

## ST MARKS CHURCH AND CANAL CONSERVATION AREA

Date Designated	1982, Extended 1991 and 2007	
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	<p>This CA is strongly defined by the Brent River Valley to the east and the Grand Union Canal to the south. Of C.18 origins but mostly developed during Victorian times. Buildings are grouped around Lower Boston Rd Boston Place Recreational Ground Green Lane. Green Lane functions as link between St Marks Village and the School. Buildings date mostly from C.19 and later.</p> <p>There are three distinct character areas:</p> <ol style="list-style-type: none"> <li>1. Lower Boston Rd and Boston Place</li> <li>2. Stretch of River Brent from Hanwell Bridge to the canal</li> </ol>	

	<p>3. The canal including flight of locks from the Top Lock to its junction with River Brent.</p> <p>The main building materials include yellow and brown bricks with details in redbrick and stone, a few Code stone keystones, slate or tiled roofs. Timber sash windows and multi-panelled doorways constitute an important element in the pattern of early facades.</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 and also to the canal environment.</p>
Meeting with Conservation Area Panel	<p>The CA Panel have raised the following issues:</p> <p>General issues and areas of concern in Hanwell:</p> <ul style="list-style-type: none"> <li>A. Green open space - part of the special character of most of our CAs. <ul style="list-style-type: none"> <li>1. General eroding of green open space through side and rear extensions, paving over front gardens and garden developments.</li> <li>2. Loss of front hedges due to crossovers for parking.</li> <li>3. Street trees disappearing.</li> <li>4. Large blocks of flats - along the Uxbridge Road and elsewhere with little or no amenity space - changing the general appearance of Hanwell from Village.</li> <li>5. Generally creeping reduction of open space and downgrading nature conservation value of the areas (Hanwell Hootie on Brent Meadow, Kensington and Chelesea Cemetery, garden reductions).</li> </ul> </li> <li>B. Generally residents do not value Conservation Area status – they wish to develop their properties with large side and rear extensions, roof extensions, basements, at times with a larger footprint than main dwellings, off road parking in front garden and another house in garden if possible - they wish to increase the size and value of their properties</li> <li>C. Local residents do not want to be a member of the Conservation Area Panel – attempts to find additional panel members who have a concern for the preservation and enhancement of the conservation areas have been unproductive.</li> <li>D. Keeping an eye on and responding to applications in all the conservation areas in Hanwell is impossible for two people.</li> </ul>

- E. Planning officers and their managers fail to respond to any enquiries from the panel and seems to have no concept of working with the conservation panel.
- F. We have no idea how the planning department is organised – e.g. are their teams with team leaders for specific parts of the Borough (east, west or ward based).
- G. We often don't get consulted about developments within Hanwell e.g. concerning listed buildings in Hanwell which might not be in a Conservation Area e.g. St Mellitus, and unrelated bodies do get consulted - Pitshanger residents Association are consulted over planning application for St Mellitus Garden.
- H. On the other hand, we sometimes get consulted about Canalside developments e.g. Greenford, Perivale etc. when we only cover Canalside up to Windmill Lane.
- I. Visible satellite dishes and front elevation drainage.
- J. Suggest most of our Hanwell Conservation areas should be walking areas with vehicle access only for residents. This would create easy and safe walking to green open space
- K. Uncontrolled advertising hoardings is a problem in many of the areas – this includes the Council (often on park gates and fences) who put up notifications and never take them down. Recent violation has been an enormous advert for West Ealing farmers market put on the railings on corner of Station Approach and Station road (Village Green Con Area and listed building area).

#### **St Marks Church and Canal CA**

The CA Panel make the following specific comments in relation to the St Marks Church and Canal CA:

Our remit is up to Three Bridges – we have no contact with the west team and not sure if they exist (yes they do exist).

#### **Key Changes**

Area 3 - Development of housing at bottom of Green Lane – Oak Wharf and approved but not yet built on canal end of Fox Villas - loss of open space and harmful to views at entrance to canalside towpath and footpath.

