

A Strategic Review of Ealing's Conservation Areas



Generic Management Plan for Conservation Areas

March 2023



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Purpose and status of this document

The purpose of this document is to provide general guidance on dealing with development proposals in all Conservation Areas. It does not form part of the Ealing Local Plan, but it seeks to amplify relevant policies at national, regional and local level in relation to design and conservation matters, and to signpost users to other relevant guidance and good practice. The proposed status of the document is that of a material consideration in the determination of planning applications and will form part of the Ealing's Local Planning Policy Guidance (LPPG). Where applicable, specific design guidance, and any Article 4 Directions restrictions, for individual CAs should also be consulted.

1.0 Conservation Area Management Plan

1.1 This plan sets out the local authority's approach to managing the future of conservation areas in Ealing. The purpose of this document is to provide guidance for householders, planning agents, architects and developers, and indeed anyone with an interest in any of Ealing's conservation areas (CA). Its aim is to foster good design, within the context of the preservation and enhancement of CAs. It has been prepared in consultation with the Conservation Area Advisory Panels (CAAPs) and other stakeholders and wider public. It will be available on-line and links to references in the document will be updated on a regular basis.

1.2 Character Appraisals for each conservation area (currently 28) were published between 2007 and 2009. These were undertaken in areas that are considered to have special architectural and/or historic interest and in answer to the impact of development, neglect and other threats. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record (HER) and will be part of the evidence base for the local plan, as well as being a material consideration in determining planning decisions.

1.3 Management Plans sit alongside and complement character appraisals. The management plan is a vehicle for reinforcing the positive character of an historic area as well as for avoiding, minimising and mitigating negative impacts identified as affecting the area. This may also outline opportunities to better reveal or enhance significance, possibly through the location or design of new development. In some circumstances the proposals for the successful management of the conservation areas could inform the development plan. Management Plans were prepared alongside the original Character Appraisals.

1.4 This document forms part of the update to the original Management Plans, based on the findings of the Strategic Review of Conservation Areas in 2020 and subsequent stakeholder and public consultation. Revised management plans will in future comprise the following documents:

- I. **Generic Management Plan:** this sets out the general policy background, guidance and good practice that applies to all conservation areas in the Borough (this document).
- II. **Specific Design Guidance for each Conservation Area.** This sets out guidance for the development and management of each CA, based on its unique special character and circumstances with emphasis on specific design guidance (to follow).

1.5 The council will seek to apply the generic management plan and specific area guidance in a robust and consistent manner when considering development proposals in CAs. Proposals that deviate from these guidance parameters will need to be fully justified. Until relevant specific design guidance for individual CAs has been prepared, the existing

management plans should still be consulted in relation to design matters that are unique to that CA.

This management plan document sets out generic policies and guidelines relating to ALL conservation areas in Ealing. It sets out:

- **Conservation Area designation and what this means in practice.**
- **Planning policies relevant to conservation areas.**
- **Managing development and handling of planning applications.**
- **Core Principles for Preservation and Enhancement.**

2.0 Conservation Area designation and what this means in practice

Introduction

2.1 This plan sets out the Council's general approach to managing the future of all designated conservation areas (CAs) in Ealing. It is based on statutory and local requirements affecting the Borough, together with best practice in managing the historic environment. It has been prepared with representatives of the Ealing Civic Society and the Conservation Area Advisory Panels (CAAPs) and is therefore very much a partnership document. It provides a basis for all stakeholders involved with the preservation and enhancement of CAs to manage these areas effectively and respond to change.

2.2 This management plan is not a planning policy document in itself. However, it does provide guidance and together with the Local Plan and other relevant planning documents, is a material consideration in the determination of planning applications (and appeals) within CAs.

Ealing Conservation Areas

2.3 There are 28¹ CAs in the London Borough of Ealing. Each CA has a [Character Appraisal](#), which describes the history and main characteristics of the CA, and a [Management Plan](#) which sets out guidance in relation to planning applications and development proposals.

The suite of documents relating to the management of conservation areas in Ealing consists of the following:

- **Original CA Appraisals for each CA (2007-2009)**
- **Consolidated and updated CA Appraisals for each CA (2023) (to follow)**
- **Updated Generic Management Plan relevant to all CAs (2023) - this document**
- **Updated CA Specific Management Design Guidance for each CA (to follow).**

The original appraisals and management plans were prepared between 2007 and 2009 and have been updated, as part the strategic review, in 2020.

2.4 The extent of CA boundaries in Ealing together with other information relating to the historic environment, including listed buildings, locally listed buildings and areas of archaeological interest, can be seen at [Ealing Maps](#). These maps contain a suite of maps relating to Ealing in relation to planning and conservation matters.

¹ Following the creation of the Oak and Park Royal Development Corporation (OPDC) in 2015, its area now encompasses a small section of the Canalside Conservation Area (Sub Area 11: North Acton) and Old Oak Lane Conservation Area, previously within the LB Ealing's administrative area. The OPDC now has responsibility to designate and review CAs within its area. The guidance in this report will not apply to these areas.

Other information on the historic environment

2.5 Other information on conservation areas, including details of Listed Buildings, the Local Heritage Register (locally listed buildings) and the Greater London Historic Environment Record (HERs) can be found in **Appendix 1** to this document.

Development in CAs

2.6 Some CAs contain listed buildings and these are subject to stringent planning controls in their own right. In other respects, CA designation places some additional controls on the way that land and properties can be developed including:

- Control over demolition of unlisted buildings
- Control over works to trees
- Limitations on the types of advertisements which can be displayed with deemed consent
- Clarification of archaeological interest, thereby assisting its protection
- Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)
- Support for the use of Article 4 directions to remove permitted development rights where avoidable damage is occurring.

Permitted development rights

2.7 Certain types of work can be performed without the need to apply for planning permission. These are called "permitted development rights". These are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

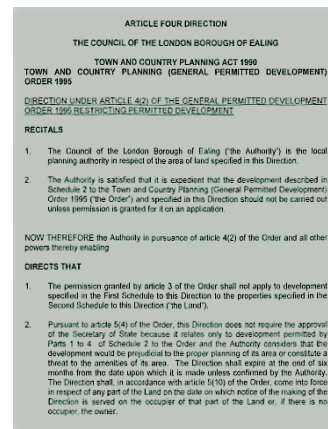
2.8 Further details of permitted development rights for householders are available via the [Planning Portal](#).

2.9 It should be noted that permitted development rights that apply to many common projects for houses do not apply to flats, maisonettes or other buildings whether or not they are located within CAs. Similarly, commercial properties have different permitted development rights to dwellings.

2.10 In some protected areas of the country, known as 'designated areas' (including CAs, AONBs, National Parks and World Heritage Sites- referred to collectively as 'Article 2(3) land'), some permitted development rights for extensions, outbuildings, antennae, changes of use etc. are more restricted. These PD rights are subject to change and may have been removed through an [Article 4 Direction](#). **It is advised to check with Ealing Council before commencing any work.**

Article 4 Directions

2.11 Local authorities can introduce further restrictions on development via Article 4 Directions. These can cover entire CAs or just specific parts of an area and/or specific types of development. Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4(2) of the GPDO gives local planning authorities the power to limit these ‘permitted development rights’ where they consider it necessary to protect local amenity or the wellbeing of the area.



2.12 Using the provisions of Article 4 of the GPDO, certain types of development are brought back under the control of a local planning authority so that potentially harmful proposals can be considered on a case-by-case basis through planning applications. This does not mean that the Council will automatically refuse permission, but there is an expectation that the traditional values expended in the physical appearance of historic estates will be upheld when considering any proposals wishing to update or adapt these properties. The procedures for making directions are summarised in Appendix 2.

2.13 Ealing currently has the following [Article 4 Directions](#) in place:

- Bedford Park (1985 & 2008)
- Brentham Garden Estate (1976 & 2007)
- Half Acre Rd, Churchfields (1996)
- Hanger Hill Garden Estate (2002)
- Hanger Hill Haymills Estate (1997)
- The Grove, Ealing Town Centre (2013)
- Chapel and West Lodge St Bernard’s Hospital (1985)
- Listed Buildings in Ealing Borough (1984)

(list to be updated with new directions, once confirmed)

2.14 All of the above affect CAs, except the Chapel and West Lodge at St Bernard’s Hospital, which fall just outside St Marks Church and Canal CA. Further details of the Directions that are applicable to each CA are set out in the individual CA Appraisals and specific management plans.

Note: Historic references to Articles 4(1) and 4(2) directions are now superseded, and they are currently all referred to as ‘Article 4’ directions.

3.0 Planning Policies relevant to Conservation Areas

Statutory Legislation

3.1 [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) is the primary legislation. The 1990 Act sets out statutory duties and responsibilities in relation to designated heritage assets, their listing and protection. It also outlines the procedures for the designation and management of CAs.

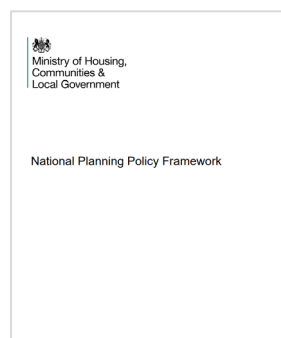
3.2 Section 69 requires local planning authorities to determine from time to time, which parts of the area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. It also places a duty on these authorities to review designations from time to time to determine whether any parts, or any further parts of their area, should be designated.

3.3 Furthermore, Section 71 places a duty on local planning authorities to draw up and publish proposals for the preservation and enhancement of any parts of their area which are CAs.

3.4 The [Enterprise and Regulatory Reform Act 2013](#) is also of relevance from a heritage perspective, particularly for listed buildings. Section 60 deals with Heritage Protection Agreements, Listed Building (and Local Listing) Consent Orders and Listed Building Certificates of Lawfulness. These aim to simplify the process in terms of dealing with regular works to listed buildings. Other relevant and emerging national policy include the [Levelling Up and Regeneration Bill 2022-23](#) which proposes changes to both the plan-making and decision making processes and the [Environment Act 2021](#) which sets out measures to improve air quality, restore natural habitats, increase biodiversity and manage resources in a changing climate.

National Policy

3.5 [National Planning Policy Framework \(NPPF\)](#) First issued in 2012, the revised (July 2021) version of the NPPF sets out in a single document the government's planning policies, and how they should be applied.



3.6 Chapter 16 of the NPPF (paragraphs 189-208) sets out policies for conserving and enhancing the historic environment and heritage assets, which by definition include designated CAs:

- 189. Heritage assets.... are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
- 192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area.
- 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
- 197. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
- 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

3.7 The glossary in Annex 2 of the NPPF contains the following definitions:

- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.8 Some heritage assets have already been identified and assessed as sufficiently important or rare to be designated by statute, so they are referred to as **designated heritage assets**. However, there are many other heritage assets which have local significance but are either not of a standard considered to be worthy of statutory protection or have not yet been assessed, so they are referred to as **non-designated heritage assets**.

3.9 Some non-designated heritage assets are considered to be sufficiently significant to the local community or to the local environment that they are formally identified by the Local Planning Authority. In the Borough of Ealing these non-designated assets, and what is considered special about them, are recorded in the Local Heritage Register which consists of the Local Heritage List and the List of Buildings of Façade or Group Value. They are also mentioned in the CA Appraisals under 'key unlisted buildings' which, in addition, include 'positive contributors' within CAs. The value of positive contributors is derived from their significance to the CA as a whole. In cases where they have significant heritage in their own right, and meet selection criteria, they are also identified as non-designated heritage assets in the Local Heritage Register. These have been reviewed as part of the strategic review of CAs exercise.

