

## NORWOOD GREEN CONSERVATION AREA

Date Designated 1969

Last Appraisal March 2007

Last Management Plan March 2007

Existing Article 4 Direction



Map



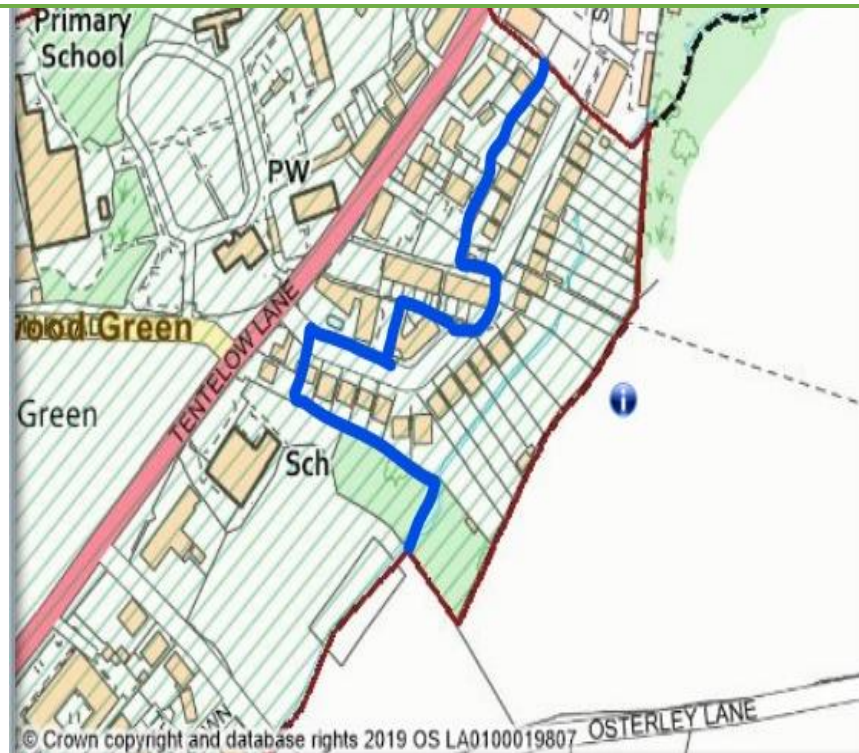
Summary and key changes since last appraisal

This CA is strongly defined by presence of The Green., triangular in shape and provides bonding element with rest of the CA. The natural landscape on eastern side provides an unspoiled atmosphere. There are three district areas of character:

1. The Green
2. Norwood Green old village
3. Frogmore Green.

	<p>The CA contains a diverse architectural heritage with buildings ranging from 12<sup>th</sup> to 20<sup>th</sup> Century. The Church of St Mary (C.12-C.19), Norwood Hall (early C.19) and the Plough (C.17-19) are the most notable buildings within the CA.</p> <p>It is mainly residential use with some small retail units. There is a loose urban pattern- modestly sized buildings set in generous green plots. Varied orientation of buildings and tall chimney stacks results in strongly varied roofscape. There are surviving portions of early boundary walls and trees and fences which add to rustic character in certain parts. This contrasts with other parts that have more of a commercial character.</p> <p>A mix of materials are used - yellow and brown bricks, timber embellishments and cast iron works, slated or tiled roofs. Timber sash and casement windows and multi panel doorways form important element in pattern of early facades.</p> <p>The area has been subject to development pressures, and generally these have generally been small-scale but incremental changes to the houses and shopfronts in the area. The fabric of the CA appears to have deteriorated in recent years and positive enhancements measures together, with additional control, should be considered to preserve the CA.</p>
Meeting with Conservation Area Panel	<p>The CA Panel have raised the following issues:</p> <ul style="list-style-type: none"> <li>• Norwood Hall- welcome that building is back in use but events can create traffic issues for the local area; local roads cannot cope at peak times. Also issue about playing fields to the north and use by local community.</li> <li>• Car park by Norwood Terrace (Verona Terrace)- site was recently been put up for sale by the Council but there is local opposition; residents of Norwood Terrace and Tentelow Lane, patrons of The Plough public house, St. Mary's churchgoers and parents whose children attend the nearby local schools use this car park on a regular basis.</li> <li>• Possible creation of a new footpath across Norwood Green. Concern about the visual intrusion of such a path across the green has been raised.</li> <li>• The Wolf PH – some anti-social behaviour in past.</li> <li>• The Wolf Fields- significant investment made recently by A Rocha International transforming fields from wasteland to nature reserve. Future potential to bring bowling green into</li> </ul>