	<p>Sale of the Open Space Warren Farm to QPR on the south boundary of the CA (other side of the railway) will result in changes to landscape and views – raised ground level to accommodate level playing fields, perimeter fence and probably flood lighting will significant impact on the canal side area (this project has now been halted and QPR are pursuing alternative site options).</p> <p>Considerable impact on wildlife through loss of Nature Conservation Area</p> <p>The Canal side brick wall (Scheduled Ancient Monument) is in need of repair – cracks in the brickwork.</p> <p>Three Bridges park/open space improved – East Panel instrumental in bringing this about although it is in the West area.</p> <p>Area 1. Housing developments and a substantial block of flats (Old Peugeot Garage Site) to the North East of the Green will negatively impact on this area.</p> <p>St Marks school has expanded with the addition of 2 classrooms – one with a green roof. On the whole they do not have a negative impact on the area.</p> <p>The early lampposts in Green Lane have been removed by the Council.</p> <p>Area 2. this remains much the same although there is planning approval for a large and bulky energy centre on the hospital site on the western edge of FitzHerbert walk. This has yet to be built - planning approval includes a wide life garden, Peter Blake Art work etched window and a footpath down to FitzHerbert walk to reduce the impact.</p> <p><b>Boundary</b> – Do not identify any need for boundary changes.</p> <p><b>Additional planning controls-</b> On the whole adequate planning controls exist but their implementation is varied. Overlarge dormers can be an issue especially on front and side roof slopes and generally, rear and side extensions are restrained.</p> <p>It is unfortunate that developments at the end of Green Lane were approved by Planning as they have significant negative, and potentially negative, impacts on the canal side. Both developments include off street parking.</p>
CA Boundary Changes	<p>The CA Appraisal (2007) identified the need for an extension – <b>properties either side of Green Lane up to properties west of St Marks Road including King Georges Field playground.</b></p>

The cottages along Green Lane and behind it along St Margaret's Road are examples of earliest domestic developments in area- properties on eastern side of Green Lane date to 1870-1890 – the area was identified for extension on map in CA Appraisal -page 40- and this has now been carried out following last appraisal.

**Area south of Hanwell Bridge, including car sales, 2-20 Lower Boston Road and Walker Close.**

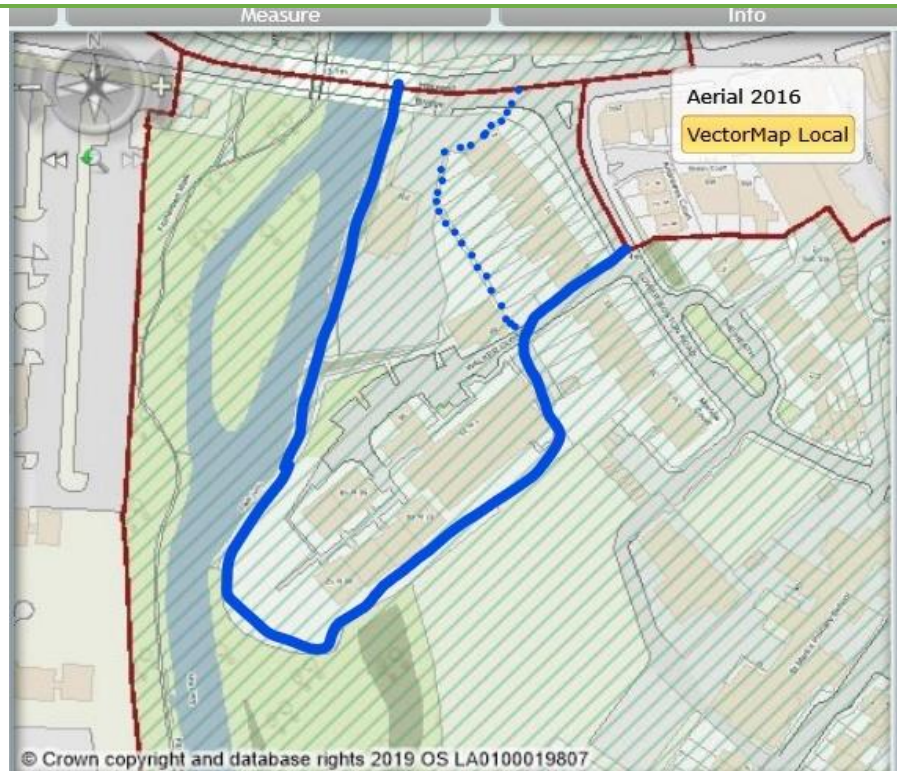
The view south from Hanwell Bridge includes the northern section of St. Marks Church and Canal CA and is blighted by commercial buildings-used car sales.