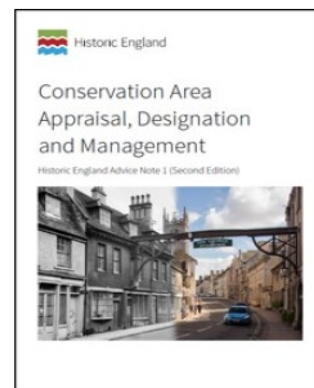
3.10 It is important to note that the absence of any particular heritage asset from the local list does not necessarily mean that it has no heritage value, simply that it does not currently meet the selection criteria or that it has yet to be identified. In determining the planning application, in line with national planning guidance, local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

3.11 [Ealing Maps](#) contains the buildings currently identified on the Local Heritage List and Buildings of Façade or Group Value. Positive contributors are identified within the [CA Appraisals](#) for each individual CA and in future it may also be beneficial to map these as well.

National Guidance

3.12 [The Guidance Note: Historic Environment](#) is the online official government planning policy guidance on enhancing and conserving the historic environment. First published in 2014, it forms part of the National Planning Practice Guidance notes (NPPG) and is regularly updated on-line, and supplements the National Planning Policy Framework (NPPF).

3.13 [National Design Guide](#): the Government's new National Design Guide which was published on 1 October 2019. It sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on [design process and tools](#). [The National Design Code \(2021\)](#) provides further guidance in the preparation of design codes, guides and policies to promote successful design.



Historic England Guidance

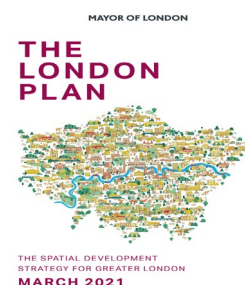
3.14 Historic England has published a series of informative Advice Notes and other guidance documents and position statements, including the following:

- [Conservation Area Appraisal, Designation and Management](#)- last updated in February 2019, this provides useful guidance on management of change within CAs. It highlights the importance of regular review of conservation areas to consider whether:
 - a. Designation still justifies the status of the area. This means considering changes that have occurred, including any degradation and whether the area still has a special character of architectural and/or historic interest (areas should be de-designated or boundaries redrawn, if appropriate, to ensure that the concept of conservation is not devalued elsewhere)

- b. There are opportunities for development/improvement schemes within conservation areas to enhance or better reveal their significance
 - c. The designation of new or extended conservation areas are merited taking into account new research and analysis emerging, for example, from any historic characterisation studies.
- [Managing Significance in Decision-Taking in the Historic Environment](#): contains useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
 - [The Setting of Heritage Assets](#): sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
 - [Making Changes to Heritage Assets 2016 HE Advice note 2](#): illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent and provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration.
 - [Climate Change: Mitigation, Adaption and Energy Measures](#): recognises the need for urgent action on climate change and how the historic environment can positively contribute to overall global stability through adapting and mitigation.
 - [Energy Efficiency and Historic Buildings](#): provides guidance on the energy efficiency requirements in Part L of the Building Regulations (Part L allows for ‘exemptions’ and circumstances where ‘special considerations’ apply for historic buildings and those of traditional construction.) Further details relating to the application and exemption of the Buildings Regulations approved documents to listed buildings, buildings in CAs and other buildings of architectural/historic interest requirements can be found at: [Building Regulations, Approved Documents and Historic Buildings](#)

Regional Policy – The London Plan

3.15 [The London Plan](#) is the Mayor of London’s spatial development strategy for Greater London. It sets out London-wide policies which derive from the approach laid out in the NPPF. The current version of the London Plan was published in March 2021.



3.16 Chapter 7 sets out policies for heritage and culture:

- HC1 Heritage conservation and growth – reflects NPPF policy on development plans and development management. There is a commitment from the Mayor to prepare a London-wide Heritage Strategy, together with Historic England and other partners to support the capital’s heritage and the delivery of heritage-led growth.
- HC3 Strategic and Local Views- sets out designated strategic views in London (none currently identified in Ealing) and requires Boroughs to identify local views in their Local Plans and strategies, and use the principles of Policy HC4 London View Management Framework for the designation and management of local views.

3.17 Other design-related policies are also of relevance:

Policy D1: London’s form, character and capacity for growth

Policy D3: Optimising site capacity through the design-led approach

Policy D4: Delivering a good design

Policy D6: Housing quality and standards

Policy D8: Public Realm

Policy D9: Tall buildings.

Other parts of the London Plan such as Chapter 8- Green Infrastructure and Natural Environment, may also be of relevance when considering development in CAs.

Ealing Development Plan

3.18 Development proposals in Ealing need to be assessed against all relevant planning documents for the area, which collectively form part of Ealing’s ‘development plan’. These currently consist of:

- The London Plan (2021)
- Ealing Development (Core Strategy) DPD (April 2012)
- Ealing Development Sites DPD (December 2013)
- Ealing Development Management DPD (December 2013)
- Joint London Waste Plan (July 2015)
- Planning for Schools DPD (May 2016)
- Emerging Ealing Local Plan (Reg.18, November 2022)

Local Policy - Ealing’s Local Plan

3.19 The [Development \(or Core\) Strategy](#) (issued in April 2012) is the main policy document of Ealing Council’s Local Plan and sets out a vision for the future development of the borough up to 2026:

- Policy 1.1(h): To care for the borough’s historic character and enhance the significance of heritage assets in regeneration proposals, ensure excellence in urban design and design out crime to make Ealing’s environment safe, attractive and accessible for all

- Policy 1.2(g): To support the proactive conservation and enjoyment of Ealing's heritage assets and their significance. In this regard the Council will continue to update and revise its evidence relating to the Borough's designated and undesignated heritage assets. In particular, we will regularly review our Conservation Area Appraisals and Management Plans and review and update our Local List of heritage assets to ensure that local assets are identified and their significance properly understood during the planning process. In addition, to promote heritage-led regeneration, ensure a balanced approach to climate change measures, encourage greater understanding and access to heritage assets and reduce the number of assets at risk.

3.20 Ealing's [Development Management Development Plan Document](#) (DPD) (issued in December 2013) follows the chapter sequence and layout of the London Plan. It supplements the London Plan in two ways, by adding:

- local variations of London Plan policies, and
- new local policies where there is an identified local need or where the London Plan does not provide enough detailed guidance.

3.21 The following three Development Management DPD policies - on heritage, local character, and design amenity - are particularly relevant to Conservation Areas:

Policy 7C Ealing Local Policy - Heritage

A. Development of heritage assets and their settings should:

a) be based on an analysis of their significance and the impact of proposals upon that significance; b) conserve the significance of the asset in question; c) protect and where appropriate restore original or historic fabric; d) enhance or better reveal the significance of assets.

B. Development within or affecting the setting of Conservation Areas should:

a) retain and enhance characteristic features and detailing and avoid the introduction of design and materials that undermine the significance of the Conservation Area; b) retain elements identified as contributing positively and seek to improve or replace elements identified as detracting from the Conservation Area.

C. The significance of heritage assets should be understood and conserved when applying sustainable and inclusive design principles and measures.

D. Harm to any heritage asset should be avoided. Proposals that seek to cause harm should be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.

Policy 7.4 Ealing Local Variation - Local Character

Development in Ealing's existing built areas should complement their: a) street sequence; b) building pattern; c) scale; d) materials; e) detailing.

Policy 7B Ealing Local Policy - Design Amenity

A. New development must achieve a high standard of amenity for users and for adjacent uses by ensuring a) high quality architecture; b) good levels of daylight and sunlight; c) good levels of privacy; d) coherent development of the site; e) appropriate levels of development on site; f) positive visual impact; g) legibility and accessibility.

B. External treatments, fittings and materials must complement the building and context and must not impair the visual amenity of surrounding uses.

C. Extensions to existing development should ensure that the resulting development as a whole meets design standards.

3.22 The [Development Sites Development Plan Document](#) (DPD) issued in December 2013; this document sets out the planning requirements for key sites in the Borough with significant development potential.

3.23 The Adopted **Policies Map Booklet** - Schedules and Map Sheet issued in December 2013 illustrates all site-specific policies in all the Local Plan documents in map form, and gives lists of all the sites and areas to which the policies apply.

3.24 [Interactive Policies Map](#) is series of interactive online maps to support the Local Plan. It highlights the planning constraints affecting a particular area and identifies conservation area boundaries and buildings of local interest.

3.25 All aspects of the Local Plan including policies, maps and monitoring information can be viewed on the Council's web via the [Local Plans](#) section.

3.25a) The importance of heritage is also recognised in the emerging [Reg.18 Local Plan](#):

- Paragraph 252- The Local Plan includes robust policies to enshrine the principles of 'good growth', whereby new development respects the character and heritage of the borough's valued and special places in each of its distinctive town centres
- Policy SP2 (iv) Tackling the Climate Crisis by: Taking a character and heritage-led approach to mitigating the causes and effects of climate change as appropriate in areas of high character and heritage value and in relation to heritage assets.
- Policy SP3 (c) Fighting Inequality by: Ensuring new development meets the highest design standards, responds positively to the local character and recognises the role of heritage in place-making.

Supplementary Planning Documents (SPDs)

3.26 Ealing Council has produced a number of SPDs to supplement Local Plan policies. The more recent SPDs are listed as [Adopted SPDs](#) and include a 2015 SPD on [Planning New Garden Space](#). As a temporary measure, some of the previous SPDs and guidance from the Council's now-superseded Unitary Development Plan (UDP) have been retained as interim guidance until replacement SPDs are prepared.

3.27 SPD 4 (Residential Extensions) is one of the previous SPDs retained as [interim guidance](#). It lists criteria to be considered in any proposal for a residential extension of any kind and includes a short section on development within CAs.

Statement of Community involvement (SCI)

3.28 The [SCI](#) (2022) sets out the Council's objectives and standards for involvement in development planning and development management, including matters pertaining to all conservation areas in the Borough.

Revision of the Local Plan

3.29 Ealing Council's Local Plan is due to be revised in line with the revised London Plan. The Council has now commenced the review of the Local Plan. The Regulation 18 document (published on 30.11.22) can be viewed at: [New Local Plan](#). The weight that will apply to its policies for development management purposes will increase as it passes through the relevant process and public consultation, but it will not accrue full weight until its adopted at the end of 2024. Further details of the new Local Plan and the next stages can be found under [Local Development Scheme](#).

3.30 The Council has set up a [Local Development Plan Advisory Committee](#). The purpose of this committee is for Council officers to report progress on the draft revised Local Plan and for Councillors to advise and make recommendations on the content of the revised Local Plan.

Evidence Base

3.31 The [Evidence Base](#) underpinning the Local Plan includes a range of studies carried out by the Council including on housing, employment and the environment. This includes the [Character Study and Housing Design Guidance](#), and in relation to tall buildings the Council's [Tall Buildings Strategy and Appendix: Guidance for Study Sites](#), [Statement on the development of tall buildings](#) and [Local Planning Policy Statement on tall buildings \(LPPG\)](#). This will be of some relevance to CAs.

Neighbourhood Plans - Central Ealing and West Ealing

3.32 The Localism Act 2011 introduced the concept of a neighbourhood plan developed by local communities and businesses. The aim of a neighbourhood plan is to provide a framework, drawn up by a local community, for how its area can develop and grow. It contains policies for the neighbourhood area that it covers and should be read alongside the Local Plan. In Ealing:

- The [Central Ealing Neighbourhood Plan](#) was adopted on 12 October 2017.
- The [West Ealing Centre Neighbourhood Plan](#) was adopted on 3 May 2018.

