core, therefore potentially devaluing the existing CA. **It is therefore recommended that the CA is not extended to the residential area to the north.**



**Inclusion of locally listed Cherington House and nearby Former Carnegie Library.** As above, this area is too isolated from the Clock Tower CA to be included within the boundary. See blue enclosure on map below. To include these two buildings within an extended CA would necessitate the inclusion of modern blocks (Burdett Close and Silverdale Close) along Cherington Road of no conservation value. The value of these buildings is already recognised in their local listing classification. **It is recommended that the CA boundary remains unchanged at Cherington Road.**

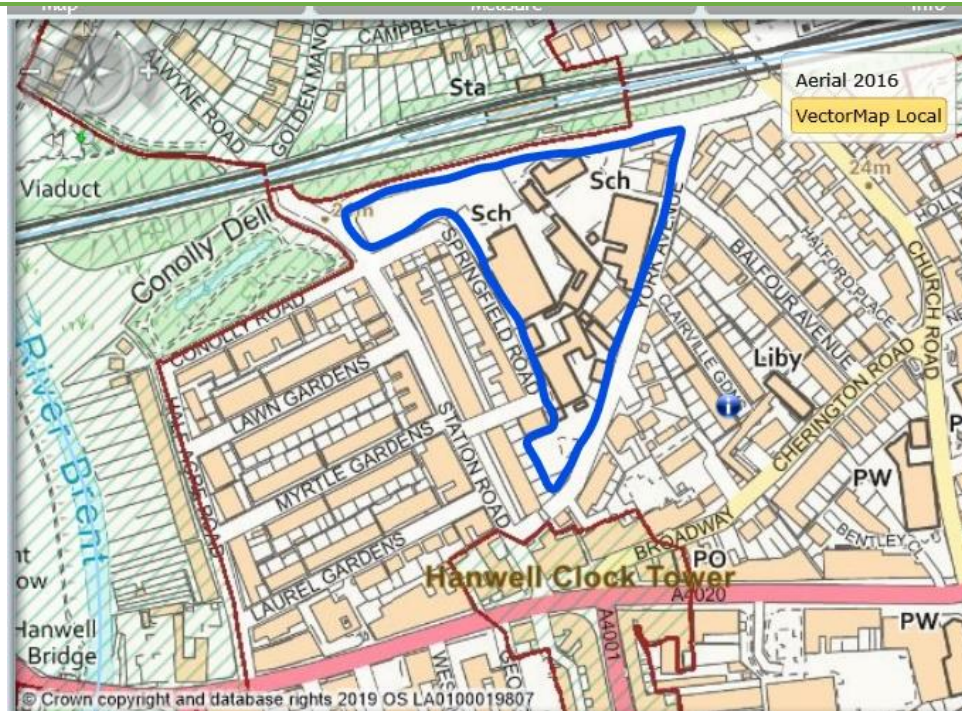




**An extension to include varied group of Victorian, Edwardian and later buildings of good townscape value along Uxbridge Rd.** The proposed area or group of buildings is not specified in the CA Appraisal (2007) and could refer to the eastern and/or western sections of Uxbridge Road- see hatched blue line on map below. Whilst both sides do contain some buildings of good townscape value they are interspaced with other buildings, including modern, of poor conservation value. Comments made in relation to other areas above, also apply here. **It is recommended that the CA boundary remains unchanged at Uxbridge Road.**



**Virtually unaltered Edwardian school complex fronting Springfield Close.** Comments made in relation to other areas above, also apply here. St Ann's School fronting Springfield Close and St. Joseph's fronting York Avenue are both fine Edwardian buildings- see blue area on map below. Whilst St Joseph's is identified on the current local list, St. Ann's is not and it is recommended that this building is added (see section below). **It is recommended that the CA boundary does not extend to include the school complex.**



As part of the strategic review, the following boundary change is also considered:

**Clocktower Mews, adjacent to George Street carpark** as shown on the blue line on the map below. The relevant planning history includes: Ref: P/2004/1887- 132A, B, C Uxbridge Road- Redevelopment to provide a three-storey terrace of 7 two-bedroom houses with integral garages, and a three-storey block comprising 3 one-bedroom residential units and 3 studio units, landscaping, refuse storage and alterations to access to include vehicle access to adjoining car park. These buildings are finished in a combination of yellow brick, render and metal cladding and include terraces. The casement windows and array of satellite dishes contribute to the overall negative quality of these buildings. This development is not referred to in the last CA Appraisal (2007) but the 2004 planning permission may not have been built out until after 2007. The Mews development does not contribute positively to the CA.