Further to the east, 2-20 Lower Boston Rd- is within the CA. Built between 1870-1890, so late Victorian. The CA Appraisal (2007) identifies these houses as positive contributors, however they are not the best examples of this period. Alterations also detract including excessive rooflights, replacement PVC-U windows and doors, loss of boundary walls for hardstandings, painting of brickwork. However, some of these are reversible and the removal of this section of Lower Boston Road, which effectively provides a gateway into the CA, may not be beneficial.

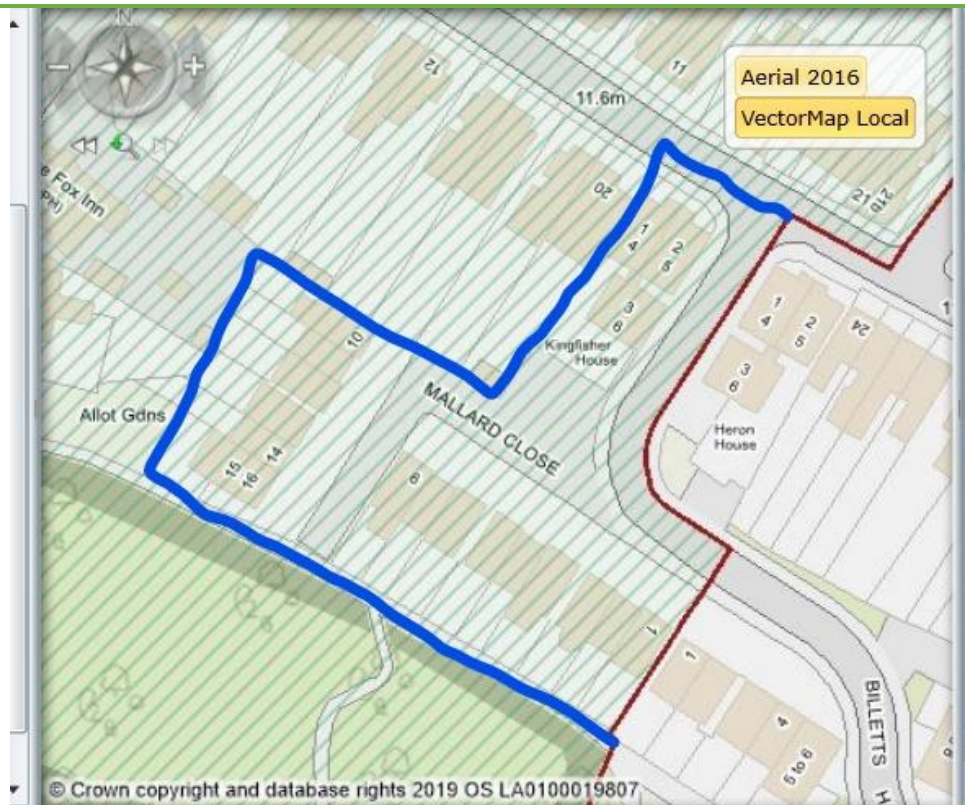
Walker Close – this post-war cul-de sac contains houses and flats of no particular conservation value. The CA appraisal identifies these buildings as negative contributors. The area is also detrimentally affected by views of imposing hospital buildings to west.

**It is therefore recommended that the CA boundary is altered to exclude the northern section as shown by the blue line on the map below:**

(The dotted line also shows the extent of 2-20 Boston Road, as mentioned above.).



**Mallard Close**- modern houses (1996) backing onto canal and visible from St. Margaret's Open Space. Reasonably well designed- with architectural cues from Victorian housing including yellow brick with red brick bands and sills and gabled roofs but clearly modern and out of character with surrounding residential development. The modern housing adjacent in Billets Close built at the same time is excluded from the CA, and so it seems inconsistent to include Mallard Close. The outline of the estate is shown in the blue line below. **It is recommended that Mallard Close and Kingfisher House are removed from the CA boundary.**



**Area around Top Lock/ Glade Lane bridge.** This area includes mixed and mostly modern development:

- Cottages at 1-6 Glade Lane (1910-1930)- much altered and extended interwar houses, making a neutral contribution to the area.
- Old Farm included (pre-1870) along with Eurocom House (modern industrial) directly behind- negative contributor.
- Industrial buildings between canal and Poplar Avenue- negative contributor.
- Modern blocks of flats in Barge Close. C.2014. CA boundary also illogically includes parts of Baxter Close on northern bank- late 1990s housing development- neutral contribution.