3.33 The Central Ealing Neighbourhood Plan area overlaps with the Ealing Town Centre CA.

3.34 Ealing Council declared a climate emergency in April 2019, committing to treat the climate and ecological emergency as a crisis requiring immediate and vital action. The aim is to become carbon neutral, as a borough and an organisation by 2030. In January 2021, Cabinet adopted the [Council's Climate and Ecological Emergency Strategy](#). Ealing's CAs contain green and open spaces, water features, trees, hedges and gardens that all contribute not only to their character but add significantly to the Borough's biodiversity. They also contain many historic buildings that contribute to the reduction of our carbon footprint and reducing waste. The continued preservation and enhancement of CAs will support many of the objectives set out in the climate strategy.

Design Review Panel

3.35 Ealing now has a [Design Review Panel](#) made of built environment professional including architects and designers together with experts in heritage, sustainability, transport and landscaping. The DRP will meet regularly scrutinise development proposals and will be most effective where they are involved at the early stage of the process. The aim of the Panel is to drive up design standards across the borough.

Community Review Panel

3.36 Ealing has also established a [Community Review Panel](#) to support Ealing Council in achieving high-quality design and placemaking that reflects the priorities of local people. The panel consists of a range of individuals who live and work across the borough, and unlike the DRP are not required to have professional skills and experience in the built environment. The aim of the panel is to provide independent advice to the planning authority as a 'critical friend' to support the delivery of high-quality development in Ealing.

4.0 Managing Development and Handling Planning Applications

4.1 As a result of their location and desirability as a place to live and work, CAs in Ealing are under strong development pressure. Sensitive and responsive management is required to manage this pressure. This also needs to be balanced with a positive approach towards new development within CAs where it enables opportunities to enhance or better reveal their significance. All development within CAs should be of the highest design standard and quality.

4.2 It should be remembered that CAs are places of special interest but they are not museums; they need to change and evolve over time just as they have always done. Carefully designed new buildings can make a positive contribution to character and there are situations where the sensitive redevelopment of an eyesore can enhance the quality of an area and add to the public benefit.

Principles for Development Management

- I. The Council will apply the principles, guidance and regulations outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the broader principles of the National Planning Policy Framework and all the relevant parts of the development plan for Ealing (see section on Planning Policy background)
- II. The Council will require all planning applications to be supported by relevant information – see: [Full Planning Application Checklist](#).
- III. Within CAs, applications for one or more dwellinghouses, or where the floorspace of building or buildings exceeds 100 square metres or more, need to be accompanied by a [Design and Access Statement](#); this is a short report accompanying and supporting a planning application that seeks to explain clearly and justify the proposal in a structured way and covers both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Changes introduced by The Town and Country Planning (Development Management Procedure) (England) Order 2015 mean that Design and Access Statements are now not required for householder applications within CAs.
- IV. Any planning application that may affect a heritage asset (including both designated heritage assets such as CAs and listed buildings together with locally designated assets such as locally listed buildings also needs to be accompanied by a [Heritage Statement](#) (see also below). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- V. In conservation areas, outline planning permission will not normally be accepted; full applications are necessary in order to be able to judge the impact of any development proposal
- VI. Any planning application without relevant information will be classified as incomplete and invalid and will not be processed by the Council.

Listed Buildings

4.2a Some CAs in Ealing also contain listed buildings and scheduled monuments. In addition to planning permission, works affecting these may also require listed building consent and scheduled monument consent. The application process and requirements for each are different. In the case of a listed building, any works to alter, extend or demolish the building in a way that affects its character as a building of special interest require listed building consent from the local planning authority, whether planning permission is also needed or not. Listing status covers the entire building, internal and external, and so works which require consent might include the replacement of windows and internal alterations, for example.

Heritage Statement

4.3 Applications that may affect a heritage asset should be supported by a written statement which assesses the impact of the proposal upon the significance of the heritage asset, including its setting. The written statement should clearly identify the designation of the heritage asset (i.e. is it listed?), how the proposed application would affect the significance of the heritage asset and what considerations would be made by the applicant to minimise this impact. Where a proposed development will lead to the harm (substantial or less than substantial harm) of the designated heritage asset or its significance, the heritage statement should also set this out in detail and weigh this up against any public benefit that will be provided.

4.4 The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. Applicants are advised to discuss proposals with a planning officer before any application is made. The following is a guide to the sort of information that may be required for different types of application:

- I. For applications for **listed building consent**, a written statement that includes a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. A structural survey may be required in support of an application for listed building consent. These requirements may differ for buildings covered under Heritage Protection Agreements, Listed Building (and Local Listing) Consent Orders and Listed Building Certificates of Lawfulness.
- II. For applications for **planning permission** including the demolition of a building within a conservation area, a written statement that includes a structural survey, an analysis of the character and appearance of the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area may be required. In cases where the demolition is proposed due to the existing building being 'structurally unstable' a structural engineer's report confirming this will be required.

- III. For applications either related to or impacting on the **setting of heritage assets** a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, and scheduled ancient monuments and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. In the case of a building adjacent to a listed building, proposals should indicate the profile of that building, both in plan and section.
- IV. For applications **within or adjacent to a conservation area**, an assessment of the impact of the development on the character and appearance of the area may be required.
- V. For all applications involving the disturbance of ground within an **Area of Archaeological Potential** as defined in the development plan or in other areas in the case of a major development proposal or significant infrastructure works, an applicant may need to commission an assessment of existing archaeological information and submit the results as part of the Heritage Statement.

4.5 For heritage assets, national policy guidance is provided in Section 12 of the [National Planning Policy Framework](#) (NPPF) (see previous section).

Quality of applications

4.6 The Council will ensure that all development proposals in a CA are of a high standard in terms of the quality of the design, materials, workmanship and execution. This will be achieved by not accepting the submission of outline applications in CAs: full applications will be required and will be supported by properly drafted, accurate, scale drawings with plans, sections and elevations.

4.7 The plans and drawings through which drawings are submitted should clearly and competently demonstrate the intentions of the development, preferably being accompanied by photographs and other required information that can demonstrate the project's aims.

4.8 In many cases for large schemes the Council will also expect analytical drawings, showing proposals in context, either through streetscape sections or three-dimensional images including, in particular for taller structures and to assess impact on views. For further details, see also: [Full Planning Application Checklist](#).

Pre-application advice

4.9 All applicants, for schemes large and small, including householder applications are strongly encouraged to seek pre-application advice from the Council. [Pre-application advice](#) has many advantages including providing a forum for specialist officer input on historic conservation matters, enabling key planning issues to be identified at an early stage,

ensuring the subsequent planning application process runs more smoothly and helping to deliver higher quality and successful schemes.

4.10 Further details of pre-application advice (and consultation requirements) are set out in the Council's [Statement of Community Involvement](#) (SCI).

Approval of materials

4.11 The richness of a building lies in the texture, colour and durability of its materials and the way they have been used. Through time and the effects of the elements, the weathering of natural materials results in an appearance (patina) that improves with age and therefore modern artificial alternatives are not generally acceptable.



The richness of brick, tile and timber materials is characteristic of Victorian architecture

4.12 Applications for work in CAs must be accompanied by clear indications of the materials to be used in producing the external finish and architectural details of the proposed buildings. Materials should wherever possible be considered and approved as part of the application, rather than secured by later condition.

4.13 The Council will require large scale drawings and/or actual samples of windows and glazing, bricks, render and tiles to be submitted and approved as part of the preparations of the scheme and prior to the commencement of on-site building operations, to ensure that materials and replacements are acceptable and match the originals where appropriate.

Details

4.14 Where appropriate, to aid in the assessment of an application, the Council may require the submission of large-scale construction detail drawings. This enables officers to check the quality of what is proposed and ensure that on site design is not left to the builder.

Experienced persons

4.15 The Council will always advise that applicants appoint experienced persons to act as their agents/consultants. Working with older buildings calls for a particular set of skills and expertise. Professionals such as architects, engineers and builders use conservation accreditation to demonstrate their competence. Further details of conservation accreditation schemes and how to find professional help can be found via [Historic England](#).

4.16 Similarly, the Council will make use of technically experienced and qualified officers in guiding the assessment and determination of all applications received. Officers will be familiar with the unique characteristics of the CA in question, as set out in the relevant CA Appraisal and supplemented by exchange of information and regularly liaison with the appropriate Conservation Area Advisory Panel (CAAP). Where necessary, officers will also consult with Historic England and other historic advisory bodies as part of the application process, and take these views into account in determining the application.

Quality of Design

4.17 The Council will expect the proposals set out in an application to be of the highest design quality, with design principles clearly set out in the [Design and Access Statement](#). These should also relate to the National Design Guide principles, referred to in para 3.13.

4.18 In line with Policy D4 of the London Plan, proposals referable to the Mayor (large residential schemes of over 350 units per hectare and tall buildings as locally defined or over 30 metres in height, or on green belt or MOL land), must have undergone at least one review early on in their preparation before a planning application is made, or demonstrate that they have undergone a local borough process of design scrutiny.

Scale and Form

4.19 Scale must reflect that of the surrounding buildings and be proportional to the setting of the area. In some areas uniform building height is the character of the street and it would not be appropriate to introduce variations in the general roofline or eaves line, while in other locations irregular building height might be accepted.

4.20 The mass of a new building must not dominate or conflict with the adjoining properties. The height of new buildings must generally be in keeping with the existing character of the area. The individual elements of a new development must be related proportionally to each other.

4.21 In addition, the form must be appropriate to its immediate neighbours and any important features on surrounding buildings. In responding to scale and form development proposals will also have regard to design guidance contained within the [Housing Design Guide](#) and for those included within site allocations in the [Local Plan](#), they will also have regard to site-specific requirements including, where relevant, design guidance set out in the [Tall Buildings Strategy Appendix: Guidance for Study Sites](#)

Architectural Style

4.22 The Council will consider each application on its merits. It will not dictate on the choice of architectural style of any proposed new buildings, extensions or alteration but the design should be appropriate to the unique character and setting of the CA.

4.23 Contemporary and Modernist styles are acceptable in principle if they are high in quality and remain sympathetic in the context and towards the host building and/or other neighbouring buildings.

4.24 Replicas of good, older buildings may be preferred provided that they are properly researched and high in quality. The design, scale, massing and detailing of such Traditionalist schemes should accurately replicate the contextual, local materials. The local Historic Environment Record (HER) should be consulted to assist with this- see references to this in

4.25 Good design in CAs leans towards a “traditional” approach to development; appropriate materials and building forms are used to create a modern reflection of the

vernacular architecture rather than a slavish copy. Further advice on general design principles can be seen in the [Ealing Housing Design Guide](#).

Consultation on planning applications

4.26 The way that the Council consults on planning applications is set out in the [Statement of Community Involvement](#). Where amended plans are submitted in respect of current planning applications under consideration by the Council, Planning Services follows the advice provided by central government contained within [Planning Practice Guidance – Consultation and pre-decision matters](#).

4.27 The sort of publicity that is appropriate for each application will depend on the type of application. The Council will determine what is appropriate in each case, either by letter, site notice, newspaper advertisement or a combination, subject to the statutory minimum requirements for consultation as set out in the Town and Country Planning (General Development Procedure) Order 1995 and in any other relevant Order or Direction (including amendments). To ensure a consistent approach to consultation on planning applications, consultation is undertaken in accordance with statutory requirements.

4.28 For applications within a CA, the Council must also display a statutory site notice and place an advertisement in the local press (21 days to respond).