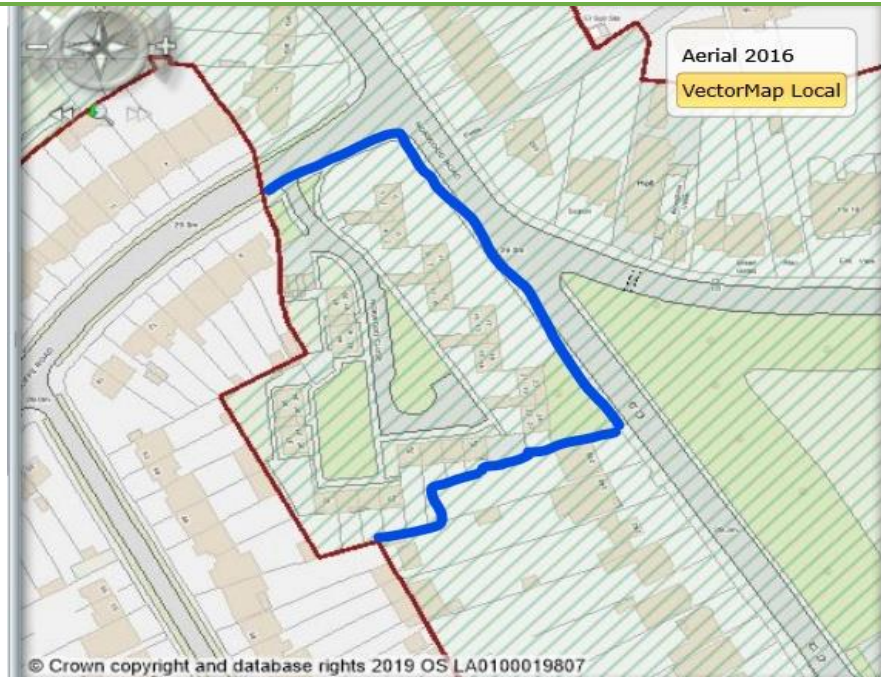
	<p>community use. Further details at:  <a href="https://www.arocha.org/en/projects/wolf-fields/">https://www.arocha.org/en/projects/wolf-fields/</a></p> <ul style="list-style-type: none"> <li>• Some issues with vehicles used in the area for mobile advertising purposes.</li> <li>• Rubbish along canal is an issue- local community active in tackling it- e.g. the HAG- Heston Action Group.</li> <li>• Open spaces need to continue to be properly managed- community considering setting up a 'Friends of' local park group.</li> </ul>
CA Boundary Changes	<p>The CA Appraisal identified the need in 2007 to extend the CA boundary:</p> <p>The <b>north east side of Norwood Road</b> – including the row of shops and The Lamb public house with its canal frontage – thereby joining with the Canalside CA on the south bank of the canal. The back of the shops are in state of neglect, nevertheless the row of shops is attractive, particularly when viewed from Norwood Road Bridge and could be improved with appropriate signage and fronts.</p> <p><b>Wolf Field Park</b> - including its bowling green and tennis court.</p> <p>This was subsequently included with the CA by the Council's Planning Committee on the 21/2/07.</p> <p><b>Further potential areas identified for review as part of the strategic review:</b></p> <p><b>St.Mary's south (central) Avenue-</b> This is a post war housing development built in two phases– northern part from 1957, southern from 1973. The extent of the southern part is shown in blue on the map below. The CA Appraisal (2007) notes that a number of these houses have continuous front porches and front yards. The green hedges and walls that originally separated these have disappeared and the result it is a 'rather undistinguished environment'. They contrast in style and age with Norwood Cottages (Victorian). <b>It is therefore recommended that St Mary's south (central) is removed from the CA boundary.</b></p>



