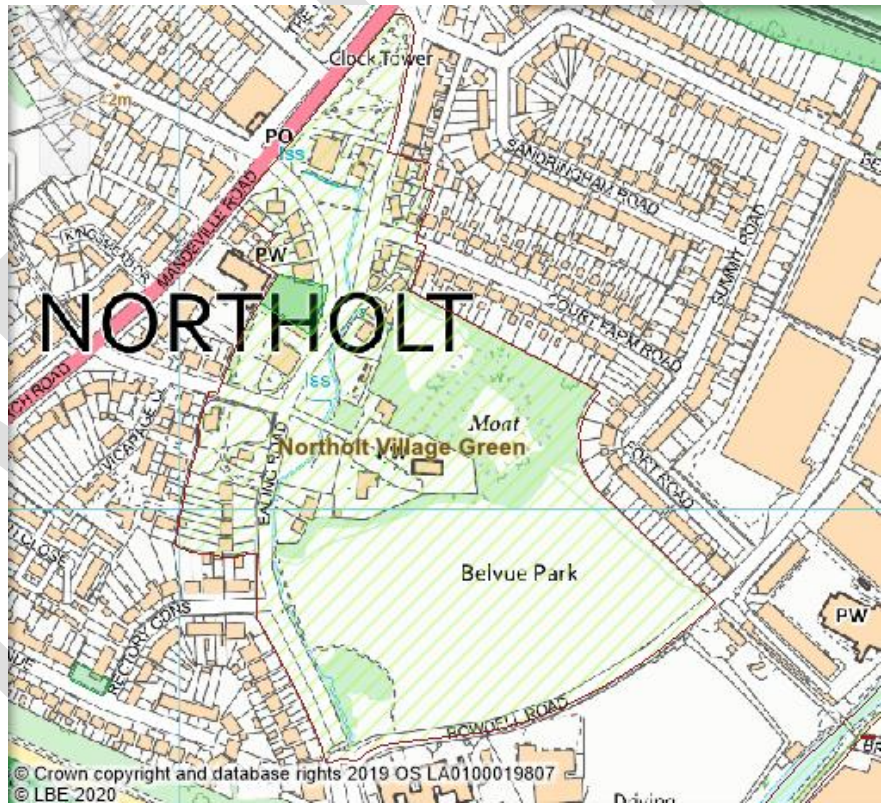


NORTHOLT VILLAGE GREEN CONSERVATION AREA

Date Designated	1969
Last Appraisal	March 2007
Last Management Plan	March 2007
Existing Article 4 Direction	<input checked="" type="checkbox"/>



Map



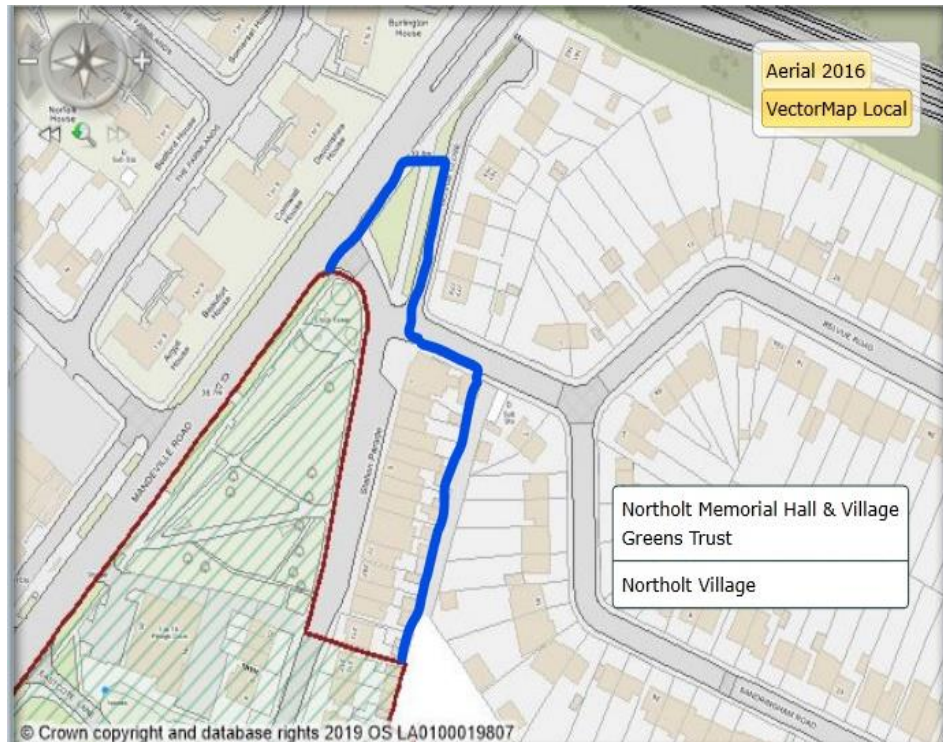
Summary and key changes since last appraisal