At the time of designation, the boundary was drawn quite widely around the Top Lock (Grade II listed covering lock – 1855, walls, gates, sluices and bridge- early C.19) and Old Farm (C.19). This effectively created a buffer around the bridge area but post 1930 development since has not enhanced the area. The current CA boundary cuts across the Baxter Close and Cookham Close residential estates but does not align with the property boundaries here.

**Consideration should be given to revising CA boundary to remove interwar and modern housing/industrial developments: Works between Canal and Poplar Avenue, Barge Close and Baxter Close.**

(A further option could be to also exclude 1-6 Barge Close from the CA, as shown on the blue dotted lines below).



Key unlisted Buildings

Buildings within the CA that are included within the current local list include:

**St Marks Court**, formerly St. Mark's Church, Lower Boston Road- formerly St. Mark's Church by William White 1879, nave completed 1883, tower and spire never built. Converted to flats 1989 (LLR0553)

**St Marks School**, Green Lane School, established on this site in 1855, extended 1871, 1884 and 1895. Early part, simple Gothic - red brick with stone window surrounds, banding, corner stones and corncicing, with white painted metal windows. Later simplified extensions (LLR0412)

**5,7, 9, 11 Lower Boston Road** of a group of 4 - Nos. 5-11), facing stock brick, four pane timber sash windows with shallow-arch brick soldier course headers to ground and first floor,

timber entrance door on front elevation. (LLR0552)

**13-15 The Inn on The Green** Lower Boston Road. Now called the W7. Attractive late Arts and Craft style Public House with decorative brickwork and fretwork. (LLR391)

**Norwood Top Lock sanitary** station and Lock Keepers Cottage – British Waterways (CRT) Norwood Top Lock Sanitary Station and Lock Keeper's Cottage at lock no. 90. c.1855 two storey utilitarian brick building with slate roof still in use by the tow path (LLR0430).

**The Fox PH Green Lane Public House**, built c.1880s. Two storeys, with pointed gables. Yellow stock brick with red brick cornering and chimneys with cornice stepping out. Red glazed tiles with dark tile banding at ground floor on two elevations. Attractive cornice with dentil carving (LLR0413).

**2 lamp posts** in Green Lane (LLR1619)- original heritage lampposts.

**112 St Margaret's Road** (LLR1162) c.1900. Three storey red brick with slate roof. Large half-timbered pointed-gable dormer at second floor level jettied out over timber supports set on stone corbelled brackets. Shallow splayed ground floor bay, comprising detailed mullions, arched header.

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

**Buildings shown as being locally listed in the CA Appraisal but no longer on the local list:**

**Vine House**, 11a Boston Road. There is no record of this being removed from the local list at the time of the last review in 2014. Late Victorian building. Remains a positive contributor (but not add to local list).

**The CA appraisal identified other positive contributors:**

Sub Area 1

- **Nos 17-19 Lower Boston Rd** [C.19 houses- agreed positive contributor, but not add to local list]
- **Frederick Villas** [C.19 villas-agreed positive contributors, but not add to local list]
- **Laurel Bank Villas** [C.19 villas- agreed positive contributors, but not add to local list]
- **1-9 Maudesville Cottages** [C.19 villas- agreed positive contributors, but not add to local list]