4.29 Further information can be found on the Council’s webpage “[How to comment on planning applications](#)”

4.30 Full details of the planning application process and how the community is notified and able to participate is set out in section 5 of the [Statement of Community Involvement](#).

Applications outside Conservation Areas

4.31 It is important to note that planning applications falling outside, but on the edge of or in close proximity to CAs will still be carefully considered in relation to the impact of the development on the setting of the adjoining CA. Whilst in primary legislation, protecting the setting of conservation areas is not a statutory duty, the NPPF states that the setting of a designated heritage asset can contribute to its significance. Key and locally significant views into and out of the conservation area could be adversely affected by development outside of the CA. Any development outside of the CA area should preserve, or where appropriate take opportunities to enhance, its setting.

Planning Precedent

4.32 There are instances of poorly designed extensions or alterations within each of our CAs. Such development was often carried out before the designation of the area as a CA, or an Article 4 Direction, restricting such types of development, came into effect. It may also have been carried out without the appropriate permission at the time. In determining an application for development, the Council will give consideration to other similar developments in the locality. The presence of comparable existing development in the locality does not automatically mean that all similar future developments will be considered

favourably. The Council will treat each case on its own facts and its own merits, having regard to current planning policies, the generic management plan and specific CA design guidance (where provided) and will seek to apply these consistently.

Enforcement

4.33 For works that require, but do not have, Planning Permission or Listed Building Consent, Ealing Council have powers to take enforcement action. The Council can request the submission of a retrospective application for work already carried out. It does not mean that planning permission will automatically be granted and the application will be treated in the usual way. If the retrospective application is refused, the Council can issue an enforcement notice which requires reinstatement to its former condition. If the property is a Listed Building, it is a criminal offence to alter it without the Council's consent. Persons may be prosecuted for carrying out unauthorised works, as well as being required to restore the building to its former condition. A Lawful Development Certificate can be sought from the Council to confirm that existing uses or operations, or the proposed use of buildings, land or operations would be lawful. It is also a criminal offence to undertake unauthorised works to trees (either pruning or felling). Some works may additionally require Building Regulations approval; this should be checked with the Council before commencing works.

4.33a The Council will regularly review enforcement activity taking place in CAs to help ensure compliance with existing policies and guidance, understand any recurring issues and develop ways to address these as appropriate in the future. Regular monitoring of issues and early intervention in relation to planning breaches will also be important.

Demolition

4.34 A building in a conservation area must not be demolished without the consent of the local planning authority. It is a criminal offence to fail to obtain such consent in the form of planning permission. In CAs, permission is required for the demolition of buildings exceeding 115 cubic metres (measured externally) or any gate, fence, wall or railing over 1 metre high next to a public highway or open space or over 2 metres elsewhere. The definition of demolition has been defined by case-law: it includes the removal of the whole or substantial part of the building but excludes some minor works. For further advice on demolition, contact the Council before you carry out any works. Permission is also required to demolish a listed building.

4.35 The GDPO Schedule 2 Part 11 requires the developer to provide the Council with a written justification for the demolition of buildings where urgently necessary in the interests of health and safety. In other cases, (including as part of works not already subject to an extant planning permission), the developer must prior to the beginning of the development apply to the LPA or a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

5.0 Core Principles for Preservation and Enhancement

5.1 As outlined in the planning policy section, national policy requires that consideration be given to any harm to or loss of significance of a designated asset, which includes CAs, from development within its setting.

5.2 The quality of any CA can be damaged to a significant degree by the loss of historic or architectural details. The Council considers it very important to preserve certain details for the sake of the contribution that they make to local character.

5.3 The nature of the architecture and the architectural details varies significantly across each of Ealing's 28 CAs, and specific design guidance is provided for each of these areas (to follow) to help preserve or enhance these areas.

Elements at Risk

5.4 There are several component architectural features and elements that are vital to the character and appearance of **all CAs**. The threat to their loss has in part resulted in the designation of CA in the first place.

5.5 The following section identifies each of these elements and sets out the Council's **core principles** in relation to how each will be treated.

5.6 This should be read in conjunction with any [Article 4 Directions](#) that may affect a CA and place additional restrictions on development in that area. The advice of the Council's Planning Service should be sought before commencing work of any kind.

Alterations and extensions to roofs and covering materials

5.7 The roofscape is an important element of the character of any CA. Any works, whether for new buildings, extensions, alterations or the replacement of existing roof coverings need to ensure that special care and attention is paid to the scale, the massing, the design and material employed. The use of materials for alterations and extensions will normally have to match those used for principal roofs (i.e. the original and main part of the roof). This will be particularly important for those elements visible from the highway (see sections below and separate specific design guidance for each CA).

Dormer Windows

5.8 Inset dormer windows will usually be accepted in principle on the rear roof slopes but only rarely on the front or the side. Where they are permitted in the rear or side roof slopes, they must be subservient in size and scale to the overall slope. They should not dominate the roof slope; in practice they should take up no more than two thirds of the height of the roof, but in some CAs, as dictated by specific design guidance, smaller dormers will be more appropriate.



Poorly designed dormer on front roof slope detracts from house

5.9 A dormer on the front roof slope will only be considered where it would be consistent with the original architecture and design of the host building and building types within an area. It must not disrupt the consistent appearance of a group of houses or detract from the simplicity of the roofspace.

5.10 Generally, the design of dormer windows should follow existing traditional examples within the CA. A roof shape in keeping with the original profile is usually the best design solution.

5.11 Flat roofs may exceptionally be considered in smaller or shallower roofs in order to allow 500mm to the ridge, valleys and hips. As appropriate, dormer windows can be finished with moulded eaves, cornices and timber fascia. Wherever possible the window(s) of the dormer should align with the windows of the main house.

5.12 Care should be taken with the extension of soil vent pipes by running these in the roof cavity to a position well clear of the top of the dormer window.

5.13 French doors with balconies, or inverted dormers with balconies into the roof, will not normally be permitted as these are generally unsympathetic to the character of CAs, and can also create problems of overlooking.

Roof extensions

5.14 Roof extensions should be built within the existing roof slope; they should not be wrapped around two roof slopes, exceed the height of the ridge, nor form a continuation of the wall below. Changing a hipped roof to a gable will not be permitted as a general rule. However, in the case of two adjoining semi-detached houses where one side already has a hipped roof extension, consideration will be given to any hipped roof design proposals on the other side in order to help 'rebalance' the symmetry at roof level within the streetscape.



Changing from hipped to gabled roofs can unbalance appearance in the streetscape.

5.15 The ridge of the roof should not be raised to accommodate greater headroom; this would change proportions of the house and could spoil the character and uniformity of the street scene. Raised ridge tiles used to provide extra ventilation are also to be avoided. Regulations now require ridge and hip tiles to be secured with mechanical fixings; the least visually intrusive fixing options (that comply with the regulations) should be used wherever possible.

5.16 The design and details of eaves, verges, hips, gables, fascias and parapets are of great importance. Existing original details should be precisely matched wherever possible, particularly the method of tiling valleys and hips. The pitch of the roof should also be carefully considered as this will dictate the type of roof covering.

5.17 Original features such as cast iron hopper heads, gutters, downpipes and plumbing stacks should be retained wherever possible or replaced in the same material using traditional joints and fittings. New soil and waste pipes should be located internally where possible to avoid clutter on the outside of the building. Balanced flues should be small in size and sited in unobtrusive locations. The use of plastic rainwater goods and untidy external plumbing stacks with multiple branches should be avoided. All rainwater goods must be painted black.

5.18 Exposed timber work such as half-timbering, rafter ends and boarded eaves (where not otherwise painted) should be treated with an appropriate black wood stain. This does not apply to timber joinery such as window frames or decorative timber fret; the predominant finish for original joinery across Ealing CAs is white but individual CA Appraisals and Design Guides should be consulted for further details.

Rooflights

5.19 Modestly sized rooflights may be acceptable on the rear roof slopes and on occasion on the sides. Rooflights of any kind should be avoided on front roof slopes. Any rooflight should be a 'conservation roof light' which lies flush with the top face of the roof, so that its frame is fully integrated within the slope of the roof. The numbers of rooflights within a roofslope should be kept to an absolute minimum. There are some specific restrictions in numbers and types within some individual CAs reflecting Article 4 Directions and associated design guidance in place.



Excessive and poorly positioned rooflights on front roof slopes can detract

Tiles

5.20 When re-roofing or extending, tiles/slates should match the original in type, material, profile (camber) and colour, and should be laid using original techniques. Unique tiles (for e.g. green glazed pantiles) that form part of the original building type should be retained wherever possible or identical replicas sourced.

5.21 The plain tiles or pantiles found on older buildings are traditionally hand-made, resulting in a roof that exhibits a particularly attractive uneven appearance due to the small differences between individual tiles. New hand-made tiles are available and are preferable in many situations to the uniformity of those that have been machine-made. The re-use of appropriate traditional building materials provides an alternative option which can also enhance the delivery of sustainable development.

5.22 Interlocking and concrete tiles are generally not appropriate in any circumstances, unless part of the original design. Not only are they visually unacceptable, but they can

often damage the existing roof structure because of their extra weight. Existing original features such as finials and ridge tiles, should be reused or replaced to match.

5.23 Further detailed specifications for tiles are provided where appropriate within the detailed design guidance for each CA. This will include details of suitable tile manufacturers, where available.

Chimneys

5.24 Chimneys are a particularly important element of the character of the CAs. The Council has a clear preference for the retention of all principal stacks and maintenance of existing chimneys where they contribute positively to the local character, and for ensuring that new proposals that include chimneys are high in quality of design, materials and execution. Care should be taken in the repointing of chimney stacks and the fixing of pots using appropriate materials, including lime or lime-based mortar where appropriate. The Council will encourage the restoration of lost chimneys and pots, providing that reasonably accurate information about their original form and appearance is available. Fibreglass or similar replica chimneys are strongly discouraged and will not normally be permitted, although those constructed of traditional materials will be considered on a case-by-case basis.

Windows and Doors

5.25 Windows are critical to the appearance of buildings and there remain a variety of original windows within Ealing's CAs including timber sash and casement windows and steel 'Crittall' windows. Original window types should be preserved, wherever possible. Where it is necessary to replace original windows these should be replicated in terms of design, style and materials.



The original timber sliding sash windows to the left have been replaced with inappropriate PVC-U windows to the right.

5.26 The Council has a well-founded preference for traditional, renewable materials and will therefore exercise its powers to advise and to insist, in cases where appropriate, against the use of architectural elements and fenestration details in PVC-U or other manufactured substitutes.

5.27 Developments in timber window design and finishing products mean that modern, high performance timber windows need minimal maintenance and potentially have a significantly longer life than PVC-U. Also, the widely held assumption that PVC-U provides the cheapest option is often wrong, both in terms of initial capital costs and total costs over the lifetime of the window. As long as the timber is sourced from sustainably- managed

forests and care is taken in their maintenance, timber windows are by far the best environmental choice.

5.28 Repair or 'like for like' replacement using the same style and materials does not generally need planning permission and is often the preferred option for buildings in CAs. For buildings which are in commercial uses or flats, planning permission is usually required to install new PVC-U windows. Planning permission will be required in CAs where Article 4 Directions restrict window replacements. In all cases, the presumption will be to replace on a 'like for like' basis. This can be defined as replicating the original windows by virtue of the frame material, overall style, pane openings and subdivisions, dimensions and profile of frame, mullion and transom widths, glazing bars, glazing rebate, drip details and beading. In relation to double glazing units these may not be considered as like for like in some cases as they are usually deeper in profile than original single glazed units. Whilst the use of timber or aluminium 'slimlite', or similar units with reduced depths may help overcome this issue, the inherent design and construction of such units may still result in noticeable differences from the original windows. It is recommended that details of window replacement and repairs are discussed with the Council prior to installation.