This CA includes Belvue Park, St Marys Church and the moated site to the north, properties either side of Ealing Rd and Eastcote Lane and open spaces of the village green. Its special interest derives from its historical significance as the site of an ancient moated manor (scheduled monument), occupied from Saxon times, together with the Grade 1, C.13 St Marys church, above ground.

	<p>There are surviving remnants of the ancient rural village – which was actually moved from its original hilltop setting to its present location by the Lord of the Manor in 1300. The CA forms a peaceful landscape – isolated from its densely developed urban surroundings. It lies just north of the A40/Western Avenue and this is certainly visible/audible from some higher vantage points from within the CA. Much of the area is open space (parkland) and mainly residential (some smaller scale and surviving village buildings together with less interesting interwar properties).</p> <p>The character of the CA's buildings derives from their diverse periods, styles, materials, orientation, relationship, and functions, There is little uniformity of design or symmetry and the layout and architecture are fundamentally informal. Reinforced by the contours of the land, the curving roads, paths and informal planting, this adds to the area's considerable charm.</p> <p>The area has changed little since construction of the Western Ave in the 1930s and acquisition of the Manor by the local authority in 1963 to form part of Belvue Park. The CA continues to be the subject of mainly small-scale changes and on the whole, there has been no significant changes since the last appraisal (2007).</p>
<p>Meeting with Conservation Area Panel</p>	<p>The CA Panel have raised the following issues:</p> <ul style="list-style-type: none"> • In terms of the key changes since the last CA Appraisal (2007), since the thatched roof Plough PH was burnt down, Fullers did not wish to rebuild it and we had to settle for the retail/residential newbuild on the site. Although it follows the scale and some tiny stylistic nods to the historical feel of the Village, it is a disappointment to residents and visitors to the area. • In terms of any changes to the CA boundary, we feel it desirable to extend the boundary to incorporate a tiny triangle of green to the northern entrance of the CA. • In terms of additional planning controls/guidance needed, this CA is unique in the Borough of Ealing as it was designated such because of its semi-rural aspects, indeed its full title is Northolt Village <u>Green</u> and it is the balance of green spaces and heritage buildings which make it so special. This is how the area needs to be viewed and special planning controls are obviously necessary and desirable. It is important to note that the CA is a 'shared experience' for all who pass through it on a regular basis and not just for its residents. Most importantly, it is a rare example of 'living social history' and not just a pastiche, such as those seen in York, London Bridge inter alia.

