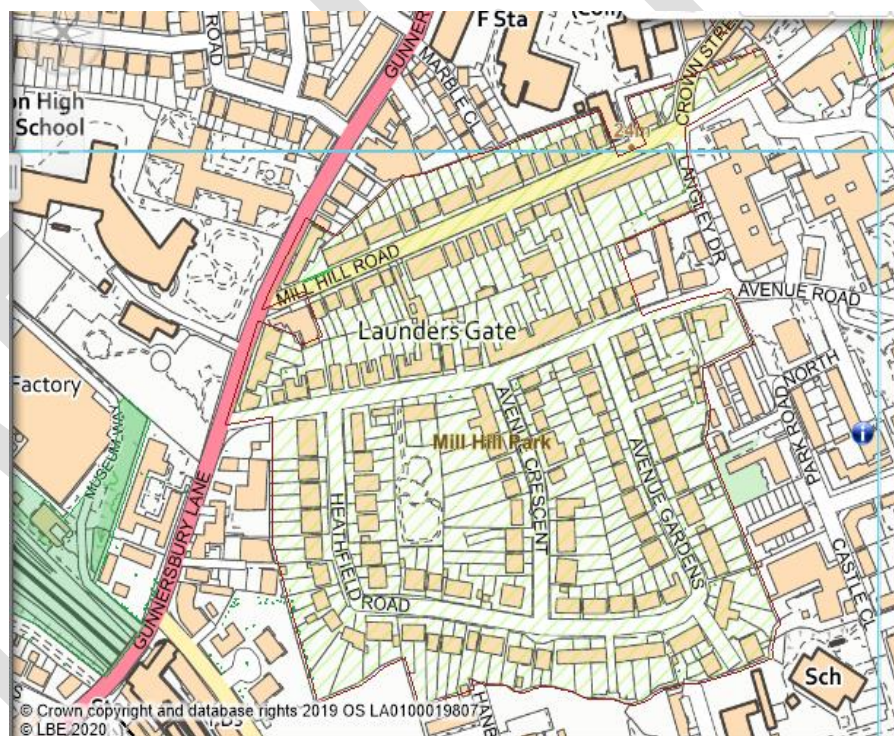


## MILL HILL PARK CONSERVATION AREA

Date Designated	1993
Last Appraisal	September 2007
Last Management Plan	September 2007
Existing Article 4 Direction	<input checked="" type="checkbox"/>



### Map



### Summary and key changes since last appraisal

- One of the later additions to Ealing's CAs (1993).
- A pleasant residential area with a variety of designs and styles, including Victorian, in Italianate style, Arts and Crafts and Mock Tudor.
- The land-form is strongly defined by the presence of Mill Hill Park Estate founded by William Willett in 1877, with parts of the wall and pillars around the residential enclave still surviving.

	<ul style="list-style-type: none"> <li>The building fabric appears to have been generally well preserved since last appraisal in 2007 and there has been no significant change since the last appraisal in 2007.</li> </ul>
Meeting with Conservation Area Panel	<ul style="list-style-type: none"> <li>Key on-going issues are loss of front gardens to hardstandings and loss of doors, windows and gates and poor replacements.</li> <li>Need design guidance to control changes more effectively.</li> <li>Request to add Gunnersbury Court, Bollo Lane to the CA boundary.</li> <li>Request to locally list 8 Avenue Crescent and 18-20 Avenue Gardens.</li> </ul>
CA Boundary Changes	<p>The CA Appraisal (2007) suggested the need for some small extensions to the CA boundary. This included:</p> <ul style="list-style-type: none"> <li>63-79 Gunningsbury Rd (terrace of Late Victorian housing 1890-1910)</li> <li>2-14 Mill Hill Rd (Victorian terraces 1870-1890)</li> <li>30-34 Mill Hill Rd (Victorian terraces 1870-1890).</li> </ul> <p>These were all added subsequent to the appraisal being approved at Planning Committee on 13 June 2007. The Townscape Map in CA Appraisal (2007) needs to be amended accordingly.</p> <p>In addition, earlier in 2003 (Acton Area Committee: 17/11/03), an extension to Mill Hill Park CA at Acton Lane and Bollo Lane was considered, including Berrymede Junior School, Bollo Court, Bollo Bridge Rd (south of the CA) and 98-100 Avenue Rd (east of the CA), but this was not agreed. English Heritage (now Historic England) concluded that <i>both of these areas had very little cohesion or strong townscape interest and that the best individual buildings are mostly devoid of original details and are spread out widely amongst much undistinguished and mediocre architecture haphazardly set along long roads</i>. Whilst there was support by the Resident Group to include this area, and for it to be looked at again at the next conservation review, the case for its inclusion based on architectural and historic value was not sufficient at the last review (2007) and the areas in question are now subsumed into the Acton Gardens regeneration in South Acton.</p>