**It is recommended that 1-7 Clocktower Mews is removed from the CA boundary.**





**1-16 George Street**- on western side of carpark (backing onto garage building site), as outlined in blue on the map below. Close to St.Marks and Church CA. 1870-1890. '2 up/2 down' Victorian cottages with no front gardens, probably originally built for railway workers. Windows and doors altered over years. Satellite dishes detract. But frontages of original stock brick and red brick banding remain intact and group provides a pleasant and cohesive ensemble that contributes positively to the open car park area. **It is recommended that St Georges Street is added to the CA boundary.**



Key unlisted  
Buildings

The CA Appraisal (2007) identifies the key buildings within the CA (page 15).

The buildings on the **current local list** include:

- **Police Station, 169 Uxbridge Road:** Police Station, Late 19th century with interesting rear buildings. Fine red brick with terracotta sills and elaborate cartouche. This is currently being converted in flats, involving rear extension and basement. Front façade remains intact. Ref. No: 163135FUL. PP granted 2016 (LLR1545)
- **Hanwell Clock Tower:** 1936 clock tower of art deco design. Restored in 2011. (LLR1296)
- **Iron railings near Clock Tower:** Low decorative iron railings in traffic island provides attractive focus in traffic-bound location (LLR299)
- **149 Uxbridge Road:** corner building. Shopfront with stone pilasters and consoles at ground floor and red brick and stucco banding at first and second floors. Gentle undulation formed by shallow bay windows and piers. Distinctive cupolas and raised pediment and portico entrance (LLR1544)
- **Kings Arms, 110 Uxbridge:** Road Build of former public house, 1930. Brick construction with glazed tiles at ground floor and render at first. Gables with half timbering and half gabled dormer windows. Original timber windows with leaded lights. Frontage incorporates a separate shopfront (LLR1542)
- **Former Barclays Bank, 153-155 The Broadway:** late C.19, 3 storey building, orange brick with stone bands and mullioned windows. (LLR1294)
- **151 The Broadway:** small cottage converted over time to shop and now café use. (LLR1293)

It is recommended that these buildings are retained on the local list.

**Outside the CA, locally listed buildings include:**

- **Carnegie Library, Cherington House** – still a library (and not a ‘former’ library as described in the CA). 1905. Red brick with painted stone quoins and cartouche above the main door

(LLR0274). The CA Panel have indicated that this should be nationally listed. This can be investigated further however there are 660 other Carnegie libraries in the country and this building has been extended/altered significantly at the back, so may not be supported for listing.

- **Cherington House Health Centre** -Circa 1900 late Victorian two-storey villa with one central and two flanking façade portions. Facing London stock brick, with stuccoed front entrance porch and central Italianate first floor window surround. Parapet with high pitched roof elements\_(LLR0273)
- **4-10 Cherington Road**- Circa 1880s Victorian semi-detached house, part of a group of 4 dwellings (Nos 4-10). Yellow stock facing brickwork with red brick string course at cornice level with stuccoed lower and upper ground floor bays, porch, arch headed first floor window surrounds and cornice with paired brackets. Slate roof with paired chimney stack in yellow stock. (LLR0268-LLR0272)
- **71 a,b,c The Fiddle Factory, York Avenue:** The Fiddle Factory (former violin works), built c.1900. Attractive building, recently renovated. Red brick ground floor with stucco above. Red clay tiled mansard roof with leaded eyebrow dormers. Attractive stucco cornice with dentil mouldings. (LLR 1617)

These all correspond with those identified in the CA Appraisal. No changes recommended.