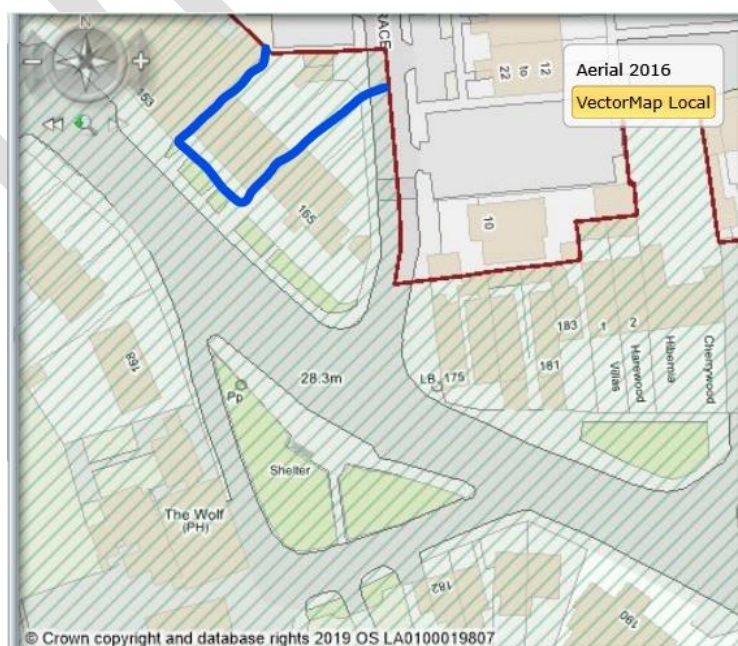
**The Lawns-** post 1930s – large detached houses of some design merit- see area enclosed by blue line on map below. The area has historical associations as part of the grounds of The Cedars – a large house and grounds – pre- 1870, demolished 1959- part of the ‘respectable villas of ornamental character around the triangular green’. Whilst the houses are neutral in terms of contribution to the CA, on balance given the historical association and previous footprint it is **recommended that the boundary is retained here.**



**Modern flats Norwood Close/Norwood Road-** 3 storey flatted development fronting Norwood Rd and projecting back. The CA Appraisal (2007) notes that these three blocks of flats are set back from the streetline at an angle and that the yellow brick three-storey blocks offer poorly defined façade patterns and do not blend well with the neighbouring detached houses in terms of height, massing or roofscape. The outline of these are shown in blue on the map below. **It is recommended that 33-44 Norwood Close 1-28 Norwood Rd are removed from the CA boundary.**



**157-161 Norwood Rd-** 3 storey terrace c. 1985 built on what appeared to be open land at same time as block directly behind in Harewood Terrace (which is outside CA- and on land formerly part of Norwood Wharf Engineering works). The site is outlined in blue on the map below. At best this is a neutral contributor but to remove this block would disrupt the CA boundary which runs along the frontage of Norwood Road, and potentially affect future development in this area. **On balance, it is recommended that this site remains within the CA.**



Key unlisted  
Buildings

The CA Appraisal (2007) identifies listed and locally listed buildings and also positive, negative and neutral contributors- see map page 27. This is still generally valid, but some changes are suggested below.

**Buildings on the current local list include:**

**137 Norwood Road- Lamb PH-** Two storey double fronted early Victorian pub next to the canal with large sash windows in deep reveals. Side of the PH is an eyesore. Poor state of fencing, bins, damaged front boundary wall, poor state of surface, all give an untidy/unkempt appearance to this part of the CA, that needs to be addressed, but it should remain on local list. (LLR0958)

**Parish Pump in front of 168 Norwood Road-** cast iron 1860 . Should remain on the local list (LLR0962).

**Wolf PH, Norwood Road-** Locally listed along with its annex stables- (now Star of India building) Two storey double fronted Victorian public house with hipped roof and annex stables. It has strong historical associations for local residents. Predates 1870- less significant than The Plough, yet still a very positive contributor. The pole signage (and floodlight on top) on the small green in front detracts. Should remain on local list (LLR0961).

**Hibernia/Cherrywood house, Norwood Rd-** Double-fronted, three-bay, pre-1870s, probably late Georgian, detached house with a low pitched roof and concealing parapet with cornice mouldings. Has been extended to side since last appraisal but should remain on local list (LLR1591).

**Police Station, 168 Norwood Road-** Two storey 3 bay late Victorian red brick with neo-gothic elements such as mullioned windows and other stone detailing and a steeply pitched roof. Stylistically quite different from other local buildings adding visual interest to the streetscape in Frogmore Green. Generally, a well conserved and maintained building, with original sash windows. Recently re-roofed in slate – side rooflights are conservation style. Side addition has been repaired sympathetically with reasonably matching red brick, (although the bonding is different from original). It should remain on local list (LLR0959).