<p>Key unlisted Buildings</p>	<p>The key unlisted buildings identified in the original CA Appraisal (2007) were :</p> <ul style="list-style-type: none"> <li>• <b>No 208 Avenue Road</b> (previous West Lodge) built in 1809, altered later in 19th Century. The building has a special place in the area history and development.</li> <li>• <b>Avenue Road 184, 186, 188 and 190</b> (very well kept Victorian semidetached cottages)</li> <li>• <b>Mill Hill Road – no 41, 47, 71-77. 82, 93 and 95, 97, 99 and 103, 51, 69, 81</b> (includes good examples of grander town houses).</li> <li>• <b>No 11 Avenue Crescent</b> contains remains of Richard White's Regency Mansion, therefore is a historically very significant record.</li> <li>• <b>Heathfield Road nos 5</b> (late Victorian), <b>37</b> (turn of the century), <b>50, 52</b> with their very distinctive wooden porches (turn of the century)</li> <li>• <b>Avenue Gardens nos 17-23</b> (odds) from 1910; <b>nos 22 and 24</b> (late Victorian red brick with terracotta detailing); <b>no 31</b> (Late Victorian, red brick); and nos <b>40-54</b> evens (turn of the century, Edwardian, with beautiful paved pathway and stained glasses doorways).</li> </ul> <p>The continue to be positive contributors and it is recommended that they should be retained as such.</p> <p>In addition:</p> <p><b>8 &amp; 10 Avenue Crescent;</b> No. 8 mentioned by the CA Panel as worthy of local listing. The CA Appraisal (2007) notes that on the western side of Avenue Crescent there are a number of detached houses, probably amongst the most elegant examples of Willett's houses. Nos 8-10 are probably amongst the finest/unaltered examples: three-bay, two-storey detached houses in red brick, with central arched doorways and angled bay-windows on either side of the entrance. The plasterwork and the moulded decorations are of very high standard. Houses are covered by a hipped roof in slates with end chimneystacks. It is recommended that 8 &amp; 10 Avenue Crescent should be added as positive contributors.</p> <p><b>18 &amp; 20 Avenue Crescent;</b> mentioned by the CA Panel as worthy of local listing. Other properties in Avenue Crescent are identified in the CA Appraisal as positive contributors (see above). 18 &amp; 20 differ</p>
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in style and materials (2 storey with half basement) and gabled windows not as intricate as neighbouring ones and some alterations as part of flat conversions in past. It is recommended that they are retained as positive contributors (but not added to the local list).

**Gunnersbury Court**, Bollo Lane. Mentioned by the CA Panel. Outside and to the west of the CA. Attractive 3 courtyard blocks of six storey flats directly opposite Acton Town LUL Station. Art deco style- brown brick with white stucco banding. Balconies and windows add to vertical emphasis. Post 1930s development. Site has no strong historical/architectural connection with Mill Hill Park CA so would be inappropriate to add. However, its buildings should be added to the Local List as of note in their own right. It is recommended that they are added to the local list.

**Avenue Road**- several properties in eastern section (120-134, 140-152 are shown as being locally listed in the CA Appraisal. However, they were subsequently removed as part of the 2014 review (built before 1865, semi-detached houses, lower ground floor with steps to paired arched entrance, slate hipped roof, paired rough arched windows and large window with striated segmental arch to upper ground floor. They remain positive contributors to CA but not considered worthy of additional listing). It is recommended that they are retained as positive contributors (but not added to the local list). Amend Townscape Map in CA Appraisal accordingly to reflect this.

**Other buildings** that remain on Local List are:

- 196-204 Avenue Road – remnants of old estate walls (LLR0052)
- 2-52 Heathfield Road – entrance gate and posts (LLR0467)
- Avenue Crescent - entrance gate and posts (LLR0012)
- 1-54 Avenue Gardens- entrance gate and posts (LLR0013)
- 116 Avenue Road- Victorian villa (LLR0018)
- 115 Avenue Road- mid Victorian cottage (LLR0017)
- 113 Blakey Road Avenue Road – Victorian Villa (LLR0015)
- 111 Avenue Road- Victorian Villa (LLR0014)

It is recommended that these remain on the local list and no other changes are necessary.

Other buildings of note:

**16 Avenue Crescent.** Has historical associations as the home to William Willet the younger (lived there from 1882-1894). House described as in very poor condition in 2007 Appraisal with unsympathetic alterations [Remains in reasonable condition today].