5.29 The different appearance and character of PVC-U windows compared to historic windows often makes them unsuitable for older buildings, particularly those that are listed. Their design, detailing and operation make them look different from traditional windows, particularly in terms of their wider frames and glazing bars.

5.30 Manufacturers have not yet been able to fully replicate the sections/glazing bars used in most timber and steel windows due to the limited strength of the material and the additional weight of the secondary glazing units. False 'glazing bars', which are thin strips of plastic inserted within the glass sandwich of a double-glazed unit, change the character of the window. Similarly attempts to add a wood grained appearance to PVC-U windows to replicate timber windows have generally not been successful.

5.31 Although recycling does exist for PVC-U windows, this is limited to waste sections left over in manufacturing rather than for complete redundant windows. Discarded windows usually end up in landfill sites with the potential for releasing damaging industrial pollutants.

5.32 In general, PVC-U window frames and doors are not felt to be able to replicate the quality and appearance of original timber or metal windows in CAs. When used elsewhere on buildings such as porches, bargeboards, fascias and conservatories, PVC-U can also have a negative effect upon the visual appearance.

5.33 However, the Council does recognise that there have been advances in manufacturing technology and that this will in future result in improvements to PVC-U units in terms of their visual appearance, energy efficiency, security and recyclability. It is now possible to manufacture double glazed windows, both in timber and aluminium, that do, in some cases, carefully match the original designs. However, the Council believes that it is the attention to detail and the specific quality at all levels that will help preserve or enhance the character and appearance of all CAs.

5.34 Statutory listed buildings are exempt from Building Regulations Part L requirements in recognition of the unacceptable change to the appearance and character of a building that retrofitted double glazed windows and doorsets impart. Further guidance on the application of Part L to historic buildings and those of traditional construction can be found in Historic England's [Energy Efficiency and Historic Buildings](#).

5.35 In addition to the joinery itself, where there is original historic glazing, the presumption will be to retain it since historic glass has a unique appearance and surface that cannot be recreated in modern glazing. Some types of glass such as flat blown glass can be found/manufactured, but the presumption remains to retain original historic glass.³ This includes stained glass and repairs/replacements should be carried out using traditional methods and materials.

5.36 Front doors were carefully designed or chosen by many of the CA's original architects as essential parts of the design of the house. Original timber doors should be retained and upgraded. Where this is not possible, replicas can normally be made by a joiner to incorporate modern security concerns, including laminated glass. Repair, retention and replication is particularly important where original doors form part of a consistent group. Replacement doors should match original styles.

5.37 Wherever possible, traditional panelled or boarded entrance doors should be used and any patterns incorporating pseudo fanlight glazing must be avoided. Doors should generally be constructed in timber (normally softwood or sustainably-sourced hardwood) and painted. PVC-U doors are particularly discouraged in conservation areas.

5.38 Attention to small details of design such as doorcases, door furniture including hinges, knockers and letterboxes adds depth to a scheme. Simple doorcases with hoods can provide interest of which there are many traditional examples in the Borough.

5.39 More detailed design guidance will, where appropriate, be provided on doors and windows as part of the specific design guidance and these should be consulted for each individual CA. This will include specific design guidance and specifications for the unique original timber and steel 'Crittall' windows found in certain CAs and suitable manufacturers/joiners where available.

5.40 As a general rule, the Council will apply the following **principles** to windows and doors:

- I. Attention to detail and specific concern about quality at all levels in relation to windows and doors will help preserve or enhance the character of all CAs.
- II. Where possible, the repair of existing windows in traditional materials will be the preferred option for buildings within CAs (together with secondary glazing where appropriate to improve thermal efficiencies.
- III. Replacement windows and those for new extensions should match the originals in the way they are subdivided into opening and fixed lights. The frame material, overall style, pane subdivision, dimensions and profile of frame, mullion and transom widths and glazing rebate should be replicated.

- IV. Paint is the correct finish for timber windows and doors, staining is not a traditional finish and should not normally be used unless part of the original design
- V. Top- hung, bottom-hung or pivoted window openings are all unsuitable for use in CAs, unless they formed part of the original style of window.
- VI. The restoration of lost components to original designs will be encouraged wherever reasonably accurate information about the design is available.
- VII. Window heads (the brickwork detail at the top of the window) and other detail around the windows should reflect that of the original building.
- VIII. Opening arrangements in new windows should replicate the original windows, for example sliding sash windows should not be replaced with top hung windows or casements.
- IX. The pattern of original glazing bars should be replicated in the new windows, on the outside rather than just between the panes of glass. Adding additional glazing bars such as mock “leaded lights”, which would not have been in place on the original windows, should normally be avoided.
- X. For blocks of flats, agreement should be reached where possible with all other residents so that all the windows in the building are the same in terms of design and opening arrangement. In addition, planning permission is always required for replacement windows in flats in CAs.
- XI. Replacement doors and windows should replicate the original or are of an appropriate design and materials. PVC-U and aluminium replacements are not generally acceptable, although “slim section” replacement windows (applying to windows of all materials including double-glazed units) will be considered on their merits, but only in the following circumstances where they match the original design:
 - i. On rear facades hidden from view;
 - ii. In total replacement of all windows in an isolated or detached building. This does not apply to terraced buildings where the continuity of fenestration is important;
 - iii. Where the replacement slim section window would not harm the character or appearance of the building or the area.
- XII. In listed buildings, double glazed windows will not normally be approved.
- XIII. The replacement of steel windows with aluminium will be treated in its merits and individual circumstances including the age of the originals (i.e. whether pre-war ungalvanized or later types), their style and their condition. Where metal windows were originally placed within timber frames, timber frames should be retained or replicated, where possible.
- XIV. The installation of external security shutters or grilles over windows or external doors will be treated on its merits but discouraged in principle as invariably they would be harmful to the character of any CA.
- XV. The installation of secondary glazing internally to windows is acceptable in principle, although care should be taken to make fixings against original fabric reversible. Glazing bars to secondary glazing should follow the pattern of the principle glazing bars to the window as accurately as possible

XVI. Where the modification or replacement of joinery components is proposed, detailed drawings showing timber moulding profiles should accompany the application.

5.40a Planning applications for window and door replacements will be treated on their merits having regard to the extent to which they are able to replicate originals and are sympathetic to the character of the relevant CA. Specific design guidance on windows and doors, where produced for individual CAs, will also be taken into account.

5.41 The detailed design guidelines for each CA may also set out technical specifications for windows and doors in each area, including details of manufacturers that specialise in heritage windows and doors, including repairs (to follow).

5.42 Further advice on traditional windows is provided by Historic England:

[Traditional Windows, Their Care, repair and Upgrading \(2017\)](#)

[Energy Efficiency and Historic Buildings \(2018\)](#)

[Traditional Windows: their care, repair and upgrading \(2017\)](#)

[Modifying Historic Windows as part of retrofitting energy-saving measures](#)

Brickwork and roughcast render

5.43 The management of brickwork, roughcast render and the pointing of walls is a critical issue in preserving detail in all CAs. Repairs should be carried out using matching traditional materials, and the use of hard cement mortar for pointing or rendering should be avoided. Generally, traditional finishes, jointing and pointing should be respected. Traditional materials, including those based on lime putty/mortar should be respected, and considered before works are carried out to buildings. Soft lime mortar should normally be brushed to expose the texture.



Original untreated render is important to maintaining uniformity of group

5.44 The action of raking out the joints is liable to widen those joints through damage to the edge or arris of the brick. Such damage to the bricks cannot be repaired. Raking out must therefore be carried out with great care, using tools no bigger than the width of the joint and only by hand. Angle grinders must never be used to rake out brickwork for repointing.

5.45 The appropriate mix of lime and aggregate for traditional mortars and plasters/roughcast will vary from CA to CA. Traditional mortars are usually one part lime putty to three parts sand. Plasters range from proportions of between 1:1:6 and 1:2:9 (cement: lime (hydrated): sand). Great care is needed in making up a mix that will give a similar appearance to original work. Colour should only be achieved by selection of sands and not by using artificial synthetic colouring agents. Sometimes natural earth pigments can be added but these may not be permanent. It is important that the sand is well graded with a good proportion of coarse angular aggregate.

5.46 The type of brick joints used will also vary across CAs. Traditional joints include flat joints, struck joints, tuck pointing and weather-struck joints. When repairing or conserving historic brickwork, it is easy to overlook the original profile where worn and eroded. Before any repointing is carried out a careful survey should be made of the area, carefully examining sheltered areas for the original profile.

5.47 Raking out must be by hand tools and to a depth of between 15mm (absolute minimum) to 25mm and must be to the whole width/height of the joint. The colour of mortar should only be achieved by the colour of sand and not by artificial colouring agents. Angle grinders must never be used to rake out mortar.

5.48 Roughcast render that was originally unpainted or limewashed over should not be painted over. Even when damaged, roughcast is acting in a sacrificial manner and protecting the masonry underneath and should not be removed unless absolutely necessary.

5.49 The condition of the masonry to be covered should be taken into account, and whether it will be able to provide an adequate key without damaging the mortar joints. If repair is necessary, the existing material should be carefully analysed to establish its ingredients. It is important that lime-based roughcast is never replaced with cement pebbledash.

5.50 The mix of the replacement should be weaker than the mix of the existing materials and each coat of render or roughcast applied should be weaker than the preceding one to facilitate the passage of moisture from the masonry to the open air.

5.51 The Society for the Protection of Ancient Buildings (SPAB) recommends a repair mix of 1:4 (lime putty: sharp sand) for the laying on coat and 2:4:5 (lime putty: sharp sand: shingle) for the cast coats. Proportions can be varied according to the texture required, increasing the amount of shingle will produce a coarser finish.

5.52 The use of pebble dashing, painting, stone cladding and other new surfaces over original brick facades and rough cast render should be avoided. Existing details such as brick arches or string courses should be left unpainted if that was their original finish.

5.53 Rendering or cladding of original brickwork or roughcast as part of external insulation scheme can also result in the loss of architectural detail and craftsmanship and impact on the appearance of the area. Internal roof insulation alters the height (thickness) and therefore eaves details need careful thought. External insulation can also require extensive remodelling of roof eaves, rainwater goods and window and door reveals, which can significantly impact on the character of a building. For these reasons, external insulation will not normally be acceptable with a CA. It may be possible in some cases on detached buildings, which are not visually part of a group.

5.54 Where brickwork or render is used as part of new developments within CAs, the colour, material and type should match the originals. Materials should not be mixed on prominent elevations of individual buildings; for example, yellow stocks bricks should not be used on a front elevation which is predominantly red stock brick.

Front, side and rear plots and hardstandings

5.55 Due to the impact on visual amenity of all CAs, front and side plots are regarded as important for the setting of the host building and for the preservation of the CA in general. The Council will ensure that the removal of traditional front and side walls, fences, hedges will be resisted and that proposals to replace or develop boundaries or front gardens will be appropriate to their materials and of high quality design that is compatible with the historic character of the CA. Mature trees, unless dead, should not be removed to create vehicular hardstandings.