	<ul style="list-style-type: none"> • PVC-U windows have been an especial bugbear in the Village. In the past we would assiduously try to 'educate' new neighbours about the right way of replacing windows/doors etc showing them as an example No. 1 Judge Cottages which had Conservation Grade sash windows put in. Alas, this 'fell on deaf ears'. • The strip of land by the Crown PH which is lined by trees and bordered by Eastcote Lane was in fact at the heart of the brick-making industry here and therefore has the same problems under-ground as the rest of the central greens. The cost of remediation would be prohibitive to any future development. The best plan seems to be to create a Nature Reserve accessible at certain times for school groups inter alia, rather like the Litten Nature Reserve in Greenford.
CA Boundary Changes	<p>Two small areas were suggested for addition at time of last CA Appraisal (2007), and a further one has also been put forward subsequently by the CA Panel. These are considered below:</p> <p>Station Parade shops on account of their architectural merit and importance in the backdrop to Village Green. Most of the parade is included on the list of façade/group value (LLR1229-LLR1239). Part of original shopping parade (Nos. 2-11), now extended to include no.1, Built c.1920. Simple brickwork, including relief brickwork and textured red roof tiles. No. 9 has large pedimented Dutch gable comprising central bracket (original clock or bell removed). There are some detractions including original metal windows replaced with PVC-U and the shopfronts. Nevertheless, this parade provides a homogenous and attractive span of buildings and it forms an important setting to the green and the wider CA. It certainly has architectural merit-particularly at upper storey level. Whilst the adjoining units at 207-213 Ealing Road Parade are later buildings, post-war, and of lower quality, they clearly form part of the parade in physical terms (and to exclude them from an extension to the CA would create an irregular boundary). It is recommended that 1-11 Station parade and 207-213 Ealing Road are included within the CA boundary.</p> <p>In this vicinity, the CA Panel have also requested that the small green triangle to the north of the CA is also included within the CA boundary. This is generally attractive and simply laid out with a lawn and seating around a mature tree. It is effectively a continuation of the larger green with the Clock Tower but has become slightly isolated by the nearby road access. It adds to the setting of the wider CA. It is recommended that this small triangular green is included within the CA as part of the extension with Station Parade shops.</p>

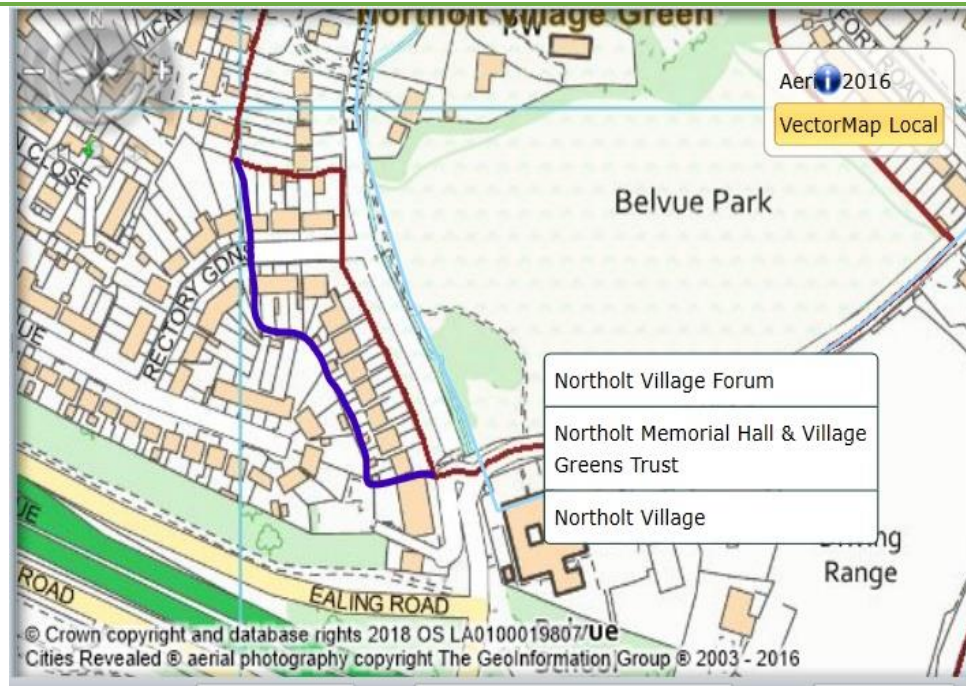
The blue line on the map below incorporates both of the above CA boundary extensions.