**1-4 Almhouses, Frogmore Green** - Site of old Almhouses, Norwood Road. These modern flats have replaced a terrace of 4 almshouses fronting Norwood Rd, dating back to at least 1870. They are rather undistinguished structures but relate positively to the historical context. Whilst this site has historical associations, the current

buildings are negative contributors in terms of their design and use of materials. Consider removal from local list. (LLR0960).

**Holly Lodge**, Montessori School. School nursery site behind Frogmore Green. Formerly Bees Engineering Co, 'Frogmore House' the site maintains the same complex of utilitarian but handsome brick/slate buildings within a long narrow plot adjacent to The Alms Houses – part of the site dates from the 1880's. These buildings, together with the setting of the small Frogmore Green, add positively to the character of the area. Should remain on local list (LLR 1590).

**St Mary's Church Hall** – now used as children's nursery. Built by Warren and Woods in 1925, it follows a contemporary idiom. Use of red bricks in the plinth, recessed entrance porch and window openings and continuous course at first floor sill level is distinctive as is the roof clad with a mix of blue, purple and red glazed pantiles surmounted by a pointed finial. The loss of the original metal windows which were a distinctive feature of the façade have now been lost and replaced by poor PVC-U replacements. Nevertheless it should remain on the local list (LLR0956).

**Norwood Cottage and Norwood Lodge**, Tentelow Lane- Georgian brick house attached to Norwood Lodge. Three bays, wood sashed windows. Appear to be the same house. Should remain on local list (LLR1250, LLR1251)

**White Cottage Tentelow Lane**- Small two storey double fronted cottage with slate roof, white rendered walls, sash windows and low pitched gabled slate roof. Much altered to rear by large two storey outrigger. Appears on OS prior to 1870 without right-hand bay. Whilst this house predates 1870, it has been much extended (unsympathetically at rear), has lost its original windows and front door. Retains original chimneys and front garden/wall but question whether this should remain on local list (LLR1252).

In terms of **positive contributors** identified:

**Woodbine Villas**- Victorian cottages – 1870-1890- yellow stock bricks and covered in hipped red tile roof. The left house has retained its original sash windows whilst the one on the right replacement ones (casement at bottom in what looks like aluminium). Both have been extended substantially at rear. Satellite dishes also detract. Could be considered for local list but once again the loss of original windows (and extensions) reduces their conservation value. They remain a positive contributor.

	<p><b>1-17 Norwood Terrace</b> - row of Victorian working-class cottages, that were possibly built for the labourers of the brickworks nearby. Walls are made out of local brown bricks laid in Flemish bond and low-pitched roofs are covered with slate. The two-storey, two-bay small houses have been considerably altered during the years with later window fixings and doorways. The 1860s garden wall that divides the cottages from The Plough beer garden survives. They remain a positive contributor.</p> <p><b>Vine Cottages.</b> This group of 19th century two-storey houses was built by Robins and evolves to the rear of the side elevation on Tentelow Lane. The side elevation on Tentelow Lane is rendered in plaster while the front elevation along St. Mary's Avenue has exposed brickwork. They remain a positive contributor.</p> <p><b>5-13 Tentelow Lane Nos 5-13</b> between Biscoe School and the Church of St. Mary's is a row of late Victorian cottages. The small two-storey, two bay houses are in yellow bricks laid in Flemish bond and hipped-roofs are low-pitched and covered in tile. Original openings had 2/2 double hung sashes, but only some remain. The row was set back from the streetline with small front yards separated from the street by a boundary wall that has now almost been completely eroded. They remain a positive contributor.</p> <p><b>182-188 Norwood Road</b> - a group of Edwardian cottages grouped in pairs with some interest. The cottages are two-storey, two-bay and are in yellow stock bricks covered by a pitched slate roof. The main front has a continuous porch that includes a bay window on the ground floor. They remain a positive contributor.</p> <p><b>Elm View Court, Norwood Green Rd-</b> This three-storey building is built imitating the vernacular revival style of C.F.A. Voysey. Façade adds interest to townscape. It remains a positive contributor.</p> <p><b>26, 28 Tentelow Lane-</b> house/bungalow referred to in last CA Appraisal (2007) now demolished as part of St. Mary's School redevelopment.</p>
<p>Threats and Negative factors from last appraisal</p>	<p>The CA Appraisal (2007) identified a number of negative features and threats including:</p> <ul style="list-style-type: none"> <li>• The proposals within the CA on the <b>Norwood Hall</b> site for a new Sikh faith primary and nursery school and other community facility could see a major change in the character of the CA [since the last appraisal, Norwood Hall now hosts both Male Gael multi-cultural community project and Khalsa</li> </ul>

Primary school. The listed building (previously on Council's buildings at risk has had investment and improvements made in terms of disabled access, helping to secure the long-term future of the listed building].