Other **positive contributors** identified in the CA Appraisal include:

- **Workshop building, immediately south of the Post Office building**, Station Road; post-1930 open garage/workshop- no conservation value- this may have been identified in error. Recommend removal as positive contributor.
- **1-11 Broadway Buildings**- Attractive 2 storey late Victorian buildings providing uniform vista up to the Clocktower. Earlier than buildings on other side of Broadway. However, these buildings are in a poor state- nos 1 and 5 are vacant and shopfronts in poor state of repair. Advertising boards also obscure brickwork. Windows replaced and in poor state. Roof tiles also replaced- mixed clay and slate. Would benefit from grant scheme to incentivise improvements as well as shopfront guide. Despite detractors, these buildings continue to function



as positive contributors and it recommended adding them to buildings of façade/group value.

- **116-120 (even) Uxbridge Road** - architectural/townscape value. Striking corner building on junction of Uxbridge and Boston cupola, gabled pediments, red and stock brick. Late Victorian/Edwardian. Onion cupola in need of repair. Whilst the shopfronts detract, this is a positive contributor. It is recommended that it is added to the list of façade/group value.
- **134-140 (even) Uxbridge Road** – identified due to its age (late C.19) but apart from the end unit- 142- these buildings have been completely disfigured by the projecting shopfronts. The host 2 storey buildings have also been detrimentally affected by replacement windows and in one case by pebbledashing. This parade in its present state is not a positive contributor.
- **142 Uxbridge Rd**- early surviving shopfront, basically unaltered. Finely proportioned. Contrasts markedly with very poor shopfront at no.140. Recommend adding to local list.

Other positive contributors identified as part of the strategic review:

- **122-128 Uxbridge Road**- curved corner redbrick buildings at the junction of Uxbridge Rd and The Broadway – upper storey relatively unaltered- original sashes, pediments, inscription with ‘The Broadway’ still visible. Whilst the shopfronts detract, this is a positive contributor. It is recommended that it is added to the list of façade/group value.

Key unlisted buildings outside the CA:

- **103-111 Uxbridge Road** - opposite Lidl, 3 storey red bricked gabled building. These buildings, particularly the 3 storey Victorian red bricked gabled building dating back to at least 1870, is of value. Despite the poor shopfronts these buildings do contribute positively to the area and it is recommended that these are added to the local list.
- **St Ann’s School**, Springfield Rd- Fine Edwardian school buildings complex- distinctive rows of fine gabled buildings in stock brick and red brick banding and sills. Recommend adding to local list.
- **St. Joseph’s School**, York Avenue- late Victorian building, less elaborate than St Ann’s, some modern interventions including

	replacement windows. But still a positive building. Recommend adding to local list.
Threats and Negative factors from last appraisal	<p>The CA Appraisal (2007) identified a number of threats and negative factors:</p> <p>Disfiguring alterations to buildings including:</p> <ul style="list-style-type: none"> <li>• Painting or pebbledashing natural brickwork [yes to some extent, especially Broadway buildings, but not worsened significantly in last 10 years].</li> <li>• Replacement windows in alien patterns and materials [yes, continues to be an issue- and most impact in shopping parades]</li> <li>• Poor quality replacement roof materials [yes to some extent but not worsened significantly in last 10 years as above]</li> <li>• Shabby alterations and extensions [yes to some extent but not worsened significantly in last 10 years as above].</li> <li>• Proliferation of bad shopfronts making TC look shabby- over deep fascias, garish colours, shopfronts in need of repair, dominant and poor quality lighting, unattractive signage- contrary to Council's shopfront criteria/guide adopted in 2004 [yes agree- some very poor examples of shopfronts, fascias, and signage remain. New guidance is needed to replace previous guidance. This needs to go hand in hand with incentives to regenerate priority Town Centres that are worst affected – possibly some kind of grant (external HE and/or internal regeneration). And robust enforcement action needed where appropriate.]</li> <li>• Poor highway and infrastructure particular around Clock Tower [yes, but recent changes and planting aim to improve this].</li> <li>• Busy traffic dominates main roads/junctions and accentuated by mainly narrow pavements. Further traffic management recommended [agree, but no short term solution here]</li> <li>• Pavements blocked by clutter such A boards, bollards, signage [one or two poor examples seen but not significant]</li> <li>• Poor paving [yes, but not significantly worse than other CAs]]</li> <li>• More street trees, and green space [agree- trees around Clock Tower are being replaced because of poor condition but limited space/opportunities exist in CA for more planting]</li> <li>• Poor quality setting for Clock Tower [still not ideal, but some improvements have been made].</li> <li>• Advertising hoardings unattractive [remain an issue and needs to be resisted/enforced]</li> <li>• Dominance of fast food takeaways generating rubbish and litter [agree to some extent but current policy successful in protecting prime retail frontages]</li> </ul>