Mowbray Cottages, Ealing Road- this forms part of setting for the western aspect of Bellvue Park and the CA Appraisal noted that if it were to be designated as a CA, this would effectively control any threat of redevelopment with large scale buildings. Mowbray Cottages do not actually appear on the OS Map and it assumed that this area relates to the Mowbray Gardens area. Whilst these buildings themselves are not of any significant conservation value- interwar bungalows on spacious plots- they are set back behind a deep verge, which is within the CA. Some control over large and smaller scale incremental changes to frontages of these properties would be beneficial to the adjoining CA, and the wider setting of the open Bellvue Park directly opposite. **It is therefore recommended that the CA is extended to include 1-14 Mowbray Gardens.**

It would also make sense to continue the revised CA boundary northwards and include the area immediately to the north of Mowbray Gardens, including houses at the eastern part of Rectory Gardens (- interwar housing) This would provide a continuous and better-aligned boundary. **It is therefore recommended that Parkview, Rose Cottage, 1, 3, 5, 2a, 4a, 2, 4, 6, 8 Rectory Gardens are included in the CA.**

The blue line on the map below encapsulates both Mowbray Gardens and Rectory Gardens.



Key unlisted Buildings

The CA Appraisal (2007) identifies the key unlisted buildings on the historic analysis map on page 16. This is still generally valid.

Buildings on the current local list include:

4-6 Ealing Road (LLR138 and LLR1639)- Shell of the original early Victorian building that housed the first PH on the site. This was superseded by the thatched Plough Inn in late 1930s but that PH was demolished in 2012 after extensive fire damage. The building remains largely in- tact and is a positive contributor. A recent planning application to demolish and replace with a contemporary 3 storey building containing 9 flats was refused (Ref: 183804FUL) and a subsequent appeal was dismissed (2019).

Ivy Cottage, Ealing Road (LLR0357) Late nineteenth century cottage. Yellow brick, slate roof and chimney stacks with clay chimneypots. Maintained climbing Ivy. Windows replaced but remains a positive contributor.

K6 telephone box near Crown PH (LLR0355)- remains a positive contributor.

Crown Pub and Stable, Ealing Road (LLR0356) Public House, dating from at least the early 18th century. Rebuilt in 1925 and 1976. Comprises the public house building and a separate former stable building. The public house comprises two storeys, with single storey extensions and front canopy, white distinctive building, together with the area opposite around St Mary’s Church is perhaps the most distinctive part of the CA.

Northolt Village Community Centre (LLR0365) Last remaining farmhouse, built 1851. Used as community centre since 1950. A significant late Victorian building, extended reasonably sympathetically and well conserved. Replaced the manor house from historic Manor Farm on site. Viable community use and managed by the Council. Model locomotive track around perimeter is a quirky feature. Remains a positive contributor.

Wells Cottage, Ealing Road (LLR0366) Earlier Cottage, generally well-conserved. Remains a positive contributor.

2, 3 Herbert's Cottages, Ealing Road (LLR0360) (LLR0362) c.1880s. White rendered with slate roof. Six over six pane sash windows. Ground floor canopy with timber brackets. Remain positive contributors.

Deyntes Cottage, Ealing Road (LLR0354) Early cottage circa 1880 massively extended between 1999 and 2003. Adjacent to Grade I St Mary's church and scheduled monument beyond. Remains a positive contributor.

Memorial Hall Ealing Road (LLR0364) Former school 1868, enlarged 1881. School closed 1906. Brick built with clay tiled roof. Gabled roof with interesting chimney. Large window on gable end with unusual tapered red brick arched header. Red and black brick string courses. Well conserved original Victorian features, stock brick and string red course, slate roof, chimney etc. Remains a positive contributor.