- **175 Norwood Rd** – described as architecturally unremarkable building that is considerably higher than neighbouring buildings this disrupting pattern of roofscapes [agreed, very much the case, made worse by its elevated position on brow of an incline towards Wolf Bridge. Opportunities should be taken to replace it by a more sympathetic building on future.]
- **Biscoe House** on Tentallow Lane is an intrusive building in the heart of the fine grain of Norwood Village [agreed but can only ensure that any redevelopment proposals better reflect the neighbouring buildings and character of the CA].
- **Cheviot Court, Greensleeves House, Cleveland Court and Old Farm Court** – modern flatted development that also detracts – just outside the CA [agreed but can only ensure that any redevelopment proposals better preserve and enhance the adjoining CA]
- **Loss of front garden trees and fences together with garden walls to create hardstandings**; replacement brick walls and railings incompatible with character of the area [Agree that loss of front boundary treatments is an ongoing issue, but many are quite historic]
- **Retail units** on Tentallow Lane and especially ones on Norwood Road in Frogmore Green disfigured by incompatible shopfronts and excessively large, poorly designed signage that detrimentally affects appearance of CA. State of neglect, but all units appear occupied at present. [Agree, need shopfront design guide, enforcement and grant-aid to improve these areas which are highly visible in key locations within the CA. The parade of shops on Tentallow Lane could also do with wider enhancement including improvements to forecourt, pavement, landscaping and street furniture in front of shops]
- **Building extensions** disrupting continuity of streetfront [some evidence but not much recently]
- **Bulky dormers** disrupting the roofscape [some evidence but not much recently]
- **Continuous porches** together with alien decorative elements such as classical columns [some evidence of poorly designed porches as an on-going issue]
- **Loss of traditional fenestration patterns** and later doorways not in keeping with character of area [Agree, very few original timber or metal windows left, and replacement PVC-U is

inappropriate in many cases. Need a clear generic policy on PVC-U, plus design guidance. Article 4 could also be considered, albeit many original windows have already been lost]

- **General condition** of overall fabric was described as good with a few exceptions in Frogmore Green:
  - 205 Norwood Green – sits in a state of abandonment [no longer the case- site has been redeveloped with a new house]
  - 191-201 Norwood Green Rd are in a state of abandon and neglect [no longer the case- houses seem in reasonable state of repair]
- **State of neglect of some public open spaces and footpaths-** e.g. footpath that opens to east on Norwood Rd next to 205 Norwood Rd and small triangular green next to Wolf PH [ open spaces and paths now appear to be in a good condition. However Osterley Lane area has some litter issues. Also some pockets of untidiness within curtilage of some properties- e.g. The Plough PH.]
- Some **early brickwork shows re-pointing and repairs** with hard cement mortar [some evidence of this but not a widespread problem]
- **Thinning of trees and hedges** [Agree to some extent, but difficult to say if worsening in recent years. In terms of street trees, there is the odd vandalised trees, but a number of saplings have been planted in and around CA. Important for character of area to protect these.]
- **Heavy traffic on Tentelow Lane and Norwood Rd** detract from the rural character of area [Agree but these are major routes and unlikely that traffic will diminish in future- could consider further traffic calming measures].

