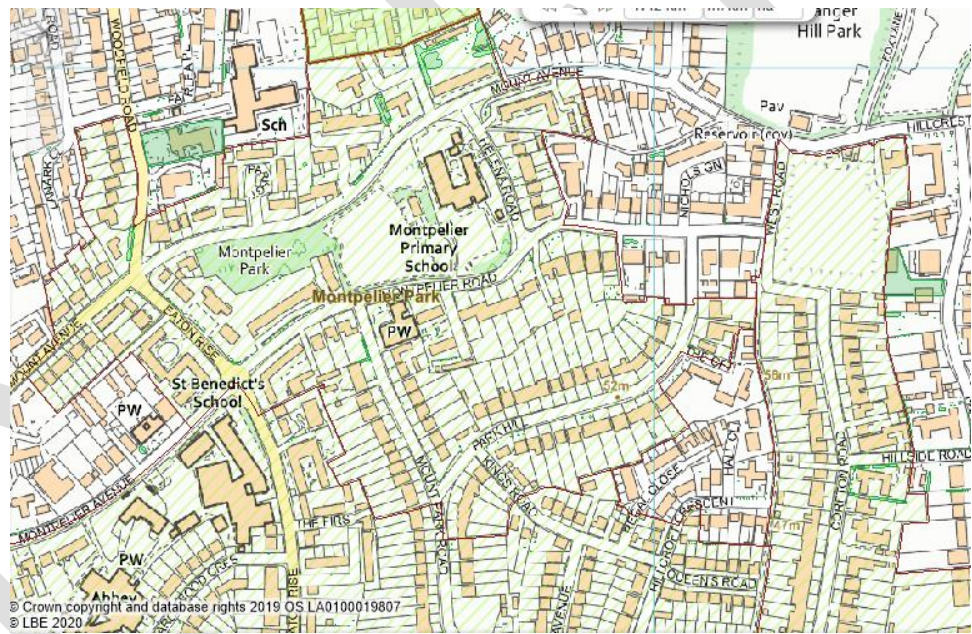


MONTPELIER PARK CONSERVATION AREA

Date Designated	1982, Extended 1991, 1997 and 2004
Last Appraisal	April 2009
Last Management Plan	April 2009
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map



Summary and key changes since last appraisal

The Park is at the core of the CA, originally on grounds of Princess Helena College which opened in 1882. The CA breaks down into 2 sub-areas of architectural character:

1. Victorian architectural heritage
2. Inter-War and modern developments

The CA has a mainly Victorian/Edwardian character, including Park Hill which is described in CA Appraisal as one of best preserved streets of the Wood estate; large detached houses set within narrow but deep plots.

	<p>There are also a number of inter and post-war developments on much larger footprints, in a mixture of architectural styles, including some Art-Deco features. There are also several undistinguished modern blocks, mostly on the edge and just outside the CA which detract from the area.</p> <p>In common with other CAs, the area has been subject to development pressures, and generally these have been small-scale but incremental changes to the houses in the area.</p>
<p>Meeting with Conservation Area Panel</p>	<p>The relevant CA Panel is responsible for four CAs: Haven Green, Mount Park, Montpellier and Grange and White Ledges. The points they have made in relation to the residential elements are common to all areas and are considered to be:</p> <ul style="list-style-type: none"> • Uncontrolled tree felling, even though trees in CAs are protected. • Total paving of front gardens - off street parking is now the norm, but it is important for this to include areas of landscaping • Inappropriate boundary treatments. A plague of 2 metre railings is replacing Ealing's vernacular 2 foot brick walls with laurel above. Large gates and spear topped railings - most egregiously those painted gold - have given too many homes in the CAs a completely inappropriate fortress like appearance. • Historic street furniture - in particular lampposts - have been replaced by ugly functional 'hockey stick designs. • Proliferation of unnecessary lighting which wastes energy and creates light pollution. <p>The CA Panel consider that there is an uneasy tension in the way change is being managed in the four CAs over recent years. The Victorian residential suburb was characterised by its generous sized houses with large gardens befitting their middle-class purpose. Most homes remain in owner occupation and owners generally try to secure improvements to their homes that accord with the character of the CAs in which they live. In these instances, and where they are able and can afford to do so, some of the negative features that the CA Appraisal (2009) identifies are being replaced. Items like unsightly porches, PVC-U windows and concreted driveways are being replaced or reduced. This has a beneficial effect on the CA and needs to be encouraged and applauded</p> <p>In other instances, however, the area's spaciousness is a feature that has come to be seen by developers as an opportunity to cash in on rising house prices hugely stoked up by Crossrail. Pressures for development have intensified on every available site. Sometimes developers seek the wholesale demolition of sound houses which they can replace with as many flats as they can get away with - so long as this does not exceed 10 which would trigger a demand for a social housing contribution. More commonly, they gut the premises, some of which are locally listed, and</p>