1,2,3 Willow Cottages, Ealing Road (LLR0358,59,61) Mid-nineteenth century cottages. Single storey, white rendered with red clay tiles. Six pane sash windows. 3 cottages originally, rebuilt 1827-1835. Used by agricultural workers and families. Southern cottage demolished in 1945, leaving remaining 2. Currently used for parks equipment storage. Fully restored in 2004. Northolt and Greenford Countryside Park Society have plans to create an interpretation centre within cottage buildings. Important buildings from an historical and visual interest within the CA-need to be preserved and viable use found. Remains a positive contributor.

It is recommended that the above buildings remain on the local list.

Other unlisted buildings identified in the CA Appraisal include:

The Plough PH. 3 storey modern building now stands on site of former PH. Sainsburys store at ground level with flats above on 2nd and 3rd floors. Ref: PP/2014/4407: Redevelopment of the site to construct a part 2, part 3 storey building comprising 9 self-contained flats (2 x 1 bed, 7 x

	<p>2 bed) and 3 townhouses (3 bed); a ground floor commercial unit as an A1/ A2 unit (379sqm) with associated landscaping; on site car and cycle parking and refuse storage. Identified in CA appraisal as positive building (thatched, 1930s building) but this relates to original PH which was demolished in 2012. No longer classified as a positive contributor.</p> <p>1 and 2 Judge Cottages – Dating back to at least 1890. Victorian cottages, yellow stock bricks and slate roof. Original timber sashes on right hand. Unsightly porches and replacement PVC-U windows conspire against adding to the local list, but still adds to townscape/authenticity- Remains a positive contributor.</p> <p>The Lodge- Lodge of original farmhouse close to community centre building- noted of value for age/history/authenticity and potential for statutory listing, but currently not even on local list. Strong historical association- former lodge to manor house. Recommend adding to local list and investigate further for statutory listing.</p> <p>Fern Cottage- Earlier Cottage, generally well-conserved. Remains a positive contributor.</p> <p>Clock Tower on The Green. Coronation Clock Tower 1937- A little prone to vandalism (graffiti) although the weathered oak and herringbone brickwork is generally sound as is the access point/door to the clock mechanism. A positive contributor and local landmark. Recommend adding to the local list.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>The CA appraisal identifies disfigurements to buildings including:</p> <ul style="list-style-type: none"> • Painting or pebbledashing natural paintwork [no significant new evidence] • Replacement windows in alien patterns and materials [no significant new evidence] • Poor quality roof replacement materials [no significant new evidence] • Loss of architectural details [no significant new evidence] • Poor quality or alien form of extensions [no significant new evidence] • Inappropriate porches [no significant new evidence] • Many buildings have accumulated a small-scale changes over time which causes harm [agree but generally historic] • Street furniture – signage, lighting, seating, refuge markers, metal railings and litter bins is predominantly an uncoordinated standard range [some furniture needs upgrading but lighting remains generally sympathetic] • Insufficient litter removal from stream is a significant problem [not so much evidence of this today]

- Timber bollards on Ealing Rd and 'Windsor style' lighting column fixtures around approaches to the Church [some of the timber bollards are prone to being upended and need reinstatement].

The worse detractors were noted as:

- Householder building alterations and extensions [as above]
- Maintenance and furnishing of public realm [as above]
- A few buildings of inferior quality in relation to historical significance of area [noted]
- Need to establish a multi-discipline design team to tackle public realm issues and a policy document prepared by the Council [noted and will be considered in context of all CAs]
- A comprehensive audit of existing objects, noting any surviving historic artefacts, other street furniture, signs and objects would help maintain artefacts in good order, de-cluttering the public realm and introducing sensitive environmental improvement [Agreed in principle but audit could be a resource issue, though CA Panel could assist]
- More traffic calming and pedestrian priority [no significant worsening noted]
- Develop an evaluation tool as part of management plan for assessing development proposals against CA character [unclear what this is in practice].