Other issues identified as part of strategic review:

- The **houses along The Green-** Part of the 'ordinary' residential development referred to in CA Appraisal (2007) around the Green, dating back from 1930s. Front rooflights, modern walls and railings, different colour paints and rendering, neoclassical style porches, all add to some disharmony of frontages along The Green and need better regulation. Pavement and tactile paving could also be enhanced in view of CA status.
- All of the **retail parades** in the CA need attention- retail units on Norwood Rd, in Frogmore Green are disfigured by

	<p>incompatible shopfronts and excessively large, poorly designed signage that have a detrimental effect on appearance of CA. These shop units have morphed from residential frontages and whilst retail use can add to the vitality of an area, these units detract. Large satellite dishes and replacement windows to the host residential houses detract further. Particular examples include:</p> <ul style="list-style-type: none"> <li>➤ 141-155 Norwood Rd. 1910-1930. The CA Appraisal (2007) noted that the back of shops were in state of neglect but the frontage was attractive when viewed from Norwood Rd Bridge and could be improved with appropriate signage and fronts. Replacement windows at first floor level and satellite dishes detract, and fascia signage and shopfronts could certainly be improved.</li> <li>➤ The small parade at junction of Blandford Road (1890-1910) with Wimborne Ave also has garish shopfronts.</li> </ul> <ul style="list-style-type: none"> <li>• Rooflights on front and side slopes</li> <li>• Satellite dishes on front walls</li> <li>• Inappropriate roof tile replacement</li> <li>• Advertising- e.g. railing in front of Khalsa primary School. Bright posters, albeit of a temporary nature, detract a little from the area.</li> <li>• Stone cladding- e.g. 162 Norwood Road.</li> </ul>
<p>Gaps sites and capacity for change</p>	<p>The CA Appraisal (2007) noted that apart from there is little capacity for change in the area. The map on page 32 of the appraisal identifies 3 gap sites. These include:</p> <ul style="list-style-type: none"> <li>• <b>Car sales site off Frogmore Green</b> - car showroom site on north side of the Green on Frogmore Green. This site is a significant detractor, together with modern buildings behind. The CA appraisal notes that this is a gap site that produces a harmful gap to the continuity of the street scape and a fracture of the urban pattern. At time of appraisal, area behind showroom appeared to be in industrial use. The 3 storey flatted development was built in 2012/13, and whilst just outside CA is highly visible- now even more so than before. Any future redevelopment of the car sales site will need to preserve and enhance the CA and in some way this should include screening or softening the unsympathetic residential block behind.</li> </ul>

- **238 Norwood Rd**- there is now a newly built house on site, and so no longer a gap site.

Other sites mentioned in CA Appraisal (2007) can updated as follows:

- **28-36 Tentallow Lane**- houses built c.2013 on site of former bowling green. This site was identified in CA appraisal as prone to flytipping and untamed vegetation. Has clearly been developed since. Scale, massing and materials reasonably sympathetic in terms of streetscape, with some reference in terms of design to nearby Norwood Lodge and Cottage (locally listed late Georgian/early Victorian house). Picket fencing inappropriate.
- **St. Mary's Church of England Primary School**, to south east of Norwood Green. Recent building. PP/2015/2659 – replacement part single part two storey primary school building following demolition of two storey 1950s dwelling house and single storey garage. Contemporary but designed sympathetically in relation to its scale and materials, and proximity to the green.
- **238 Norwood Rd**. On-going works at time of last CA Appraisal. Benefits from planning permission to build a new house (Ref: 19804) which now appears to have been completed.
- **No. 205 Norwood Road** has recently been built and replaced original bungalow (P/2011/4273) – site was described as in state of abandonment (clearly not the case now). Footpath next to 205 is mentioned in CA appraisal identified as in state of neglect. Now appears to be in a very neat condition.
- **Verona Terrace**- Car Park between The Plough PH and Vine Cottages. Functional and fairly low key in terms of impact on CA. As pointed out by CA Panel, the site was recently put up for sale by the Council for carparking/development with potential for 'infilling development'. This is a sensitive site with several listed buildings in close proximity including St Marys Church opposite (Grade II\*) and The Plough adjacent (Grade II). Any future redevelopment of the site will need to be carefully and sympathetically designed.