extend them to the side and rear, into the roof space and sometimes into the basement. Further opportunities are created by building in back gardens, especially on corner sites. Far too frequently the new development is done in a way that pays no respect to the design or the materials of the original homes. The outcome has been a steady erosion of the qualities of the cherished Victorian and Edwardian traditions.

Too often developers have been permitted to undertake these developments by a planning department that appears largely ignorant of the Council's own CA Appraisal and Management Plan documents, even though they form part of the Local Plan. This trend unfortunately appears to be increasing so that where developments may have been resisted 10 years ago on heritage grounds, they are now accepted and justified by the number of new homes that the developer is providing.

Alongside these major concerns many smaller features that distinguish the four Conservation Areas are also being lost or otherwise eroded as controls that exist to manage them are not being applied sufficiently. While individually these may appear to be of relatively low importance, their cumulative effect over the past 10 years has been to seriously diminish the qualities of the CAs concerned.

The key point to make here is that everyone, not least the CA Panel, needs to recognise that the environment in Ealing is subject to pressure for change. What is required very urgently is some clearer statement of how this change is to be managed. The new London Plan with its hugely ambitious target for developments on small sites, makes this task particularly urgent. The draft policies in the plan are clear that the development of small sites in CAs must protect local heritage. The challenge therefore is for all concerned to agree what this means in the 4 CAs with which the Panel is concerned.

In terms of any **additional planning controls/guidance needed**:

New planning controls are not the priority for our four CAs. While much informal guidance that officers have applied over the years needs to be recorded and formally adopted, the Appraisal and Management documents are generally of a fair quality.

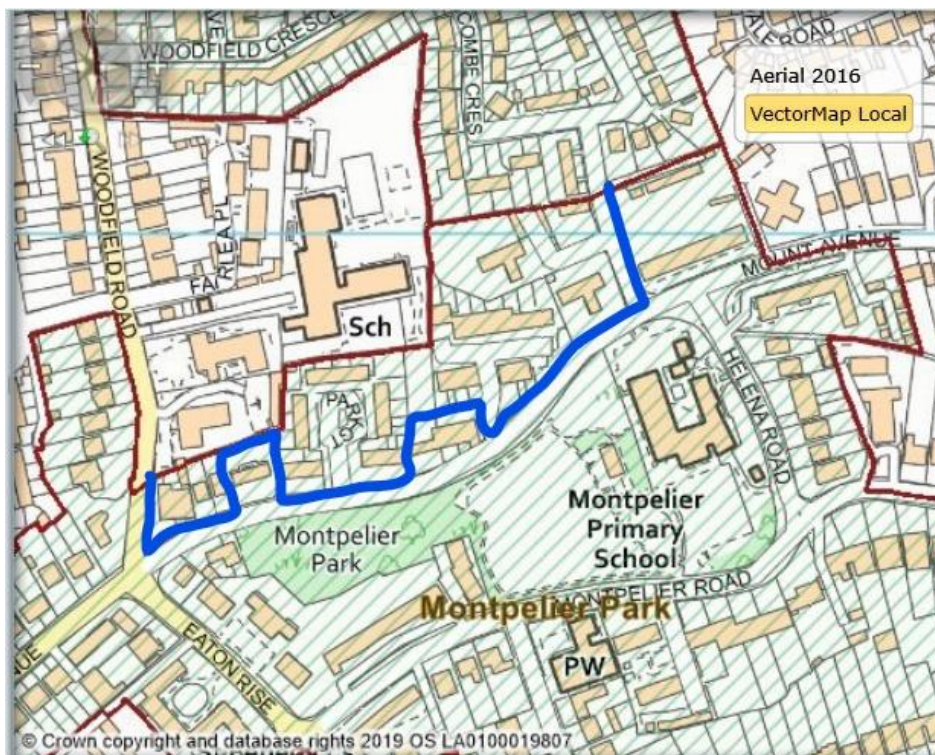
The very urgent priority for all four of our CAs is to implement the policies and guidance that exists, and has worked relatively successfully until the last few years.