Other issues:

Station Parade- The parade has attractive gables and pantile roof and provides a homogenous and attractive span of buildings. Detractions do include the front rooflights (some of which may have been added since last appraisal in 2007) and replacement PVC-U windows. The biggest detractions are at ground floor level- poor shopfronts and fascias, awnings, roller shutters and parking area. The CA Appraisal (2007) says a greater measure of design control would considerably enhance the setting of this part of the CA. [Agree, further shopfront design guidance and grant aid programme recommended across CAs].

Other issues:

At present the **Grade 1 listed St Mary's Church** looks superficially to be in good condition given its age, other than the odd slipped clay tile and the weatherboarding. The area around the square bell turret, could benefit from some fresh lime wash (The CA appraisal in 2007 refers at the time to the 'recently restored church in lime-based render').

Through wooded area east of moated site, **backs of houses in Court Farm Road and Fort Road are visible**. These roads are just outside CA. They are visible, especially in winter months but the impact here is not

	<p>significant. Backs of houses in Fort Road (outside CA boundary) – more exposed in this less woody part of Belvue Park, as head down towards Rowdell Road. Rear dormers and other alterations to the roofline are particularly evident, especially in winter months. (this is addressed in the Other Controls/Guidance section of this report).</p>
<p>Gaps sites and capacity for change</p>	<p>The CA Appraisal (2007) said that there was little capacity for change within the CA because all plots have been historically developed. Since 2007, The Plough PH site has been redeveloped (and the resultant building is not seen as a positive enhancement to the CA).</p> <p>Other potential gap sites identified:</p> <p>Junction of Ealing Road and Eastcote Lane (land to east of Crown Inn). This relates to a rectangular piece of wooded land which does not at present appear to link with surrounding uses or have public access. Historically there was pond on the site. Covered by a TPO. The CA Panel advise that remedial works would be necessary for any development on this site. However, opening up the site for public access and informal recreation would be a positive enhancement for the CA.</p> <p>Large L shaped carpark at rear and side of Crown PH. A large car park with CA boundary at rear. It is understood that the car park is well used, especially at weekends.</p> <p>Belvue school – former caretakers house- Ref: FUL180565=Construction of a part-single and part two-storey side and rear extension for school use (Use Class D1) with ancillary caretaker accommodation and ramp and step access, following the demolition of nine single-storey ancillary structures. To achieve provision of 25 additional pupil places. Was not considered to impact on the amenity of surrounding areas due to its proposed height, scale and location.</p> <p>There are no current Local Plan allocated sites in the area.</p>
<p>Public Realm issues</p>	<p>Other issues identified as part of strategic review:</p> <ul style="list-style-type: none"> • Street furniture in need of some upgrade • Some damage by cars to wooden bollards on edge of Green in Eastcote Lane- need to be regularly maintained • Several of the interpretation boards around the Church and Moat are becoming illegible and need replacing. • Litter is a problem in some areas close to the Green, especially along Rowdell Lane, and needs to be managed. • Busy Mandeville Rd– heavy traffic and petrol station detract.

	<ul style="list-style-type: none"> • The Clock Tower Green- the CA Appraisal (2007) notes it more closely resembles a municipal garden than the informal common land it once was. True to some extent and exacerbated by its relative narrowness and it being surrounded by roads and buildings on all sides, but nevertheless it remains an attractive and valued space. • The stream is a key feature which, together with fine mature trees, adds to rural character of area and visual interest. The last CA Appraisal (2007) reported litter in the stream as being a problem. Not so at the moment. Continual maintenance of banks and trees and bridge below will be necessary to keep in good repair.
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>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 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 Northolt Village Green CA.</p>
Article 4 Directions	<p>The Management Plan (2007) makes no specific recommendations for introducing a Direction but identifies the following elements that might benefit from control:</p> <ul style="list-style-type: none"> • Extensions disrupting open feel of CA • Bulky dormers disrupting roofscape • Loss of traditional fenestration patters and later doorways • Loss of garden trees, fences,walls to create hardstandings • Clutter around buildings and in the green areas (not clear what this actually refers to). <p>From the strategic review there is insufficient evidence to demonstrate that the above issues have worsened significantly in the last decade to warrant the introduction of a direction.</p> <p>The only area where such a direction could be considered is in relation to the backs of houses in Fort Road and Court Farm Rd, which are visible but are located outside the CA boundary. This includes rear dormers and other alterations to the roofline are particularly evident,</p>