	<p><b>Just outside CA:</b></p> <p>Piece of green Open space between on Tentelow Lane (<b>rear of 88/90 St Marys Ave North</b>– fenced off – possibly former paddock - outside CA but an important gap site near CA boundary and adjoining (but not including) Public Open Space, SINC and MOL. No extant planning permission. Possibly constrained by utilities underground.</p> <p>There are no <b>Local Plan</b> allocated sites within the CA.</p>
Public Realm issues	<ul style="list-style-type: none"> <li>• Narrow access way to Norwood Terrace adds to character and grain of area though side of The Plough looked untidy with rubbish/rubble at time of visit.</li> <li>• Ref: 174307FUL Norwood Hall Playing Fields – replacement two storey pavillion with changing rooms, offices, community hall and 10 carparking spaces plus artificial pitches with floodlights. Planning permission granted April 2018. This includes playing field land behind St Mary’s church and Norwood Hall on Tentelow Lane and as far north as Minterne Avenue- a significant open part of the CA and MOL. The pavilion replacement buildings and associated features such as floodlighting were said to be largely screened from the CA and listed buildings (Norwood Hall, St Marys Church), therefore no significant impact.</li> <li>• The open expanse of Norwood Green. The CA lacks any high vantage points so not possible to get a comprehensive view of the Green but several long vistas are visible. The settlement still partially maintains its rural atmosphere with houses set around the well wooded green. The landscape is being maintained by planting of new saplings on edge of green. The CA Panel make reference to a proposal to introduce a new path onto the green. This will need to be carefully assessed, particularly in terms of visual impacts on this historic green. There is already some play equipment on the green but this is fairly low key and doesn’t detract. The physical character of the CA is mostly determined by the presence of this important ‘village green’. It remains informal, well maintained and landscaped with trees.</li> <li>• The CA Appraisal (2009) notes that on south east and south west, the Green is flanked by ‘ordinary’ housing dating back to 1930s. That remains the case- the school building has recently been added and this and rest of housing here could be neutral in terms of impact on The Green and the CA generally (the northern part of The Green was said to be of greater interest</li> </ul>

	<p>due to more notable buildings, with original boundary walls and green fences and tall mature trees)</p> <ul style="list-style-type: none"> <li>• Open area east of Osterley Lane. CA boundary is about half way down field along line of watercourse. This area looks onto SINC and community open space and Grade II* Osterley Registered Park and Garden- outer edge of some 200ha of parkland surrounding the Grade 1 listed Osterley Park House. Adds to setting of CA. Some rubbish along boundary needs to be controlled.</li> <li>• Road signage along Norwood Road detracts to some extent but clearly necessary.</li> <li>• Some vandalised trees (e.g. in Alleyn Walk). A number of saplings have been planted in and around CA. Important for character of area to protect these.</li> <li>• Bins at left hand side of no. 175 Norwood Rd. Seems to be permanent location - unsightly on this prominent junction with Harewood Terrace. Consider relocation.</li> <li>• The CA Appraisal (2007) described the triangular green by the Wolf PH as in a state of neglect but the green and the white railings are now in good condition.</li> <li>• Recently repainted cast iron post box along Norwood Rd. This adds positively to the area but not many of these evident in area.</li> <li>• Aircraft noise – this area is relatively close to Heathrow and any plans for expansion together changes in flight plans need to be carefully monitored and assessed in terms of potential impacts on the CA.</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.</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.</p>

	<p>New <b>specific design guidance</b> will also deal with the issues associated with the local vernacular and architecture of the Montpelier Park CA.</p> <p>Other issues identified as part of strategic review:</p> <p>This CA has strong geographical <b>connections with the St. Marks Church and Canal CA</b>, with responsibility for the canal portioned in between split between the St. Marks and Norwood Green CA Panels. However, there has been little communication/coordination of activity between the two CA Panel largely as a result of resource issues on both sides. This should be addressed and facilitated by the Council and the CA Forum in future.</p> <p>The CA is currently identified in <b>Historic England's Heritage at Risk Register</b> with its condition described as 'Vey Bad', Vulnerability as 'Medium' and Trend as 'Deteriorating Significantly'.</p> <p>This remains an accurate description. This CA has been particularly negatively affected by detrimental changes and perhaps more so than in other CAs. It has retained remnants of its historic past and is enhanced affected by presence of green and smaller spaces and presence of key Georgian buildings such as Norwood Hall and The Grange/Friars and the older St Marys Church and The Plough. However, it has been compromised by quite a lot of modern flatted development and this detracts (some of this has been suggested for removal from the CA boundary) Shops frontages detract and should be targeted as a priority for improvement. The Green itself is clearly the centre piece of the area and enhances the setting of the area but changes to the houses surrounding it need further control.</p> <p>The historic and architectural significance of the area remains legible but in order to prevent further detrimental changes it is recommended that further design guidance and control is provided via a comprehensive suite of <b>Article 4 Directions</b>. This will assist in the CA being removed from the Heritage at Risk register in future.</p>
Article 4 Directions	<p>The Management Plan (2007) does not recommend any specific directions, although it stated that the Council should consider them to combat identified issues – namely:</p> <ul style="list-style-type: none"> <li>• Extensions</li> <li>• Bulky dormers</li> <li>• Continuous porches</li> <li>• Loss of traditional windows/doorways and inappropriate replacements</li> <li>• Loss of garden trees, fences and garden walls to create parking for cars.</li> </ul>

