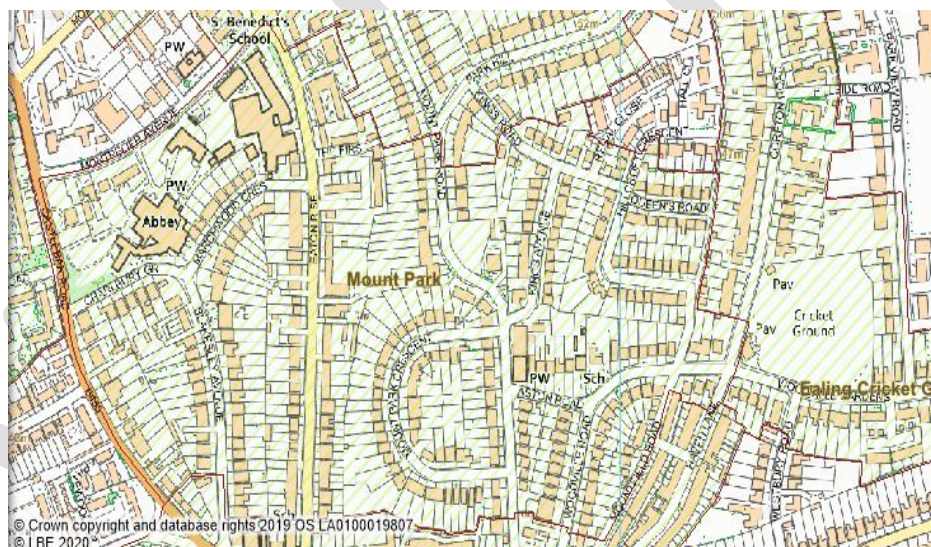


MOUNT PARK CONSERVATION AREA

Date Designated	1991, Extended 1995 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

Mount Park is a mainly planned residential estate built on Wood family estate during the 1870s and 1880s. It has a homogenous character with some differences by street in terms of street width, building height, architectural details and style. It has a mainly Victorian and Edwardian character with houses on generous plots. Built at time when was beginning to expand.

Haven Green to south of CA is the main recreation area and adds to leafy, suburban character. A variety of construction materials are used- stock and red bricks in Flemish bond, stucco trimming, slated and tiles roofs, white painted timber sash windows.

The CA appraisal breaks down area into 5 sub areas:

	<ol style="list-style-type: none"> 1. Castlebar Road and Charlbury Grove 2. Marchwood Crescent and Blakesley Avenue 3. Eaton Rise 4. Mount Park Road and Mount Park Crescent 5. Secondary roads. <p>Following designation in 1991, it was extended westwards in 1995 to include area between Eaton Rise and Castlebar Road. It was further extended in 2004 to include the small enclave of Hillcroft Crescent.</p> <p>In common with other CAs, the area has been subject to development pressures, and generally these have generally been small-scale but incremental changes to the houses in the area.</p>
Meeting with Conservation Area Panel	<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>There 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 identifies are replaced. Items like unsightly porches, PVC-U windows and concreted drive ways are 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</p>

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 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.

	<p>The very urgent priority for all four of our CAs is to implement the policies and guidance that exist and has worked relatively successfully until the last few years.</p> <p>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 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>
CA Boundary Changes	<p>The last CA Appraisal (2009) proposed no boundary changes; significant areas in the surroundings are already protected by CA status (i.e. Montpelier Park CA, Haven Green CA and Ealing Cricket Ground CA). As part of the strategic review, the following potential boundary changes are considered:</p> <p>North eastern part of Eaton Rise</p> <p>This area is dominated by modern residential blocks and garage courts of varying sizes and styles and are of no particular conservation value. The CA Appraisal (2009) acknowledges that they break and interrupt the</p>