	<p>especially in winter months. Whilst an Article 4 Direction to control roof developments in Fort Road (and southern part of Court Farm Road) and unsightly outbuildings and doors/gates onto parkland, could be considered this is not currently considered justified on the basis of their impact on the CA. An alternative solution may be to introduce further tree landscaping to better screen these houses. To some extent new planting, has already occurred along pathway.</p> <p>Similarly, an Article 4 Direction to control developments facing the highway in relation to Mowbray Gardens could be considered. However, if the proposal to include this area within the CA boundary is taken forward (see Boundary Changes section) this would not be necessary.</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 Northolt Village Green CA. Also 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. These will be addressed in a new generic management plan and specific design guidance for the area.</p>
Planning Data	<p>Between 2007 and 2009 there were very low levels of planning applications, with an average of 6 per annum (Rank 27). Only 59% of applications were approved, well below the average for all CAs (75%). This indicates a need for increased awareness of policy/guidance for householders and applicants. Over this period, 4 appeals were lodged with the majority (3) being dismissed. In terms of enforcement activity, this was very low with the main issues investigated being in relation to operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission).</p>

RM 22.7.20

Northolt Village Green CA

By type:

Northolt Village Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	10	3	5	4	5	7	11	16		2	10	6	73
ADVERT	3							2					5
CND								3					3
CPE/CPL/PRA	2	1		1	1	2	3	1			3	4	18
FULL	3	2	5	2	3	5	3	7			2		32
HH											2	2	4
CAC	1												1
VAR/NMA							2	1		1	1		5
TPO/TPC/PTC	1			1	1		3	2		1	2		11

By Decision:

Northolt Village Green	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	1	1		1	1		3	1			2		10
APP with COND	2	1	2		2	4	4	8			3	2	28
PD/PA	1			1	1		3	1			3	2	12
REFUSED	1		3	2	1	3	1	2		2	1	2	18
WITHDRAWN	5	1						4					10
APPEAL ALLOWED						1							1
APPEAL DISMISSED										1	2		3

Enforcement Cases:

Northolt Village Green	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL CASES	2	1	1					3		1	1		1	11
Advert Contr.		1												1
Enquiry										1	1			2
Op. Dev.	1		1					3					1	6
Tree Cont.	1													1
Unknown									1					1

KEY:

Application types:

ADVERT:	Advertisement Consent
TEL:	Telecommunications Notification
CND:	Discharge of Conditions
CPE/CPL/PRA:	Certificate of proposed/ Lawful use/ Prior Approval
FULL:	Full Planning Permission
SCO/EIA/RMS:	Scoping Opinion/ EIA Application/ Reserved Matters
HH:	Householder Planning Permission
LBC/LBD:	Listed Building Consent/ Demolition
CAC:	Conservation Area Consent
VAR/NMA/COU:	Variation/ Non-Material Amendment/ Change of Use
TPO/TPC/PTC:	Works to a tree/ Tree Preservation Order

Decision types:

PD/PA:	Prior Approval/ Permitted Development/ Deemed Consent
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Enforcement breaches:

Advert Cont.:	Advert Contravention
Breach of Cs.:	Breach of Conditions
Constr. Det. Dw.:	Construction of detached residential dwelling
Dem. In CA:	Demolition in Conservation Area
Listed B. Contr.:	Listed Building Contravention
Not in acc. w/p:	Not in accordance with planning permission
Op. Dev.:	Operational Development
Use anc. out.:	Use of Ancillary outbuilding as separate dwelling
Tree Cont.:	Tree Contravention