	<p>They should be considered for all parts of the CA, but particularly in greater risk areas:</p> <ul style="list-style-type: none"> <li>• Sections of Tentelow Lane [not specified]</li> <li>• Sections of Norwood Green Rd [not specified]</li> <li>• Osterley Lane (as far as boundary with Hounslow- immediately after no.10)</li> <li>• St. Mary's Ave [not specified]</li> </ul> <p>In light of the strategic review, it is recommended that a comprehensive suite of Article 4 Directions be considered covering:</p> <ul style="list-style-type: none"> <li>• The replacement of windows and doors</li> <li>• Roof alterations, rooflights and replacement of roof materials</li> <li>• The erection or construction of a porch outside any external door of a dwelling house.</li> <li>• The formation of a vehicle hardstanding within the curtilage of a dwelling house.</li> <li>• The erection of walls, gates, fences or other means of enclosure fronting onto a highway.</li> <li>• The formation of an access to a highway.</li> <li>• The painting of the exterior of the building.</li> </ul>
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 Norwood Green. Generic guidance on the use of uPVC windows and doors to provide clearer guidance on appropriate replacements. The development of a shop front design guide and associated grant-aid opportunities will be crucial. This will be included as part of a new generic management plan and specific design guidance for the area.</p>
Planning Data	<p>Between 2007 and 2019, the levels of planning applications averaged 29 per annum (Rank 15). Only 62 % of applications were approved, well below average for all CAs (75%). This suggests a need for increased awareness of policy/guidance with householders/applicants. Over this period 4 appeals were lodged and the majority (10) were dismissed. In terms of enforcement activity, on average 8 cases per annum were investigated and these were in relation to operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission) followed by changes of use and breaches of conditions.</p>

## Norwood Green CA

### By type:

Norwood Green	2007	2008	2009	2010	2011	2012	2013	2014	2015	2017	2018	2019	Grand Total
ALL TYPES	46	10	2	47	47	58	33	30	25	18	33	24	373
ADVERT				1						1			2
TEL					1	1	1						3
CND	1	2	1	5	7	14	13	1		4	4	1	53
CPE/CPL/PRA	3			8	3	1	2	7	4	1	5	1	35
FULL	31	6	1	24	25	31	14	18	14	1	6	3	174
HH										5	16	11	32
CAC	2			2	2								6
LBC/LBD	4			2		5					1	2	14
VAR/NMA/COU					1				2		1	1	6
TPO/TPC/PTC	5	2		4	8	6	3	3	5	6		5	47

### By Decision:

Norwood Green	2007	2008	2009	2010	2011	2012	2013	2014	2015	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	6	2	1	6	11	20	12	2	6	7	4	5	82
APP with COND	12	4		11	18	17	10	10	9	8	14	15	128
PD/PA	2			7	3	1	2	3	3	1	2		24
REFUSED	18	2	1	14	11	10	5	10	5	1	8	4	89
WITHDRAWN	8	2		9	4	10	4	5	2		4		48
APPEAL ALLOWED				2	1			1					4
APPEAL DISMISSED	4		1	2	1	1							10

### Enforcement Cases:

Norwood Green	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
<b>ALL CASES</b>	<b>10</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>16</b>	<b>16</b>	<b>1</b>	<b>15</b>	<b>8</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>108</b>
Advert Contr.				1	1	2			1					5
Breach of Cs	1		1		1	1	2		2			1	1	10
Change of Use	3	1	1			2	3						1	11
Dem. In CA.	1				1					1				3
Enquiry											1	1		2
High Hedge													1	1
Multiple							1							1
Not in acc. w/p.	1	1		2	1	2								7
Op. Dev.	4	4	4	2	4	5	3		3	2	1	2	3	37
Use anc. out.										3				3
Tree Cont.		1	1	3		3	3		3	1				15
Unknown						1	4		6					11

### **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
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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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