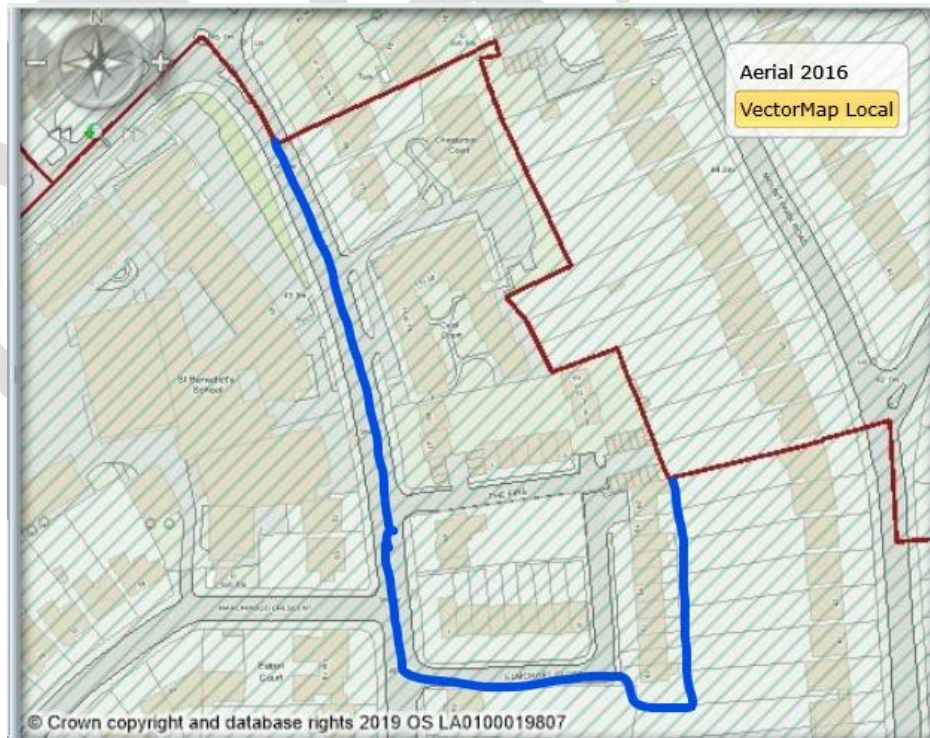
small traditional grain and streetfront patterns. They replaced late Victorian detached houses along Eaton Rise. The blocks include:

- Chesterton Court – 4/5 storey block- c.1990s.
- Cecil Court- 4/5 storey block. Post-war.
- The Firs- 2 storey flat roofed houses (including 67/69 Eaton Rise- 3 storey). c.1970s/80s
- Elmcroft Close – 3 storey flat roofed houses. C.1960s/70s.

The suggested revised boundary is shown on the map below in blue. It could be redrawn to leave 77, 79 and 65 Eaton Rise (late Victorian detached properties) within the CA, although this would result in a very irregular boundary line.

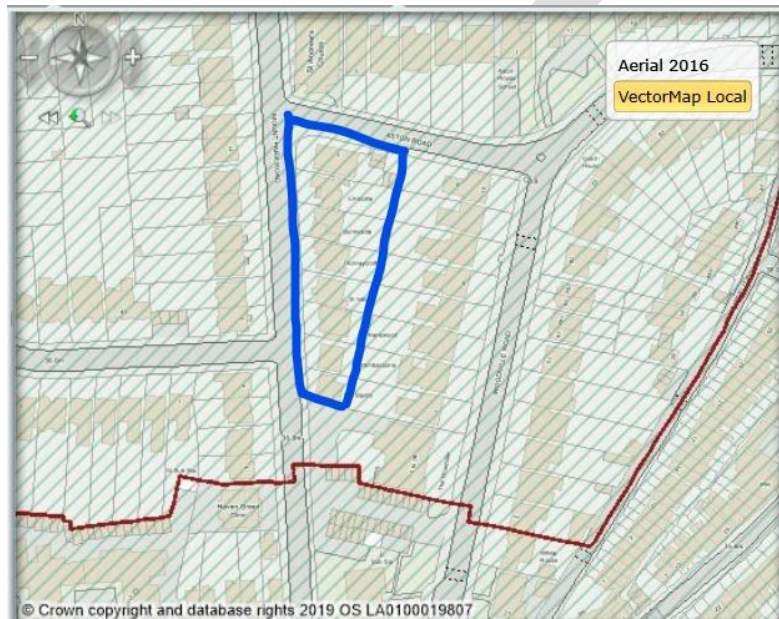
Consideration could also be given to removing the modern school buildings of St. Benedict's school on the western side of Eaton Rise, however the wider school area forms a strategic part of the CA in the north-west, and includes the setting for the listed St. Benedict's Abbey Church, and so on balance it is considered that this should remain within the CA.

It is recommended that section identified of the CA identified in the map below is removed from the CA.



Houses on east side of Mount Park Rd.