The removal of original front boundaries and soft-landscaped front gardens changes the character and appearance of houses

5.56 As in all areas of the Borough, the Council recognises that there is some pressure for off-street parking in CAs. However, the removal of front boundary walls to create hardstandings reduces the definition of the private space and public space. The loss of a soft landscaping buffer also impacts on the visual appearance of the houses and impacts on biodiversity as well. It can also increase the risk of water run-off. The original setting of the dwelling in the streetscene is also adversely affected when soft landscaping is replaced with hard surfacing and vehicles are parked directly in front of the house; this also obscures views to architectural features of the house including, doors, windows, brickwork etc.

5.57 Where the Council is minded to approve an application for a new vehicular hardstanding in a front garden, it will require:

- I. Materials of a high specification and finish to be used; randomly sized natural stone, hoggin or gravel is more likely to enhance the setting of the house/CA rather than large concrete slabs or coloured hard blocks.
- II. Where carparking is allowed in front garden, only a small amount of hardstanding will be permitted (no more than 50%), to prevent water run-off and to preserve the openness and character of the CAs. This might comprise a combination of hard surfacing (approximately 20%) and cellular paving (approximately 30%). The remaining 50% or more should be soft planting.
- III. Where the hard surface is not made of porous materials, provision should be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.
- IV. Two lines of hard paving underneath the car tyres is preferred for minimal impact.
- V. Where possible, the location of a hardstanding should not normally result in cars being parked directly in front of any part of the house except the garage.
- VI. Materials should be varied to create a visual separation between the drive and path to the front door, preferably a strip of planting.
- VII. Where a hardstanding is approved, any vehicle crossover should be the minimum width necessary to avoid the creation of a patchy appearance to the street scene.
- VIII. Neither the hardstanding nor crossover should result in loss of, or damage to, any trees. If the surfacing is within the rooting zone of any tree, then both appropriate

materials and construction techniques will be required to ensure permeability and avoid causing tree damage.

- IX. The Council will encourage the re-instatement of original front gardens where these have been removed in the past. Works will be considered against general planning requirements and the principles and guidance within the Generic Management Plan.

5.58 The management of front gardens will be particularly important for properties that are set back from the streetline. The removal of traditional boundaries or gardens will be resisted and proposals to replace or develop boundaries or front and side gardens will be appropriate in their materials and of high quality design that is compatible with the historic character of the CA. In some CAs, back gardens also add significantly to the character and openness of the area, and together with their rear servicing and associated paths, should be protected. Original paths, front steps and doorsteps and associated materials including stone, brick, slabs and tiles often add to the visual character and setting of the CA as well as providing practical means of access and subdivision of plots. The retention, repair and restoration of paths and steps, particularly in relation to original front paths and steps, will be sought in those CAs where an application is needed to alter paths/steps as part of a 'hardstanding, porch or other similar development'. The use of artificial grass, plants and hedging will be strongly discouraged in areas fronting a highway in all CAs. Whilst there have been improvements in artificial grass/plant technologies in relation to appearance and drainage, artificial landscaping cannot replicate the natural soft landscaping which is essential to the character, appearance and biodiversity of all CAs.

5.59 Further guidance on garden design and layout can be found in the '[Planning New Garden Space' SPD \(2015\)](#)

Electrical Charging Points

5.60 The encouragement to use electric vehicles is increasing the use of use of electric charging points and apparatus (EVCPS). Ealing Council is working in partnership with suppliers who are rolling out on-street electric vehicle (EV) charge points in public places. The locations of all public charging points can be found at [Zap Map](#).

5.61 However, some residents will be seeking to provide charging points within their own homes. Whilst the impact of domestic electrical charging points themselves are likely to be quite small, there is concern that residents will be seeking to convert front gardens into parking/driveways so they have access to their own personal EVCP and take advantage of domestic electricity tariffs which are cheaper (& lower VAT) than commercial EVCPs.

5.62 The GDPO includes electrical charging outlets and upstands as permitted development provided they meet certain conditions; there are no additional restrictions within CAs, unless they affect a listed building or scheduled monument. The issue will continue to be monitored within CAs and further guidance issued as technologies advance in future.

5.63 Residents are reminded that trailing an electric cable across the footway (pavement) even with a mat or covering is a health and safety risk in terms of a trip hazard and potentially an electrical safety hazard. Ealing Council does not permit this practice, which

could be in contravention of the Highway Act 1980 and may have to take enforcement action should this continue.

Boundary Treatment

5.64 The CAs in Ealing have an array of traditional boundary treatment including brick walls, fences, hedges, gates and railings, some of which are unique to each area.



Retaining original walls maintains character of estate

5.65 Walls must be constructed with suitable bricks for the locality. In this regard, there will be a presumption to maintain or reinstate the original design and materials of boundaries. They must be articulated with piers at suitable centres and capped with traditionally detailed copings. Major lengths of enclosing walls may require a plinth in order to give them visual substance. The colour, material and type of new brickwork in new walls should match the originals and neighbouring properties where appropriate. They should not be mixed on brick walls, particularly those having prominent locations adjacent to the highway.

5.66 Railings and the necessary gates must be traditionally detailed with spear tops, hoops or other historic forms. The railings may be raised on low brick plinth walls with stone copings but the precise form will be determined by the character of the specific CA. They should not replace boundaries of traditional hedges or fencing. Large or sliding gates with oversized railings, in inappropriate styles, must also be avoided. Historic cast iron railings and hoops around open spaces and enclosures should also be preserved and maintained by the appropriate landowner.

Open Spaces

5.67 Open spaces, large or small, in public or private ownership, contribute to the character of CAs to varying degrees. Spaces to the front and rear and side of buildings also help facilitate important views into and out of CAs. There is a general presumption that open spaces in CAs should be protected where they contribute to the character of the CA. Such areas should also be well maintained. For those that are found to be in a state of neglect or untidiness, it is important that measures are secured for their improvement and proper maintenance.



Open space to the rear of houses forms an integral part of the character of several residential estates within CAs.

Extensions

5.68 The proliferation of unsightly and over-scale rear, side or roof extensions to dwelling houses are all regarded as detrimental to the historic environment. For this reason, applications for extensions of this sort will be carefully considered and, where necessary for the preservation of local character, will be resisted in all CAs.

5.69 In essence, the following **factors** will be considered when determining planning applications for extensions to residential dwellings:

- Design
- Scale, bulk and location
- Height, depth and width
- Prominence (how much a building stands out compared with others)
- Buildings lines and levels of set-back of the frontage
- Proximity to site boundaries
- Potential for overlooking
- Window location in neighbouring properties - especially location of windows in habitable rooms. (Habitable rooms include all rooms suitable for living in, including bedrooms, dining rooms and kitchens over 11 m². Large rooms over 20 m² that are capable of being divided are counted as two or more habitable rooms.)
- Ground levels (especially if this changes between neighbouring properties)
- Level of physical integration with the original dwelling; extensions shouldn't be easily capable of subdivision from the original dwelling
- Boundary treatments, landscaping and screening (however screening does not mean an inappropriate development will be acceptable)
- Impact on trees (especially trees which are subject to a Tree Protection Order and those in Conservation Areas)

Design includes the following aspects:

- Architectural detail, including design features and roof forms
- Window detail (including type, proportion, materials, and vertical and horizontal alignment)
- Materials, including main bricks, feature bricks, tiles and other materials
- Setting including not only the relationship to other buildings, but also by the spaces created between buildings
- Townscape character including the scale and height of existing buildings
- Permeability and connectivity of the proposed development.

As a general rule:

- In terms of appearance and design, the extension should harmonise with, and reflect the architectural form of the main dwelling. The extension should be constructed from materials that match the main dwelling, including brick window heads, brick plinths, brick courses, brick quoins on corners, banding detail and window surrounds.

Front Extensions

Any extension projecting beyond the front wall of the house, or an existing bay will not be permitted. Other alterations to a house frontage which remove original bays and recesses will not be permitted.

Side Extensions

- Side extensions should reflect the design of the main house and remain secondary in their size and appearance. They should generally follow the depth of the house and be set back from the building frontage with a height of not more than 3 metres
- Two-storey extensions are not encouraged; where proposed they should generally be roofed at the same pitch as the main roof with the same eaves detail and profile. The extensions should appear subordinate to the original house.
- Flat roofs are not normally appropriate for two-storey extensions, unless they are consistent with the house type (e.g. Moderne or Modern Movement Type).
- The roof ridge line of an extension should be set below the ridgeline of the main dwelling by at least 0.5m. This will help to ensure that the extension appears subordinate to the original house.
- Both the ground and first floor extension should be set back from the front wall of the main house. This is to help ensure the extension appears subordinate to the main dwelling, and so the shape of the original house can be preserved.
- Side extensions should be set in at least one metre from the side boundary at first floor level.
- Parapet walls may be refused unless they are a feature of the original house.
- The side extension should not project significantly beyond the rear of the neighbouring dwelling.
- Where side extensions compromise strategic gaps between dwellings that form part of the special character of an area, for example the 'tooth and gap' arrangement between detached and semi-detached houses, they will be resisted.

Rear extensions

- Rear extensions should be subordinate to the original dwelling. In most cases, a single-storey extension with a maximum depth of 4 metres in the case of a detached house and 3 metres in other cases, and a maximum height of 4 metres will be acceptable, as long as the dwelling has not been extended in the past and is aligned with the neighbouring dwelling. If the house is detached, or there is a large separation distance between it and the neighbouring property, a larger extension may be allowed.
- Two-storey rear extensions should appear subordinate to the original house and, if possible, should be set back from boundaries shared with neighbouring properties to minimise the potential impact.
- Extensions should not extend across the full width of the original dwelling, obscuring the original ground floor of the house or important features of the original designs.

- Extensions that wrap around the side and rear are discouraged and will usually be refused.
- Large extensions which take up a substantial proportion of a rear garden will not normally be permitted. ³

Extensions to commercial premises:

- Many of the above principles in relation to extensions to dwelling houses will equally apply to extensions to commercial premises such as shops, public houses, offices or industrial units. Premises should be extended sensitively having regard to architecture, scale, form, massing and setting. The potential impact of development on surrounding spaces and residential amenities will need to be carefully considered.

5.70 The design, type and depth of front, side and rear extensions that are considered appropriate will vary in some specific CAs, and the relevant design guide and/or Article 4 restrictions for individual CAs should always be consulted for further guidance. Where extensions are to be added to listed buildings, preference will be given to those which require the minimum of alteration to historically significant fabric, and which are likely to be readily reversible. In some CAs, it is important to ensure that rear and side extensions do not result in blocking vehicle access to existing 'set back' garages.

5.71 Further guidance for extensions in CAs, including illustrations, is provided in [SPD4:Residential Extensions](#) and the more up to date [Housing Design Guide](#).

Porches

5.72 By their very nature and location directly in front of the public highway, poorly designed or overly large porches can have a significant impact within CAs. They can also disrupt the streetscape and architectural rhythm of the area, particularly where they are clustered in groups or attached to houses that weren't originally built with porches (e.g. some Victorian cottages).



Porches not part of the original design of houses can detract

5.73 Modern designs and pastiche designs, for example based on neo-classical porticoes and columns, are often oversized and over-elaborate and inappropriate in relation to the elevation of the house and wider character of the CA. Porches will need to reflect the character and appearance of the house.

5.74 Open recessed porches that are subsequently enclosed, often in PVC-U can also have a negative impact and remove views of the original front doors and fanlights. The removal of original door canopies that are integral to the design of houses in some CAs can also impact negatively on the architecture and rhythm of the streetscape.

5.75 Porches should be sympathetic to the host building in terms of its size, style, projection and use of materials and should match original porches where applicable. They will be resisted where they would detract from the original appearance and design of the house or disrupt the cohesion of the group.