<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal (2007) and Management Plan (2007) identified a number of elements at risk or under threat and negative factors including:</p> <ul style="list-style-type: none"> <li>• State of neglect of some open/public spaces (eg. Mill Hill Gardens [no current evidence of this presently])</li> <li>• Loss of garden trees and fences [the CA as a whole has many highway/boundary trees which partly offsets any previous losses]</li> <li>• Loss of front yard walls to create parking spaces [some recent evidence of this, though not significant].</li> <li>• New boundary walls out of character with surroundings [some recent evidence of this].</li> <li>• Changes to traditional fenestration and joinery, porches and bulky dormers [some recent evidence of this].</li> </ul>
<p>Gaps sites and capacity for change</p>	<p>The last Appraisal (2007) noted that there were few opportunities or gap sites that could come forward. However, three sites have since come forward (two significant) just outside the CA on all sides:</p> <p><b>83-85 Gunnersbury Lane</b> Local Plan site: ACT 1 – Acton Town Centre Approach) is the only Local Plan site within close proximity (adjacent to the western flank). Currently in commercial use- proposed mixed residential and commercial (2011-16). <i>Redevelopment to reflect fine grain of the area with its narrow plot widths, to ensure vertical integration with the street.</i> Planning Application made (P/2007/5034) for demolition and replacement<sup>3</sup>, 4, 5 storey building- 14 flats).</p> <p><b>Arc Soane school site</b> – just to the north of Mill Hill Road to the north of the CA (also close to Acton Town Centre CA). Secondary school (Site -ACT8- Acton College in Schools DPD). Planning Application Ref: 181990FUL Sept 2018: Demolition of existing buildings and construction of part three, part six, part seven, part eight, part eleven, part twelve and part thirteen-storey development over basement with educational use (Class D1) at ground, first and second floors to accommodate a 6FE secondary school and residential use (Class C3) on upper levels containing 113 units. Impacts on the heritage assets, including on the CA, were assessed as part of the application and were not considered to be detrimental. Currently under construction. No overriding reason to alter the CA boundary in relation to this scheme.</p> <p>The <b>Acton Gardens</b> development involving the regeneration of the post war housing estate lies to the south and east of the CA (Ref: 182579OUT). Extract from officer report (Dec 2018): The impacts on all heritage assets including the CA was carefully considered as part of</p>



the planning application and it was concluded that the changed form of development at Acton Gardens on the boundaries of the designations would result in a slight beneficial effect on the Mill Hill Park and Acton Town conservation areas. Impacts on the heritage assets would be mitigated by the following measures:

- Careful location and form of built development to minimise impacts on the setting of Mill Hill Park and Acton Town Conservation Areas.
- Consideration of massing, height and scale of development, reducing the scale of development adjacent to sensitive site boundaries with Mill Hill Park and Acton Town Conservation Areas.
- Provision of new green infrastructure to provide important amenity space and play space.
- Careful consideration of the location of vehicular access points into the Site and the provision of a new primary connection to improve access and legibility by providing a new north south road link from Mill Hill Grove to Bollo Bridge Road.
- A retention/improvement in the area allocated as allotments providing a soft buffer adjacent to Mill Hill Park Conservation Area.
- Within Phase 9.2 building materials and boundary treatments have been proposed to respond to the new local vernacular with Phase 4 and 5 south of Osborne Road
- Within Phase 9.2 tree and shrub planting have been provided within the development area to integrate the development into the wider landscape and to respond to local character and where possible existing mature trees have been retained.

There is no overriding reason to alter the CA boundary in light of the Acton Gardens scheme.

Other gap sites:

**Heathfield Gardens** on west side of Gunnersbury Lane, just outside CA described as eroded following new school [Appears to be in good condition now].

The **parking site on the corner of Avenue Road and Gunnersbury Lane** just outside CA is a gap site and an eyesore approaching the CA from this side [Previous application P/2007/1010 for 3,4,5, storey block of 14 flats was refused but may come forward again in future and could offer opportunities for enhancement to the Avenue Road gateway into the CA. [Update-: 79 Gunnersbury Lane (former Acton