	<p><u>Sub Area 3</u></p> <ul style="list-style-type: none"> <li>• <b>Oak Cottages around Fox PH-</b> [agreed, despite some alterations, these together with the Fox PH, contribute very positively to the area between the canal and residential area at bottom of Green Lane. The Fox PH itself is locally listed.]</li> <li>• <b>Early gas lamposts</b> remaining in Green Lane (2) on site of entrance to former cottage hospital and Boston Place (2) the ones on Green Lane are already locally listed, and for consistency the others should also be added to the list.</li> </ul> <p>Other comments on the classification on the <b>Townscape Map</b> on page 32 of the CA Appraisal:</p> <p><b>Benjamin Court properties</b> – modern properties whilst of similar scale to the adjoining Victorian properties fronting The Green detract- they are described as neutral contributors, but they should in fact be reclassified as negative.</p> <p><b>Other structures:</b></p> <p>The <b>6 locks and wall of St Bernard’s Hospital</b> are a designated Scheduled Monument: The listing notes that <i>the wall has been repaired in places using modern brick and cement. It serves to enhance the historic setting of this length of the canal, being as it is of 19th century date and construction.</i> This wall (plum and yellow stock bricks in English and Flemish bonds) adds greatly to the character of this area and needs to be properly maintained in future.</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 <b>new Ealing District Hospital</b> and accommodation blocks – monolithic blocks create a disruptive element at narrow point of river [the hospital remains visible from a number of vantage points and parts of it are undergoing further redevelopment including new hospital facilities and residential development up to 9 storeys (P/2012/5040). The CA appraisal (2007) referred to topping and cropping of trees at the hospital site exacerbated disruption]</li> <li>• The <b>dismissed plots and industrial premises west of Windmill Bridge</b> contribute to abrupt change in character of CA from rural to industrial. Small scale clutter and detritus, state of abandon and neglect of certain sections of canal become an unattractive mass. [The area west of Windmill Bridge has undergone some</li> </ul>

residential redevelopment which is changing the industrial character. The former boatyard now been replaced by modern 4 storey flats – Deck Court –which do not greatly enhance the visual amenity around Windmill Bridge. Open spaces such as Three Bridges Park appear to have been improved in recent years as well]

- **Loss of front garden trees and fences and garden walls** – especially at junction of Lower Boston Rd and Uxbridge Rd – has added to loss of streetscape [agreed this is the case in some areas- narrowness of front yards of many of the C.19 houses in the area has resisted pressure for hardstandings, although some brick boundaries have been replaced with fences]
- **Thinning of trees and hedges** in some areas in Green Lane, especially along the western-most stretch of the canal between Three Bridges and the Top Lock [no evidence that this has worsened in recent years]
- **Extensions** that are disrupting traditional spatial relationship between buildings [no significant recent evidence of this on the ground]
- **Bulky dormers** that disrupt roofscape [no significant recent evidence of this though biggest impact is from rear dormers on houses backing onto canal in places, e.g. Tentallow Lane]
- **Continuous porches** [no significant recent evidence of this on the ground]
- **Loss of traditional fenestration patterns and doorways** [certainly case that most traditional windows and doors have disappeared and often replaced in inappropriate PVC-U- replacement PVC-U windows from sashes to casements and loss of traditional doors are on-going issues]
- **General condition of most of fabric** in CA is good [that remains the case]
- **Fly tipping in some open space and footpaths** [not much evidence seen of this on the ground].

**Other issues identified as part of the strategic review:**

- Conversion of some properties with associated features of bins, parking etc. but not as severe as other CAs.
- Satellite dishes and associated cabling
- Rooflights – on front and side slopes is a significant issue (especially along Green Lane).
- Inappropriate replacement roof tiles
- Some overpainting in garish colours
- Area close to Lock Keepers Cottage 95 on south west bank of canal, possibly part of garden. Outbuildings and garden