5.76 Article 4 Directions have removed permitted rights in some areas.

Outbuildings and garages

5.77 Garden buildings should be small-scale and sited discretely, taking care not to locate them too close to trees. They should be for ancillary garden use and comprise a single, modest sized room. Very large buildings, capable of being used as a separate habitable dwelling, will not normally be permitted.

5.78 They should be constructed in appropriate materials; timber is usually the most appropriate material to ensure they blend with the landscape.

5.79 Garages should be also modestly scaled (generally single car-sized) and sited discretely; Where located to the rear of houses and within the garden area, careful consideration will need to be given to any new means of access and ensuring that this does not disrupt the character and appearance of the area.

5.80 The appropriate design of new garages will be dependent on the nature of the individual CA. Generally, garages should be built in brick, rendered blockwork or timber, with either pitched tiled roofs or flat roofs with brick and tile-on-edge parapets, as appropriate. They should be positioned to minimise their visual impact and normally be set back from the front of the house.

5.81 Original garages are important to the character of CAs and they should be retained wherever possible. Any replacement garages should follow a traditional design and use of traditional materials with respect to the main structure, roof coverings and windows/doors. Often garage doors were originally designed to complement the front door of the house, particularly in the case of houses with integral garages. Where this is the case, replacements should be made to match the original style. This is especially important in the case of garage-adjoining houses, where the adjacent garages were an original design feature of the CA.

5.82 Traditional hinged garage doors should generally be used. 'Up and over' doors, where acceptable, should ideally be timber, vertical boarded or panelled and stained or painted a dark colour. Metal and GRP (plastic) doors are usually not acceptable unless they form part of the original design.

5.83 Where original garages are converted to habitable rooms, the impact of any external alterations such as the insertion of doors, windows and rooflights will need to be carefully assessed in terms of their visual relationship to the original house and uniformity of the wider streetscene. The Council will also normally impose conditions on new outbuildings to ensure that no kitchen or cooking facilities shall be installed or used within the outbuilding

and the outbuilding shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

5.84 There is a growing trend to provide storage facilities for items such as bicycles, bins and garden equipment. These can often appear unsightly from the highway if placed in the front of a house. These should be located in discreet locations to the side or rear of the house where access arrangements permit. The use of plants and associated mesh and frames to help hide bins and equipment can potentially form part of a suitable design solution and these can be explored further in specific design guidance for each CA where appropriate.

Conservatories

5.85 Conservatories must be modest in size in relation to the original building, carefully detailed with the minimum of architectural embellishment and sensitively sited away from the principal elevations. Where planning permission is required, the architectural style, form and size of the conservatory must respect the host building and must be designed to be in keeping and in harmony with the existing environment.

5.86 Painted softwood should ideally be the construction material, but other materials including PVC-U may be acceptable in locations not visible from a highway. The use of cast iron may also be an appropriate material for conservatories, for example in relation to listed buildings.

Urban Density

5.87 Each CA has a unique character and urban density by virtue of the type of housing, plot sizes, spaces between buildings, open spaces – both private gardens and public open spaces and views between buildings. The specific characteristic of each CA is set out in the individual CA Appraisals. As a general rule:

- I. The predominant urban density of CAs must be respected as part of any new development.
- II. All forms of overdevelopment will be resisted.
- III. Existing gardens and open spaces will be retained wherever possible and their improvement sought.
- IV. Gaps between houses and gaps between houses and garages will be retained wherever possible particularly where they provide views within the CA and add to the legibility of the area.
- V. Larger gap sites will be given the most careful consideration in determining planning applications as their infilling would potentially have the greatest impact on the openness of an area, including associated views.
- VI. Where the network of passageways and alleys between buildings and spaces form an integral part of urban grain and history associated with the CAs, they should be protected and maintained.

Shopfronts and Signage

5.88 Several CAs contain commercial retail properties within their area. These include larger centres within Ealing and Acton Town Centres but also a significant number of smaller, local Victorian/ Edwardian and later 20th parades. Often located on the busiest streets and thoroughfares, they are highly visible; they form prominent features within CAs and gateways into an area. Modern or badly executed shopfronts and signage, and older types in poor condition, can therefore ruin an otherwise attractive building(s) and spoil an historic streetscape.



Well maintained traditional shopping parades add to the streetscape and vitality of an area

5.89 The Council will resist applications for the replacement or modification of the design of original shopfronts, and the installation of new shopfronts to original patterns will be encouraged where they have already been lost. It should be noted that these components, although sharing a strongly consistent language, set precedent for several kinds of variation within the theme, and it is likely that the majority of commercial requirements can be adequately met without any compromise to the character.

5.90 Proposals affecting shopfronts within CA should adhere to the general principles set out in the **Shopfront Design Guide** (link to be added once this has been prepared from original Shopfront Design Guidance Leaflet and latest draft of Shopfront Design Guide 2012) and the **specific CA Design Guidance** for each CA.

5.91 Consent for the demolition of all or part of a shopfront within a CA, or forming part of a listed building will be required. Where consent is required, it is an offence to undertake such works without prior approval, in writing, from the Council.

5.92 Within CAs, the overarching principles that should be adhered to include:

Shopfronts

- New shopfronts should be of a design that is in sympathy with the character of CAs. In these areas the Council will require shopfront design and detailing of a particularly high standard.
- Sliding, folding, open and fully glazed shopfronts are generally not acceptable. Glazed areas should be sub-divided to achieve a well-proportioned shopfront.
- Many of the older shopfronts are Victorian or Edwardian in design. These should be preserved intact wherever possible. Shopfronts erected in the 1920s and 1930s are equally worthy of retention and very careful consideration should be given before any alterations are proposed.
- Painted fascia boards with lettering applied by professional signwriters is the most authentic approach. Where the original fascia is too narrow for advertising, an

alternative might be a plain fascia with the shop name signwritten on the window below.

- The installation of external security shutters or grilles will be treated on its merits but discouraged in principle as invariably they will be contrary to the character of any CA. An internal grille set immediately behind the window in front of the display area or internal black, brick-bond mesh grille are the least intrusive solutions.
- Blinds need to be carefully designed so that they do not obscure interesting features of the shopfront and cause a dominant shape that obscures adjacent shops. Where they are appropriate, blinds should comprise a straight awning with a folding arm mechanism.

Upper floors

- The upper parts of shops can often be neglected and can detract equally from the streetscape despite any improvements made to the shopfronts themselves. It is therefore important that appropriate improvements are also made to upper floors both to improve both the setting of the shopfront at ground level and the wider appearance of the streetscape.

Materials

- The use of materials in new shopfronts should be in character with the building's façade and surrounding architecture.
- Traditional materials such as timber, masonry, stucco and are normally more appropriate. Sometimes stone or period tiles may be appropriate in the right setting. However, synthetic materials such as anodised aluminium, plastic or fibreglass are rarely appropriate and their use will be resisted within CAs and on historic buildings.
- Where existing natural materials are in good condition on shopfronts, they should be retained and conserved whenever possible.
- Timber is nearly always more appropriate for window framing and should be incorporated in new shopfronts wherever possible. In the interests of the conservation of natural resources, applicants are encouraged to specify the use of hardwoods from sustainable and properly-managed sources.
- The materials and colours used in shopfronts should be compatible with the character of the street. Harsh, gaudy colours, unsympathetic to the building should be avoided. Acrylic and shiny materials, and the use of fluorescent colours tend to clash with traditional finishes and are visually inappropriate.

Signs

- Internally illuminated signs are usually out of character and their use will generally be resisted. Externally illuminated signs via trough lights or spotlights are acceptable in principle although their design and illumination will need to be carefully considered.

- The Council will expect organisations that have adopted a ‘corporate image’ to adapt their application so that it respects the character of the building and the area.
- Flank wall signs will generally be resisted.

Detailing

- Shopfront detailing should be to a high standard with special attention given to items such as letterboxes and handles.

Listed buildings

- Applications for alterations to shopfronts within or immediately adjoining a listed building will be expected to sympathise with the existing character of the building and surroundings and may require listed building consent.
- Listed shopfronts and facades of group value may require special consent for change and alterations.

Regeneration Initiatives

- The Council recognises that regeneration initiatives can encourage shop owners to change and improve shopfronts on a more regular and incremental basis. This will help facilitate good and sympathetic design, will set a high standard and will encourage others to follow suit.
- Within CAs, the aim is to improve the quality of replacement shopfronts and signage in terms of more sympathetic design and materials. It also seeks to encourage other improvements to buildings along the shopping facades to replace inappropriate PVC-U, roofing materials, architectural detailing such as cornicing, eaves and verges.
- Various funding opportunities may be available to shopowners as part of the Council’s Town Centre Regeneration Schemes and the wider Town Centre Business Improvement Districts (BID status currently applies in Ealing Broadway, West Ealing and Acton Town Centres).
- The Council will also explore the development of a grant-aid programme for shopowners as part of a partnership bid made between the Council and Historic England. (Further details of any funding opportunities and grants will be provided if and when, a bid is made/is successful).

Criteria for grant-aid

5.93 Subject to the setting up of a relevant scheme, it is proposed that the following specific criteria will apply to individual grant-aid schemes available at the time of application. When assessing proposals, the Council will consider the need for and potential impact of improving shops, facades and frontages. Priority will normally be given to the following cases:

- I. Buildings of architectural and historic importance (including listed buildings and those that contribute positively to a CA).

- II. Properties that would create maximum visual/townscape impact (in addition to any landmark buildings).
- III. Landmark buildings that could be illuminated or have a significant impact on the Town Centre.
- IV. Properties in the poorest state of repair.
- V. Areas of poor street quality with potential for landscaping.
- VI. The inclusion of some shops where the owner intends to establish a high standard of quality, design or innovation which may act an example or precedent.
- VII. Groups of buildings of façade value.
- VIII. Larger properties, two or three shops in single ownership, to maximise the effective use of resources.
- IX. Properties in groups or clusters of several other improvement schemes to maximise impact.
- X. Variety of different trades or shop types.
- XI. Properties where the owner or tenant expressed an interest in improvement.

Renewable energy and micro-generation

5.94 The installation of solar panels, photovoltaics, ground source heat pumps, wind turbines and sedum roofs are becoming increasingly common in response to climate change. Permitted development rights cover some installations, but there are restrictions within CAs; for example solar PV, solar thermal equipment and domestic wind turbines cannot be installed on a roof or wall which fronts a highway. Where planning permission is required, the impact on the special interest of buildings within the CA will need to be carefully assessed and minimised.

Satellite dishes and telecommunications

5.95 Satellite dishes are a common problem in many CAs. They disfigure the fronts of historic buildings and also cause a loss of historic character when fixed in locations that may be seen from the streets and open spaces. They are regarded by the Council as not being in character within any CA.

5.96 Recent advances in broadband technology mean that it is now possible to avoid the use of satellite dishes for some traditional satellite TV viewing. Where they are no longer in active use, the Council would encourage their removal at the earliest opportunity. A dish may sometimes be sited in the rear garden and screened by planting where it does not impact on reception.

5.97 Some new dishes can be installed as permitted development. However, in CAs, planning permission will be required where:

- Installation of an antenna on a chimney, wall or roof slope which faces onto, and is visible from, a highway.
- Installation on a building is more than 15 metres in height from the ground.

5.98 Where planning permission is sought, the Council will resist applications for dishes sited on front elevations and where they would have a negative impact on the building or area. They may be acceptable where they cannot easily be seen from streets or other public parts of the CA.

5.99 Stricter controls also apply to commercial buildings and flats, and it is likely that planning permission will be needed for any satellite dish which is on the front elevation of a building, or roof facing the highway.