The council no longer has dedicated conservation officers to consider planning applications within a conservation area properly, while other experienced planning officers who understood the CAs relatively well

	<p>have also left. A further recent concern has been the use of pre-application advice given by officers with very little knowledge of their subject. This advice encourages developers - who have paid good money for it - to believe their application will be uncontentious before the Panel with its much greater experience has had any chance to say otherwise.</p> <p>This worry is likely only to increase with the introduction of the New London Plan and its implications for developments on small sites. A clearer application of policy and greater transparency around the planning process would help alleviate community concerns considerably. In line with the NPPF, the Conservation Area Appraisal and Management plan documents in each of the 4 areas must be regarded as the starting point for all development proposals in those areas. Planning Officers and the Committee need to refer to them from the pre-application stage all the way through to the decision-making point.</p> <p>In addition, a much better quality of information is required when applications for planning applications are submitted - this is also in line with NPPF requirements. In every case were National guidelines require it, applications must be accompanied by a Design and Access Statement. Too often a consultant is paid to produce a glossy document that justifies the scheme the developer is promoting but the NPPF also requires there to be a fair - albeit a proportionate - assessment of the impact that the development will have on the CA which is a designated heritage asset.</p> <p>The design matters raised above are referred to in this report. Those relating to operational matters are addressed in the overall Issues and Recommendations report.</p>
<p>CA Boundary Changes</p>	<p>The last CA Appraisal (2009) proposed no boundary changes; significant areas in the surroundings are already protected by CA status (i.e. Mount Park CA, Brentham Garden Village CA, Ealing Cricket Ground CA and Grange and White Ledges CA).</p> <p>As part of the strategic review the following potential boundary changes are considered:</p> <p>Northern section of Mount Avenue. This area contains several buildings of no architectural/historical value:</p> <ul style="list-style-type: none"> • 1-13 Juniper House- 4 storey flat-roofed residential block c.1960s • 22-23 Mount Ave- detached houses c. 1970s • 1-25 Park Gate- cul de sac - 3 storey terraced townhouses c.1970s • 1-23 Westmoreland Place- 3 storey flatted development, neo-Georgian style. C. 1980s/90s. • 1-12 Willowmead Close- 3 storey flatted development c. 1990s.

These are contained within the blue line show on the map below.

It is recommended that the above modern infill development is removed from the CA boundary.



Key unlisted Buildings

The CA Appraisal highlights the following as key unlisted buildings:

Thorpe Hall- 3 and 4 storey purpose built apartment block (1910-1930) on site of former Thorpe Hall- late Victorian House. Imposing brown brick building with horizontal white bands. It is recommended that this is categorised as a positive contributor.

Montpelier Court- 5 storey brown bricked building, art-deco features including distinctive diagonal stairlights and projecting porches. It is recommended that this is categorised as a positive contributor.

Avenue Court- 4 storey purpose built flat- post war. Brick with horizontal white banding. It is recommended that this is categorised as a positive contributor.

Cecil Close- 3 storey purpose built flat inter-war. Full length canted bays and horizontal emphasis. It is recommended that this is categorised as a positive contributor.