	<p>paraphernalia slightly spoil the 'unique rural and unspoiled atmosphere' attributed to this stretch of the canal in the CA appraisal</p> <ul style="list-style-type: none"> <li>• Lock 92 (listed Grade II): The white paint around the lock needs attention.</li> </ul>
Gaps sites and capacity for change	<p>The CA Appraisal (2007) noted that there is little capacity for change, with plots being developed in a reasonably sensitive manner, although further intensification could detract from openness of CA [Agree, that there is little further scope for development within area. A significant amount of new housing has infilled gaps particular along the canal and not always sensitively. Some of this housing should be removed from CA boundary- eg.at Walker Close and Mallard Close).</p> <p>Modern developments:</p> <p><b>Thornwell Court</b> – modern 4 storey residential flats – which certainly detracts within setting of former St Marks Church.</p> <p><b>22 Green Lane</b>- Mount Olive Court- 12 flats within a modern 3 storey block- form and design, particularly mansard roof, detracts from area. Further similar block directly behind, overlooking River Brent. Site of a former cottage hospital.</p> <p><b>1-4 Oak Wharf Court</b>- P/2013/0104 dated 05/07/2013 for: provision of a terrace of four three-storey three-bedroom dwellings with integral garages (following partial demolition of existing builders yard buildings) Approved 2013. Reasonably sympathetic use of materials but 3 storey, plus garages plus gates is quite different from Victorian cottages either side.</p> <p><b>1-28 Deck Court</b>- modern 4 storey residential building on left. Detracts from rural canal environment. Erected 2012/13. Replaced former boat yard. Granted on appeal: APP/A5270/A/11/2146967- P/2010/1894).</p> <p><b>Houses south of Tentallow Lane</b>- (outside CA but visible- interwar houses).</p> <p><b>Recent developments outside the CA:</b></p> <p><b>4 Trumpers Way</b>- (Ref: 184014FUL) (Awaiting legal agreement). 14 storey development- commercial B class space and 400 plus residential units. Some way outside CA to the south, but will be visible- The associated heritage statement concludes that the proposals will be seen from the open space south of the canal and from along the tow path,</p>

south east of the flight of locks: *The proposals would introduce a high quality building into the setting of the conservation area, and its height and massing is comfortably absorbed into the townscape. The breaking down of the scale and considered materiality would respond to the local character and thus would be an enhancement to the setting. There would be no effect on significance.*

**Andrews Court** (modern flats) lies outside the CA.

**Houses in Billets Hart Close** (outside CA) - quite visible from canal- some of this housing is with CA. Historically there would have been more open views here- with the presence of limited industrial buildings and lock keepers cottage, as opposed to rows of modern housing.

**Warren Farm** – to the south of the CA – the CA Panel had concerns that this would result in changes to landscape and views – raised ground level to accommodate level playing fields, perimeter fence and probably flood lighting which may have some impact on the canal side area (this project has now been halted and QPR are pursuing alternative site options).

**McNair Road, Land at Toplocks, Glade Lane** - Construction of a three-storey high apartment building containing 3 no. 3-bedroom flats and 23 no. houses ranging between three and four-storeys high (16 no. 3-bedroom and 7 no. 4-bedroom) with access taken from a new vehicle and pedestrian street from McNair Road and alterations to Glade Lane to enable vehicle access to the development; car parking spaces; a swing bridge for pedestrians and cyclists over Maypole Dock and associated footpaths / cycle paths between Maypole Dock and Glade Lane (161452FUL)- a little way to the north of the CA but may have an impact on canal part of this CA in the west.

**Norwood Yard, Poplar Avenue-** Part single and two storey side and rear extensions, roof extensions and alterations to the office building on south side of yard to form 1 x 5 bedroom detached dwellinghouse, together with the construction of 9 x 3 storey dwellinghouses (7 x 5 bedroom and 2 x 4 bedroom) and the formation of vehicular access from Poplar Avenue, and a gated pedestrian access to the Canal towpath (P/2007/4416)- on southern edge of CA at western end (former car garage).

**144-156 Uxbridge Road.** Former Peugeot Garage. Allocated Local Plan site HAN2- 144-164 Uxbridge Road and 1-3 Westminster Terrace. Site is currently under construction. Ref: 164632FUL dated Sept 2017- Block A- 6 storey building plus basement- commercial unit ground floor and 36 flats above. Block B- 7x 3 storey houses fronting Westminster Rd. Significant building replaces original single storey garage buildings. The