	<ul style="list-style-type: none"> <li>• Lidl – inappropriately designed and sited [little that can be done about this until it comes up for redevelopment again]</li> <li>• Planting outside Lidl full of litter/eyesore [not that apparent]</li> <li>• Satellite dishes on many front elevations [agree- this should be better controlled especially where front highway]</li> <li>• Some buildings on north side of Uxbridge Rd have back plots which face The Broadway and Cherington Road- poorly detailed with mix of garages, sheds, and unattractive buildings [agree, opportunities should be sought for improved development in these areas over time].</li> <li>• Also poor state of boundaries rear of Boston Rd onto Jessamine Road- [also needs some attention].</li> </ul> <p>Other issues identified as part of strategic review:</p> <ul style="list-style-type: none"> <li>• Inappropriate roof materials- particular detracts in shopping parade buildings- e.g. Broadway buildings- where there is a mixture of tiles and slates alongside each other. Lack of cohesion detracts.</li> </ul>
Gaps sites and capacity for change	<p>The previous CA Appraisal (2007) identified little capacity for major change, and that remains the case, although there has been some recent activity in relation to allocated Local Plan development sites:</p> <p><b>144-156 Uxbridge Road.</b> Former Peugeot Garage. Allocated Local Plan site HAN2- 144-164 Uxbridge Road and 1-3 Westminster Terrace. Site is currently under construction. Ref: 164632FUL dated Sept 2017- Block A- 6 storey building plus basement- commercial unit ground floor and 36 flats above. Block B- 7x 3 storey houses fronting Westminster Rd. Significant building replaces original single storey garage buildings. The site abuts the western boundary of the CA and will therefore be visible from the CA, particularly in views from Uxbridge Road.</p> <p><b>Marshall House, 64-66 and 70-88 Uxbridge Road.</b> Part of Local Plan allocated site HAN1: 64-88 Uxbridge Road. Recent application 72913FUL for mixed use residential-led redevelopment to provide two buildings comprising a part four and part nine storey building of 679sqm of flexible commercial uses (Use Class A1/A2/A3/D2) and 57 residential units (including affordable housing); and associated cycle storage, public and private amenity spaces, refuse and recycling storage and hard &amp; soft landscaping (following demolition of the existing buildings). This was refused planning permission partly because of impact on the CA but was then allowed on appeal.</p>