This area consists of post war, backland development on gardens originally pertaining to Woodville Gardens. The 8 detached, two storey houses of varying styles, have no connection to the predominant late Victorian character of the CA. These are shown on the blue line below. However, the houses are of a type and scale that is not significantly detrimental to the area and could be classified as neutral contributors. Removing this triangular section of land from the CA would create in an irregular boundary. **On balance, therefore it is proposed not to remove this area.**



Mountfield Road- 46,47, 48 a-f: modern infill developments, including the very contemporary 3 storey town houses at 48a-f. These are clearly different from the Victorian cottages in the rest of the road, however the current CA Management plan (2009) states that contemporary and Modernist styles are entirely acceptable if they are high in quality and they remain sympathetic in the context and towards the host building and/or other neighbouring buildings. Nos 48a-f are considered to fall into that category and **it is therefore recommended not to alter the boundary here.**



Key unlisted Buildings

The CA Appraisal (2009) states that all the Victorian residential properties of the roads in the CA in general deserve to be protected as they all contribute to the special interest of the CA and have architectural merit *per se*. Of particular interest are:

St Andrews Church- Mount Park Rd, close to northern junction of Mount Park Crescent Built between 1886 and 1887 by Wallace- landmark of the streetscape. Red brick, stone stripes, bold gothic style and prominent tower. Brutalist hall extension added in C.20. Agreed this is a positive contributor. **Recommend it is also added to the local list.**

45 Eaton Rise- Large Victorian house, converted into 8 flats with 4 storey rear extension and raising of roofline (Ref PP/2013/2908). Nevertheless, it remains a **positive contributor**.

18 Mount Park Road- prominent turreted Victorian Gothic building on corner of Mount Park Road and Mount Park Crescent- stands out in terms of its articulation. This is a positive contributor. **Recommend it is also added to local list.**

17 Hillcroft Crescent- reputed to be a later model house transported from the Ideal Homes Exhibition (1908). This house of neo-Georgian style is unremarkable in its own right and contrasts in style to the surrounding Victorian/Edwardian. However, it has some historical/social value. Agreed this is a **positive contributor**.

Long sections of original, early boundary brick walls still remain in several parts of the CA. These form an essential part of the spatial and

	<p>architectural character of the CA and should be protected. Agreed, these are positive contributors.</p> <p>Buildings on the current Local List include:</p> <ul style="list-style-type: none"> • 20 Castlebar Road- early C.20 villa (LLR0245) • 68 Castlebar Road- Late Victorian Gothic & Arts and Crafts villa (LLR0244) • Moullin Hostel, 24-26 Mount Park Road – interwar neo- Georgian block- now demolished and needs to be removed from the List. Approved scheme P/2015/6790 dated 08.12.2016 for the redevelopment to provide a part two, four and five-storey residential building plus two basement floor levels, comprising 29 flats- under construction (a recent proposal to add a further storey was refused). <p>Buildings previously shown as being locally listed in CA Appraisal (2009) but now no longer on the list include:</p> <ul style="list-style-type: none"> • 50, 56,58,60,62,70 Castlebar Road • 1,3,5,7 Charlbury Grove • Building next to St. Benedict’s Abbey Church • 2,4,6,8,10,12,14,16,22,24,26,28,30,32,33,35,37,49,51,53,55,57,59 Eaton Rise • 27,29,31,33,35,37 Mount View. <p>As part of the review of the list in 2013/14, there is a record of some of these properties being removed due to detractors, and re-classified as positive contributors (22,24,26, 30, 33,35, 37 Eaton Rise), but no record for others. In any event, it is recommended that all the above properties should be classified as positive contributors (and not be added back to the local list).</p>
Threats and Negative factors from last appraisal	<p>The 2009 appraisal identified a number of threats and negative factors:</p> <p>Modern flatted developments such as Blakesley Ct, Brampton Ct, Elm Close, Daphne Court, Cecil Court, Balmoral Court, 22 Parkland [yes, there are several of these but mostly built pre-appraisal. More recently there is 1-38 The Woodville. Some of these are suggested for removal from CA boundary- see earlier section]</p> <p>Loss of front garden trees and fences and garden/boundary walls, and inappropriate replacements [yes, some evidence of this continuing - loss of front boundary walls due to hardstandings, especially in Mountfield Road. Some inappropriate boundary wall and railings replacements but</p>

also cases where this is being resisted (e.g. refusal of planning permission at 34 Woodville Rd (Ref: 178389))

Extensions that disrupt the traditional spatial relationship between buildings – particular problem was seen along Eaton Rise where infilling between semi/detached housing was causing a terracing effect [this does not appear to be a significant problem in Eaton Rise or more widely in the CA, when viewed from the highway. Several examples of rear extensions allowed which could contribute to this perception].

Bulky dormer windows that disrupt original proportions and character [not considered to be a significant problem- most dormer extensions are on rear].

Rooflights on front roof slopes [this remains a significant problem – many examples of this and where ‘conservation’ rooflights used, still an issue.]