	<p>site abuts the western boundary of the CA and will therefore be visible from the CA, particularly from the northern edge of the CA.</p> <p>There are no current Local Plan site allocations within the CA.</p>
Public Realm issues	<p>This CA contains the most attractive parts of the canal network in the Borough including the scheduled monuments of the 6 locks and wall along St. Bernard's hospital and Windmill Bridge (Three Bridges) and should continue to be protected by CA designation.</p> <p>Public realm issues include:</p> <ul style="list-style-type: none"> <li>• The CA Appraisal (2007) says there are problems with speeding along Lower Boston Rd (not known if this remains an issue)</li> <li>• Poor state of wall near St Marks school- this can encourage fly tipping. Repairs evident to corner.</li> <li>• Boston Place- is a key feature of this CA. Open space provides setting for houses that surround it. It is surrounded by white painted cast iron bollards joined by a continuous rail. This adds significantly to the character and remains in good condition. This contrasts with the black steel rails associated with the pedestrian crossing.</li> <li>• View of Du Burstow Terrace- aptly named after green area. Attractive seating following curve of path is a nice feature and good place to admire the back of the former church building.</li> <li>• Allotment gardens between Green Lane and River Brent. Important open space adds significantly to semi-rural character of conservation area- ponies.</li> <li>• King George's Field opened 22 May 1951 on what was formerly allotment gardens. Poor's Place- inscription on pillar reads: This land was originally common or heathland of Hanwell in 1807 land was let -the rent being applied to supply coal to widows and other poor persons.</li> <li>• Informative interpretation boards along canal- generally well located in good condition – interesting historical information about the development of the canal and how it links with the</li> </ul>

strategic network in Braunston in Daventry. Some boards, e.g. at Lock 97 suffering from wear and tear now.

- Canal towpath - Tarmaced path, but beginning to crack. To the east path becomes compacted hogging at entrance to St Margaret's Open Space, at gap in rails. Less usable path but more rural in character. Hogging path in some areas is disintegrating and forms puddles- needs to be regularly dressed and compacted.
- St. Margaret's Open Space – small manmade hill bordering canal covered with mixed woodland- alongside is a small meadow with bramble scrub and hedgerows of wildlife value. Pleasant open space but views of relatively modern houses at top of hill (Mallard Close) detract – see below. May be better obscured in time if scrub is allowed to grow.
- Open area between River Brent and Canal- shows signs of recent improvement/management of path/vegetation here to enhance setting of CA here. William Hobbayne Community Gardens also adds to the open character of the CA
- Could consider providing a direct link from hospital to the towpath or from nearby Navigator Way to provide pedestrian/cycle access. However, will be difficult with respect to the wall (scheduled monument) and potential security issues for the hospital.
- Top of Windmill Bridge over Windmill Lane- south towards Norwood Green. Busy roads and bridge crossing dominates bridge environment at this level.
- View of Windmill Bridge from Canal. CA Appraisal (2007) noted that there was graffiti on side of Windmill Bridge but now appears to be clear.
- Looking east from Windmill Bridge- Modern residential accommodation on right detracts- Navigator Drive – pre-1995- although this isn't really visible from towpath because of the wall.
- Three Bridges Park- part of open space/MOL close to bridge which helps preserve openness, although Deck Court development nearby detracts.

## Management Plan

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. In addition, it highlights the following specific issues:

- The management of brickwork and pointing of walls is identified as a critical issue in this CA [yes particularly in relation to St Barnard's wall – which has had some unsympathetic repairs and needs to be carefully managed in future]
- Front and side plots considered important at sites that directly Boston Place Green and other principal open spaces. Therefore, loss of traditional boundaries and gardens in these areas will be resisted and any replacements will need to be high quality/sympathetic design/materials [Agreed, but depth of front gardens for most houses in CA help resist hardstandings]
- Removal of mature trees to create hardstandings should not be permitted [Noted]
- Condition of several open spaces was untidy and neglected at time of appraisal (2007)- especially canal west of Windmill Bridge [Condition of green spaces along canal generally now appears good and appears to have been invested in over last 10 years- e.g. Three Bridges Park].
- Proliferation of unsightly and oversize rear, side and roof extensions and addition of porches- especially neoclassical features detrimental to CA [No evidence of excessive problem]
- Single storey rear extensions should not extend further back than 2 metres. [Contradicts current PD rules- to be addressed in new management plan]
- Essential to preserve openness of canal and FitzHerbert Walk (along Brent) – open spaces and public walks. Need to carefully consider future of existing gap sites. [Agreed but some sites have already been developed with new/unsympathetic housing. Good to see open spaces being created/upgraded along canal].
- Satellite dishes are a problem and should be resisted especially if seen from public highway [Agreed, there is a problem here- but these are longstanding and changes in technology mean that need for new dishes is diminishing].

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 St. Marks Church and Canal CA.