	<p>garage site) has now been redeveloped with 9 flats (Ref: PP/2015/2667).</p> <p><b>Gap site between 39-41 Heathfield Road</b> (3 garages) creates a fracture in the compact and rhythmic layout of properties [Remains the case, narrow nature of site makes it difficult to redevelop but appearance of garage doors could be improved]</p> <p><b>Gap site between 34 and 38 Mill Hill Road</b> described as alien – post war Acton College workshop unit [the CA boundary is drawn around it and excludes it but it does cause a fracture in streetscene. Potential scope for improvement as part of new Arc Soane development in future]. [update- The former Acton College workshop has now been demolished and forms part of the Arc Soane Academy redevelopment for education and residential use (Ref: 18/990FUL]</p>
Public Realm issues	<p>The overall condition of most of the fabric in the CA is sound.</p> <p>The area contains some heritage lampposts which remain in keeping with the area. As stated in the last Appraisal (2007), the addition of additional seating and litter bins would be beneficial.</p> <p>The state of neglect of some properties' front yards cluttered with fly tipping was not seen as a significant issue today. Pavements and some of the original cast-iron railing of properties could be better maintained.</p> <p>One of the few CAs which has 'welcome signs'- this adds to interpretation and reinforces CA status.</p>
Management Plan	<p>The Management Plan (2007) contains the usual generic guidance which seeks to help control dormer windows, roof extensions, rooflights, tiles, chimneys, window frames and doors, brickwork, extensions and hardstandings.</p> <p>It is proposed that further guidance will be provided by way of a new <b>generic management plan</b> that will provide further updated guidance on the range of planning and design issue referred to in this report. New <b>specific design guidance</b> will also deal with the issues associated with the local vernacular and architecture of the Mill Hill Park CA.</p>

Article 4 Directions	<p>The Management Plan (2007) reiterated issues identified in the Appraisal and states that the Council will consider the application of an Article 4 Direction to parts of the CA covering extensions, porches, vehicle access and hardstandings, changes to wall surfaces and roof tiles, removal of chimney stacks and window replacements</p> <p>Of the key issues identified, and evidence on the ground, alterations/losses to traditional windows and bulky dormers are most evident and most likely to have the greatest impact in altering the character and appearance of Area in future. <b>It is recommended that an Article 4 Direction covering windows and roof alterations in whole area is considered for introduction.</b></p>
Other Controls/Guidance	<p>The last Appraisal stated that Guidance would be given as part of the Acton Park Management Plan for the retention of existing traditional windows and doors. It is recommended that a generic guide is developed for all conservation areas with area wide detail to capture the specific nature of individual CA fenestration types and joinery. This should go hand in hand with any Article 4 Direction that are introduced.</p>
Planning Data	<p>Between 2007 and 2019, the number of planning applications received averaged 34 per annum (Rank 13). 79 % of applications were approved- above the average for all CAs (75%). Only 7 appeals were lodged over this period, with 3 being allowed and 4 dismissed. In terms of enforcement activity, 10 cases per annum were investigated on average with the main issues being operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission).</p>



## Mill Hill Park CA

### By type:

Mill Hill Park	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	41	6	4	48	47	34	34	61	57	1	9	38	56	436
ADVERT					2				1					3
TEL					1									1
CND			2	16	10	3	3	24	12			6	12	88
CPE/CPL/PRA	4			2	2	1	2	2	4		2	2		21
FULL	22	3		20	14	9	10	16	22	1	2	12	7	138
SCO/EIA/RMS						1	2		1		1	1		6
HH												7	8	15
LBC	1													1
CAC	5			1	1	1								8
VAR/NMA/COU			2	2	3	3	3		2		1	4	11	31
TPO/TPC/PTC	9	3		7	15	16	14	19	15		3	6	18	124

### By Decision:

Mill Hill Park	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	7	2	3	17	23	15	16	36	22		3	15	31	190
APP with COND	11	2	1	16	17	13	8	18	21		4	14	16	141
PD/PA	4			2	1	1	2	1	2		2	1		16
REFUSED	11			5	4	2	5	3	6			3	4	43
WITHDRAWN	8	1		7	1	3	2	2	5	1			4	35
APPEAL ALLOWED	1						1		1 with conditions					3
APPEAL DISMISSED	1			1			1					1		4

### Enforcement Cases:

Mill Hill Park	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
<b>ALL CASES</b>	<b>13</b>	<b>11</b>	<b>12</b>	<b>8</b>	<b>11</b>	<b>8</b>	<b>5</b>	<b>2</b>	<b>15</b>	<b>10</b>	<b>3</b>	<b>15</b>	<b>11</b>	<b>124</b>
Advert Contr.	2							1						3
Breach of Cs.	1					4			1				1	7
Change of Use	2		5							1		2	2	12
Constr. Det. Dw.							1					2		3
Dem. in CA			1											1
Enquiry										3	1	1	2	7
Not in acc. w/p	1	1	1	1	1	1					1	1	3	12
Op. Dev.	6	7	4	7	6	2	2		4	3		5	2	48
Private Legal					1									1
Tree Cont.	1	3	1		1				3	1	1	3		15
Use anc. out.								1		2		1	1	5
Unknown						1	2		7					10

### **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

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