Loss of traditional fenestration joinery, patterns, doorways and inappropriate replacements [yes some continuing loss of this. Timber windows are being replaced with PVC-U in some cases, mostly on rear. Also, replacement of sash windows with casements in some cases.]

Overall condition of fabric in CA is sound (that remains the case).

State of neglect of some front yards including fly tipping [not significant]
Poor state of pavements in some places [not a significant issue].

Satellite dishes on front elevations [not significant issue and changing technology will likely mean fewer new dishes in future]

Refuse storage in front yards [not a significant issue]

Clutter associated with subdivision of large houses into flats-meters, bins, letterboxes, doorbells, intercoms, post boxes, satellite dishes, floodlighting, CCTV. [yes- a significant issue with several examples evident of this]

Other issues also identified as part of the strategic review were proliferation of estate agents boards and protruding soil pipes on front elevations, though these were not significant problems.

Gaps sites and capacity for change	<p>The CA Appraisal (2009) states that there are limited infill/gap sites and limited opportunities for change. That remains the case.</p> <p>However, some developments just outside the CA may have some limited impact:</p> <ul style="list-style-type: none"> • Garages adjacent 9 Corfton Rd- erection of 3 bed detached dwelling (adjacent to West Walk). Ref: 180546 (2018) -on edge of the CA with Ealing Cricket Club - contemporary house. • 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 (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>
Public Realm issues	<p>There are no significant public realm issues. Mature trees remain a significant contributor to the character of the area, particularly in the avenue along Eaton Rise. Some street trees have been lost but there is a programme of replacement evident.</p> <p>Lamposts generally appear fine, with the Grade II listed 1895 cast iron street lamp at junction of Woodville Road with Aston Rd adding to the character of the area.</p> <p>Most areas are in a tidy condition, although there is an unkempt driveway (to right of no. 8 Blakesley Avenue) which provides access for a block of 12 garages block on land to the rear.</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</p>

	the range of planning and design issue referred to in this report. New specific design guidance will also deal with the issues associated with the local vernacular and architecture of the Mount Park CA.
Article 4 Directions	The CA Management Plan (2009) 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. It is recommended that Article 4 Directions are considered for these elements.
Other Controls/ Guidance	It is recommended that further design guidance is produced. This should include both specific guidance relating to the local vernacular of Mount 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 included in a new generic management plan and specific design guidance for the CA.
Planning Data	Between 2007 and 2019, there were relatively high levels of planning applications received with an average of 64 per annum (Rank 5). 84% of applications were approved, above the average for all CAs (75%). Over this period, 16 appeals with 8 allowed and 8 dismissed. In terms of enforcement activity, 10 cases per annum on average were investigated 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), followed by tree contraventions and not in accordance with planning permission.

RM 22.7.20

Mount Park CA

By type:

Mount Park	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	99	20	67	101	85	91	104	83	6	28	68	85	837
ADVERT				1									1
TEL				3									3
CND	12		1	17	6	4	14	5		4		2	65
CPE/CPL/PRA	7	2	1	5	2	3	2			1		1	24
FULL	33	5	25	28	34	36	30	41	1	5	23	9	270
HH									1	5	10	14	30
CAC	6		2	4	2	2							16
VAR/NMA/COU	1		3	4	3	2	6	7		2	1	4	33
TPO/TPC/PTC	40	13	35	39	38	44	52	30	4	11	34	55	395

By Decision:

Mount Park	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	46	10	37	43	41	39	60	24	2	14	30	52	398
APP with COND	26	6	20	35	26	37	31	46	2	7	30	29	295
PD/PA	3	1	1	5	2	2	1						15
REFUSED	10	3	5	8	10	4	6	6	1	5	5	1	64
WITHDRAWN	13		4	10	6	8	5	7		2	3	3	61
APPEAL ALLOWED	4				2		1				1 with conditions		8
APPEAL DISMISSED			2		1	1	1 SPLIT	1	1	1	1		8

Enforcement Cases:

Mount Park	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	11	9	15	5	12	10	15	8	10	12	9	5	7	134
Advert Contr.		1			2		3						2	8
Amenity Issue					1			1						2
Breach of Cs.		1				1		1		1	1	2		7
Change of Use	2	1	1	1	2		1	2	1	1	1	1	1	15
Constr. Det. Dw.										2				2
Dem. in CA		1												1
Enquiry										3	4	1	2	10
Listed B. Contr			1											1
Multiple	1	1												2
Not in acc. w/p	1	1			1	7		2	3		1	1	1	18
Op. Dev.	5	2	7	3	5	2	5		2	4	1		1	37
Tree Cont.	2	1	6	1	1		4		2	1	1			19
Unknown							2	2	2					6

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

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

DRAFT