	<p><b>Other issues</b> identified as part of strategic review:</p> <p>The CA Panel has only two members, yet it covers seven CAs in the Hanwell Area. They are clearly under resourced and need some assistance. This should be addressed by the Council and CA Forum, with a drive to recruit new members from the area. This could entail linking in with resident associations in the area, Hanwell Friends groups via Facebook and Hanwell Community Centre.</p> <p>This CA has strong geographical connections with the Norwood Green CA, 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 again should be addressed and facilitated by the Council and the CA Forum in future.</p>
Article 4 Directions	<p>The CA Management Plan (2007) makes no specific recommendations for Article 4 Directions in this area, although it does identify that extensions, porches, vehicle access and hardstandings, changes to wall surfaces and roof tiles could be considered across the CA. The following areas were identified at greater risk and therefore greater priority:</p> <ul style="list-style-type: none"> <li>• The section of Green Lane included in the proposed extension of the CA [some evidence of on-going rooflights, PVC-U windows]</li> <li>• The section of Lower Boston Rd included in the CA [the upper section of Lower Boston Rd has suffered- this is considered for potential removal from CA – see section on boundary changes]</li> <li>• Boston Place [important open space but no evidence of recent development detrimentally affecting this]</li> <li>• Stretch of canal west of Windmill Bridge [agreed more untidy area- need potential control over garden outbuildings etc].</li> </ul> <p>It is <b>recommended that Article 4 Directions be considered</b> for the following priority areas: hardstandings and loss of boundary walls, rooflights and replacement windows and doors, particularly in Green Lane and Lower Boston Road. A further Direction should also be considered to control the rear outbuildings in all houses backing onto the canal including Tentelow Lane.</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 St Marks Church and Canal 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</p>

	areas aimed specifically at landlords. This will be covered in the new management plan and specific design guidance for the area.
Planning Data	Between 2007 and 2019, the levels of planning applications averaged 31 per annum (Rank 14). 76 % of applications were approved, which is just above the average for all CAs (75%). Over this period 9 appeals were lodged with the majority (7) were dismissed. In terms of enforcement activity, this was relatively low with 7 cases per annum being investigated on average. The main enforcement cases involved advertisements and operational development (i.e. where works began before planning permission was drafted or after the expiry of the planning permission).

**RM 22.7.20**

# St Marks Church & Canal CA

## By type:

St Marks Church & Canal	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
ALL TYPES	27	2	29	47	42	48	69	51	2	13	38	38	406
TELECOMS				1									1
CND	1		2	10	11	12	21	11			12	5	85
CPE/CPL/PRA	3			1	2	2	6	7			2	4	27
FULL	13		17	18	16	24	27	24	1	4	10	7	161
SCO/EIA/RMS				3	1			1					5
HH										5	7	13	25
CAC	1		1	1	1	2							6
LBC/LBD	3		2	4	5	2	5			4	1	2	28
VAR/NMA/COU			2	5	2		4	2			3	1	19
TPO/TPC/PTC	6	2	5	4	4	6	6	6	1		3	6	49

## By Decision:

St Marks Church & Canal	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
APPROVED/ NO OBJ	5	1	8	13	12	14	25	11	1	1	16	11	118
APP with COND	11	1	16	21	20	27	22	23	1	8	13	17	180
PD/PA	1			2	1		1	5			1	2	13
REFUSED	7		2	7	6	3	17	7		3	6	6	64
WITHDRAWN	3		3	2	3	2	3	5		1	2		24
APPEAL ALLOWED			1		1							1 IN PROGRESS	2
APPEAL DISMISSED				2	1	1	1	1			1 (+1 SPLIT)		7 (+1)

### Enforcement Cases:

St Marks Church & Canal	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
<b>ALL CASES</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>5</b>	<b>8</b>	<b>5</b>	<b>33</b>	<b>5</b>	<b>8</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>90</b>
Advert Contr.	1	1		1			17							20
Amenity Issue						1	1	1						3
Breach of Cs					1	1	1		2					5
Change of Use		2	1		1						1			5
Dem. In CA.						1								1
Enquiry										2	3	3		8
Not in acc. w/p.		1							1	1	1	1		5
Op. Dev.	2	2	1	3	2		3	1	1					15
Use anc. out.							1	1						2
Tree Cont.			2	1				1						4
Unknown					3	3	10	1	4	1				22

### **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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