	<p>The CA Panel have expressed concern about building heights in the area and the trend towards taller buildings. Whilst this isn't an issue within the CA itself, there is pressure for taller, denser developments on the edge of the CA and this needs to be carefully monitored.</p> <p>Existing Local Plan allocated sites:</p> <p><b>HAN 01- 68- 88 Uxbridge Road.</b> 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> <p><b>HAN 02 144-164 Uxbridge Road and 1-3 Westminster Terrace.</b> Car showrooms and garage site identified for mixed use development. 144-156 subject of recent planning permission for redevelopment with up to 6 storeys (Ref:164632FUL).</p>
Public Realm issues	<p>The <b>clock tower</b> and its setting are the main focal point and landmark of the CA. The tower itself (1936) remains in reasonable condition although the stonework could be cleaned up. There has been some recent enhancement works including new paving and creation of flower beds plus seating in the Clock Tower area. However the CA Panel point out that the former railings have been removed and not replaced. There has also been some replanting, with 4 large specimen trees due to be replace trees of poor quality. A Boards detract a little.</p> <p>Other issues:</p> <ul style="list-style-type: none"> <li>• Southern side of The Broadway. View of backs of properties 139-149 Uxbridge Rd within CA boundary. External staircases, doorways, boundary treatments, replacements windows, extractor ducts for hot food, air conditioning units and post boxes for converted flats all detract from this part of the CA.</li> <li>• Open sale of cars/workshops on side of 165 Uxbridge Rd (and down Station Rd) also detracts from area.</li> <li>• The area around George Street carpark. Whilst outside the CA it has a significant influence on its setting in the south-west section. Any future plans for this site will need to be carefully considered in relation to the CA.</li> <li>• Shabby appearance of the retail frontages along Uxbridge Road and The Broadway, caused mainly by poor shopfronts, oversized fascias and illuminated and projecting signage.</li> </ul>

Management Plan	<p>The Management Plan (2007) 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 and shopfronts.</p> <p>More guidance is needed in relation to shopfronts and PVC-U windows in particular. The issues identified in this report will be addressed by a <b>new generic management plan</b> and <b>specific design guidance</b> for the Hanwell Clock Tower CA.</p>
Article 4 Directions	<p>The CA Appraisal (2007) notes that the majority if not all of the properties presently within the CA are in commercial uses or are used as flats, where such changes, including replacement windows (a particular problem in the CA) already require planning permission. As such an Article 4 direction will not be appropriate in this environment.</p> <p>A key priority is in relation to shopfronts and this needs to be tackled through improved design guidance, grant-aid opportunities and enforcement of unauthorised developments.</p>
Other Controls/ Guidance	<p>It is recommended that further design guidance is produced. This should include both specific guidance relating to the local vernacular of the Hanwell Clock Tower CA. Generic guidance on the use of PVC-U windows and doors to provide clearer guidance on appropriate replacements. Guidance on shopfronts and grant-aid opportunities for repair and enhancement programmes need to be developed as a priority. The issues identified in this report will be addressed by a <b>new generic management plan</b> and <b>specific design guidance</b> for the Hanwell Clock Tower CA.</p>
Planning Data	<p>Very low levels of planning applications, average of 6 per annum (Rank 26). Only 55% of applications were approved- this is significantly below the average for all CAs (75%) and suggests that applicants could benefit from more information/guidance about what is acceptable in the area. Only 6 appeals were lodged over this period, with majority (4) allowed and 2 dismissed- this is a small number but could again point to necessity for further clarity on policy. In terms of enforcement activity. Enforcement activity was quite low, with the main issues being investigated related to changes of use and breaches of conditions.</p>

## Hanwell Clock Tower CA

### By type:

Hanwell Clock Tower	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	12	1	12	13	10	9	7	8		4	5	2	83
ADVERT			4		5								9
CND						1		4					5
CPE/CPL/PRA	1			3		1		1					6
FULL	10	1	5	3	4	6	6	3		4	4	2	48
CAC	1												1
VAR/COU			3	7	1	1	1				1		14

**By Decision:**

[illegible]



### Enforcement Cases:

Hanwell Clock Tower	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
<b>ALL CASES</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>9</b>	<b>3</b>		<b>2</b>	<b>1</b>	<b>4</b>	<b>1</b>		<b>3</b>	<b>1</b>	<b>34</b>
Advert Contr.									2	1				<b>3</b>
Breach of Cs.			1	7	1							1		<b>10</b>
Change of Use	3	3	2	1	1				1				1	<b>12</b>
Enquiry												2		<b>2</b>
Multiple							1							<b>1</b>
Op. Dev.	1			1	1		1							<b>4</b>
Unknown								1	1					<b>2</b>

### **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