	<p>Buildings on current local list:</p> <p>Helena Court- 3 flat roof modernist blocks with crittall windows (LLR0394)</p> <p>Mount Eaton Court- purpose- built block- 1950s, plain cuboid with Crittall windows (LLR0757).</p> <p>Montpelier Park- elegant purpose-built block. 1930s- Crittall windows and attractive gardens (LLR0394)</p> <p>1 Winscombe Lodge, Brentham Way. Former gate lodge to Winscombe Court. Early to mid C.19 (LLR0133)</p> <p>1-33 Mount View – interwar purpose- built apartments with uniform windows. (LLR0756)</p> <p>23a Trinity Lodge, Park Hill- early C.20 double-fronted detached house in Arts & Crafts style (LLR1025).</p> <p>It is recommended that the above buildings remain on the local list.</p> <p>Buildings previously shown as being locally listed in CA Appraisal but now no longer on Local List:</p> <ul style="list-style-type: none"> • 2,4,6,8,10,12-14 Woodfield Road • 6,8,10,12,14, 16,18 20 Mount Avenue • Welsby Court (7-12). • 1,2, 3, 4, 5 Helena Road • 12,13, 14, 15 Montpelier Road • 4, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 Park Hill • 28, 30, 22, 18, 16, 14, 14, 12, 10, 8, 6 Park Hill • 52, 54, 71 Mount Park Road <p>It is recommended that all of the above properties are added to the list of positive contributors.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal identified a number of threats in 2009:</p> <ul style="list-style-type: none"> • Loss of front garden trees, fences, boundary walls to create space for cars [continues to be an issue, though evidence of at least partial retention of walls/landscaping in some cases). • Extensions that disrupt traditional spatial relationship and proportions of single buildings [some evidence, but limited] • Bulky dormers to front, rear and side [some evidence, but limited]

- Rooflights [rooflights on front elevations remains an issue]
- Satellite dishes [some long-standing dishes remain but not significant and less likely to be in future with changing technology]
- Loss of traditional fenestration patterns and doorways. Windows- [a few examples of e.g. Crittall windows replaced with PVC-U, e.g. Mount Eaton Court, -25 Cecil Close. Timber window frames replaced with white epoxy coated aluminium frames windows. Some replacements are long-standing].
- Continuous/enclosing porches [not a significant issue]
- Clutter around buildings associated with subdivision of larger houses, utility meters, bins, letterboxes, doorbells/intercoms, satellite dishes, service cabinets etc. [Continuing trend towards conversions into flats/HMOS, and associated extensions and basements e.g. 60 Eaton Rise (163083)]
- Overall condition of fabric is sound but state of neglect for some properties front yards and fly tipping. Some pavements in poor condition [Overall condition remains good, little evidence of neglect/fly-tipping].
- Unsightly Roof extensions [little evidence of this, rooflights being more of an issue]
- Some individual houses showing signs of wear and tear [little evidence of this]
- Inappropriate replacement front gates/walls [some continuing evidence of this]
- Some pressure for outbuildings [no significant evidence of this].

There remain a number of recent modern residential blocks which detract within the CA boundary, for e.g. 42 Mount Park Road (nondescript modern block) and 73-75 Mount Park Avenue modern block directly opposite church and vicarage).

However some more recent redevelopments have tended to be of a more sympathetic design, for. e.g. Acantha Court, 15a Montpelier. Ref: 26176/6 dated 05/01/1999 for demolition of existing dwellinghouse and erection of replacement 3 storey block comprising 8 self-contained flats together with off-street parking (revised scheme). Whilst this appears modern, there are references to nearby Victorian architecture.

The CA is also surrounded by several modern blocks outside the CA boundary but close to its edge, and therefore affects its setting:

Dene Court,
Stanley Court
Chestnut Lodge

	<p>Fairlea Place Magnolia Place Nicholls Green Westridge Court The Croft.</p>
<p>Gaps sites and capacity for change</p>	<p>The CA Appraisal (2009) states that there are limited infill/gap sites and limited opportunities for change. That remains the case, although there remain some single storey rows of garages with the area, for e.g. at the southern end of Park Hill, which may come forward for redevelopment in the future.</p> <p>Other sites just outside the area which may have a limited impact on the CA include:</p> <ul style="list-style-type: none"> • 76 Castlebar Road- part 2 and 3 storey extensions to nursing home (C2) to provide nine additional rooms, and additional storey to accommodate 2 s/c flats at Louisa Chiltern Court (Class C3) Ref: 174077FUL. Long return frontage visible from Montpellier Rd. • Perivale Telephone Exchange on northern side of Montpellier Rd- adjacent to the nursing home/Chiltern Court. Just outside CA but significant and imposing building. Locally listed: Handsome 1930 over-scaled neo-Georgian public building. There are no current development proposals for the site. <p>There are no current Local Plan allocated sites within the CA.</p>
<p>Public Realm issues</p>	<p>Pavements in the CA are mostly covered with concrete slabs and finished with granite kerbs and are in reasonable condition.</p> <p>Lamposts could be improved in terms of consistency of style. The Grade II listed 1895 cast iron street lamp at junction of Mount Park Road and Park Hill contributes positively to the area.</p> <p>There a few traditional post-boxes in the CA- cast iron and painted red- which should be preserved.</p> <p>The presence of mature broadland trees along streets remains critical to leafy character of area here. There is some evidence of crown reduction of several trees over the years.</p> <p>The open parkland remains a key feature of the CA and several pedestrian entrances and winding paths from the surrounding roads adds to the</p>

	<p>semi-rural character. The park remains a designated Open Space and Nature Conservation Site and is well maintained and used.</p> <p>In general, the traffic within the CA remains not too significant, although it continues to be busy at peak times, for e.g. in Mount Avenue at school pick-up times.</p>
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.</p> <p>It is proposed that further guidance will be provided by way of a new generic management plan that will provide further updated guidance on the range of planning and design issues referred to in this report. New specific design guidance will also deal with the issues associated with the local vernacular and architecture of the Montpelier Park CA.</p>
Article 4 Directions	<p>The CA Management Plan makes no specific recommendations for Article 4 Directions in this area. However, there are on-going issues in relation to hardstandings and loss of front boundaries and rooflights on front elevations. Directions could be considered for these elements.</p> <p>It is recommended that an Article 4 Direction is considered to cover the loss of front gardens, boundary treatment, rooflights and loss of timber/metal windows.</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 Montpelier Park together with generic principles of good design. Generic guidance on the use of PVC-U windows and doors to provide clearer guidance on appropriate replacements will also assist, as will the development of generic guidelines on conversions within conservation areas aimed specifically at landlords. These will be covered in the new generic management plan and specific design guidance for the area.</p>
Planning Data	<p>Between 2007 and 2019, relatively high levels of planning applications were received, averaging of 35 per annum (Rank 10). 84% of applications were approved- above the average for all CAs (75%). 11 appeals were lodged over this period with the majority (7) dismissed. In terms of enforcement activity, the number of cases investigated per annum averaged 6, with the main issues being tree contraventions, followed by breaches of conditions and changes of use.</p>

Montpellier Park CA

By type:

Montpellier Park	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	56	10	29	60	67	46	39	37	4	18	45	42	453
TEL				6									6
CND	1		5	13	16	3	1				2	4	45
CPE/CPL	1			2		4		2			1		10
FULL	20	1	9	16	16	17	8	14	1	5	10	3	120
HH										5	5		19
LBC			1	2	1								4
CAC	2			2	2								6
VAR/NMA/COU	1		2			3		1			4	2	13
TPO/TPC/PTC	31	9	12	19	32	19	30	20	3	8	21	27	231

By Decision:

Montpellier Park	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	19	6	14	30	38	13	23	13	2	5	15	20	198
APP with COND	23	2	12	13	20	26	14	13	1	7	16	14	161
PD/PA	1			1		4		1					7
REFUSED	5	1	2	7	4	3		4	1	3	5	2	37
WITHDRAWN	7			9	6		1	3		3	6	1	36
APPEAL ALLOWED	1			1	1			1 with conditions					4
APPEAL DISMISSED			1		1	1	1		1	1	1		7

Enforcement Cases:

Montpellier Park	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	10	16	16	1	5	5	6	8	3	6	1	9	3	73
Advert Contr.								3						3
Breach of Cs.	1	10										4		15
Change of Use	2		5							1		2	2	12
Constr. Det. Dw.				1			1	1	1					4
Dem. in CA					1					1				2
Enquiry										1	1	2		4
Listed B. Contr							1							1
Not in acc. w/p	1	1				1	1	1				1		6
Tree Cont.	6	3				4				2		1		16
Use anc. out.								1						1
Unknown							2		1					3

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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