5.100 Telecommunication installations can also cause potential harm to the character of a CA. The law governing the erection of masts and antennae is complex and whilst some companies have licences which allow some structures to be put up in CAs without planning permission, the legislation does allow for consultation with the local authority concerned before work is put in hand. In the case of telecoms cabinets at street level, operators should have special regard to the design, siting and maintenance of these units within CAs. Where they become redundant they should be removed as quickly as possible. Telecom operators should monitor and maintain their equipment to a high standard within CAs.

Security cameras

5.101 Many residents are concerned about security and wish to install CCTV cameras. However, poorly located cameras and excessively large cameras, particularly on front elevations, can be visually intrusive. They should not generally be located on poles but be fixed to existing structures in discreet locations, in a position that would not require tree pruning. Cameras can normally be installed under permitted development rights subject to size, location and number restrictions.

Alarm boxes

5.102 Poorly located alarm boxes can be unsightly. These should be fitted where they can be seen but are not visually prominent, or detrimental to an architectural feature.

Security lights and floodlighting

5.103 Poorly located lights can be unsightly. These should be fitted where they are not visually prominent, or detrimental to an architectural feature. Fittings should be chosen to blend with the architecture of the house.

Gas and electric meters

5.104 Gas and electricity suppliers sometimes need to fit external meter cabinets but these can be unsightly if placed in prominent positions. The location of multiple cabinets, for example as part of flat conversions, need to be carefully planned. Cabinets can often be sited to the side of a house or accommodated in a discreet semi-underground box.

Air conditioning units

5.105 These are increasingly requested by residents. All air conditioning plant needs the consent of the Council. Air conditioning units must be positioned in inconspicuous positions where they are not seen from the street or from neighbouring gardens. They can be screened by planting or timber housings. External pipe runs should be carefully planned for minimal visual impact. Consideration will also be given to noise issues.

Public Realm

5.106 The public realm relates to open spaces, both formal and informal, trees, streets, roads, signage, street name plates, lampposts, columns, street paving, fencing, bollards and street furniture including seating, bins, kiosks, advertising display units, cycle storage, etc. These all have the potential to contribute positively or negatively to the CA.



Street furniture and layout of the public realm are important to look and feel of a high street

5.107 The individual CA Appraisals identify the specific issues affected each CA. However, a **number of principles** apply to all CAs:

- I. Public realm features should be maintained and wherever possible, retained. Inevitably some features will need to be replaced over the course of time but in these cases careful attention will need to be paid to the replacement in terms of its design and use of materials to ensure that it is sympathetic to the CA.
- II. Excessive street clutter particularly in commercial centres, should generally be avoided both in terms impact visually and in terms of accessibility for pedestrians. This includes the provision of 'A boards' which need to be carefully regulated in an historic setting.
- III. Original paving slabs and natural stone kerbs and setts should be retained wherever possible, and the use of tarmac, especially in isolated patches should be avoided.
- IV. Mature trees in streets and parks should generally be retained and maintained where they contribute to the character of the CA. They should generally only be replaced where they are dead or dying and/or on public safety grounds. Replacement trees should generally be of a native variety.
- V. Excessive volumes of traffic, rat running and pressure for parking affect several CAs. Works associated with traffic calming and parking schemes should be carried out sensitively; excessive street markings and signage should be avoided.
- VI. Original lighting columns, standards and lanterns should be retained wherever possible. Where replacements are necessary in the interests of condition or energy efficiency, these should be of a sympathetic design to the CA. Heritage styles or

modern designs may be acceptable in individual CAs, but it will be important to ensure that there is a consistency of style throughout the CA.

- VII. Large scale commercial advertising banners, hoardings and posters in town centre CAs will generally be resisted where this adversely affects the amenity of the area, particularly at first floor level and above, but also at eye level. Promotional material as part of a coordinated town centre campaign may be considered acceptable on a temporary basis. Such material should be removed immediately after the expiration of the temporary period and this will be closely monitored by the Council.
- VIII. Further guidance on public realm and highway matters in Historic England's guidance on highways and public realm works in historic places: [Streets for all \(2018\)](#).

Trees and Landscaping

5.108 Trees and landscaping within private space and gardens around buildings often make a key contribution to the character of the CA. Each CA is characterised by particular species of hedges or trees and some are protected by Tree Preservation Orders, meaning that only dead, decaying or dangerous trees can be removed. The retention of mature trees and hedges is vital to the character of many of our CAs but some of the original species within CAs have come to the end of their lives and/or have been affected by disease and the landscape character of CAs will inevitably alter over time.



Trees and landscaping are a key feature of many of Ealing's CAs

5.109 Within a CA, permission is needed from the Council for works to a tree that has a trunk diameter of more than 75mm when measured at 1.5m from ground level. Where permission is needed, six weeks' prior notice must be given to the Council before carrying out work on trees which are located in a CA but are not yet the subject of a Tree Preservation Order. Consent will only be given for works which follow good arboricultural practice. The extent to which the foliage of a tree can be thinned will be limited (normally up to 30%) and pollarding will only be permitted in rare cases and by specific approval for the work.

5.110 Further advice on works to trees and suitable replacement types and species can be obtained from the Council's arboricultural service. See the [Trees](#) section on the Council's website for more information.

Residential conversions

5.111 Several of the larger houses within CAs, have been subdivided into flats or are now Houses in Multiple Occupation (HMOs). Whilst there is now a growing trend to turn these houses back into family houses, there remains a significant amount of converted houses. The features associated with these conversions often include hardstandings for parking together with multiple bins, utility meters, front doors, satellite dishes etc. which can detract from the streetscape, especially where they are clustered in particular areas.



Features associated with converted houses can often detract

5.112 The following **general principles** that should be followed in relation to residential conversions are aimed specifically at landlords:

- I. The original building in terms of its form, fabric and structural integrity should be respected; this means minimising any external changes to the building particularly when viewed from the highway or a public space. Internal changes within listed buildings will require listed building consent.

Plans to enlarge a building through extensions and roof alterations should not result in overly large or dominant forms (see guidelines on extensions). Where the proposal results in the demolition/substantial alteration of an original house, very careful attention must be paid to the design detailing to ensure that is sympathetic to the original house and surroundings and that materials match the originals. Plans to enlarge a building through extensions and roof alterations should not result in overly large or dominant forms (see guidelines on extensions).

- II. The appearance of a house a single-family dwelling should be retained; this means retaining the original doorway at the front of the house and not creating additional entrances at the front. Side of rear entrances, including any external staircases, should be discreetly located.
- III. The siting of satellite dishes, boiler flues, rooflights should be sensitive to the area and should avoid being in view from the highway or other public space (see also guidelines on satellite dishes).
- IV. Features such as multiple doorbells, letterboxes, utility meter cupboards, bin storage should be kept to a minimum so as not to create a cluttered appearance.
- V. The creation of hardstandings should retain at least part of the original boundary treatment and front garden (see guidelines on front, side and rear plots and hardstandings).
- VI. In controlled parking areas, the Council may limit the amount of parking permits for on-street parking; not all residents that live within a CPZ are entitled to a permit, some properties in Ealing fall within a Low Car Housing Schemes (LCHS), as defined by the Council's planning policy.
- VII. Any subdivision of rear or side gardens should be carried out sensitively in terms of boundary treatments and use of outbuildings (see guidelines on outbuildings and

garages). The amount of amenity space provided will need to be sufficient to meet the needs of the future occupants (see local plan requirements on amenity space).¹².

VIII. Proposals involving basement extensions will need to comply with guidelines on basements including access to natural light (see next section).

5.113 Where a converted house is being turned back into a single-family dwelling, the applicant will be encouraged to have regard to, and where appropriate, reinstate original external features relating to the special character of the relevant CA.

Basements

5.114 Most proposals for the construction of a basement will require planning permission. These proposals need to be managed sensitively through the planning application process to ensure that their potential impact on the local environment and residential amenity is acceptable.

5.115 The Council will consider the following issues, including any cumulative impacts, alongside other relevant local circumstances when considering planning applications for basement developments: local ground conditions; flood risk and drainage impacts; land and structural stability; protection of trees, landscape, and biodiversity; archaeology and heritage assets; neighbour amenity; air and light pollution; impacts of noise, vibration, and the creation of dust and disposal of site waste during construction.

5.116 Applications for basement development will need to be supported by a range of information, including structural survey, hydro-geological report and basement construction plan where appropriate, in order to assess the impact of the basement development. A method statement for disposing of excavated material may also be required.

5.117 Within CAs, the following principles will apply to basements. Basement development should:

- I. Not exceed a maximum of 50% in area of each garden or open part of the site.
- II. Not comprise more than one storey. Exceptions may be made on large sites
- III. Not cause loss, damage or long-term threat to trees of townscape or amenity value.
- IV. Not cause harm to the significance of heritage assets.
- V. Not involve excavation underneath a listed building (including pavement vaults) or lead to changes in historic internal layout.
- VI. Demonstrate there is no harm to the special architectural and historic interest of the listed building when proposed in the garden.
- VII. Not introduce light wells and railings to the front or side of the property unless they are already an established and positive feature of the local streetscape or are considered appropriate in terms of their design, height and width.
- VIII. Maintain and take opportunities to improve the character or appearance of the building, garden or wider area, with external elements such as light wells, roof lights, plant and means of escape being sensitively designed and discreetly sited.

5.118 The impact of basements should be further minimised by meeting the following rules:

- I. The above ground evidence of a basement should be as discreet as possible so as to have little impact on the setting of the house or garden
- II. Basements should generally be limited to the footprint of the house. In larger houses with extensive gardens it may be possible to extend under part of the rear garden but it should not affect more than half of the garden area. It will be necessary to ensure that a mature garden can be established and maintained above the basement
- III. Lightwells or skylights must be located away from the property boundary to enable a planted boundary to be maintained
- IV. Structural glass skylights or grilles should not be located at the threshold of doorways from the house to garden
- V. Illumination and light-spill from a lightwell can harm the appearance of a garden setting and cause nuisance to neighbouring properties. This will be taken into account when planning applications are considered
- VI. The basement should not restrict future planting and mature development of trees typical of the area
- VII. Boundary hedges must not be damaged by excavation and it should be possible to establish and maintain hedges following construction of a basement.

Estate Agent Boards

5.119 The proliferation of estate agents' boards and signage can detract in some CAs. 'For Sale' boards are often up for long periods and in the case of multiple flats under instruction from different estate agents, this can lead to a clustering of boards and signage. Whilst the use of on-line sales increasingly avoids the need for physical boards/signage on site, it remains an issue.

5.120 Signage and boards should be removed as soon as possible. Under planning regulations, the removal of boards and signage is required within 14 days after the sale or letting. If they are not removed within that time period, the Council will consider instigating enforcement action to have them removed. If necessary, the Council will set up a code of conduct with local estate agents to help control the situation, including problems associated with multiple instructions.

Materials

5.121 The quality of materials and authenticity is particularly important within CAs. Technical specifications will be set out in the detailed design guidance where possible for each CA, including where materials can be sourced from suppliers. Identifying a 'stock' or 'repository' of original materials and/or specifications/samples covering all CAs may be beneficial and this is something the Council will explore further with the CAAPs.

Light Pollution

5.121a Artificial lighting needs to be considered when a development may increase levels of lighting, or would be sensitive to prevailing levels of artificial lighting. Excessive and continuous levels of artificial lighting can cause nuisance and adversely affect the character

of a CA. In some instances, sensitive lighting can help better reveal the features of historic buildings and spaces. In all cases lighting proposals within CAs should be carefully thought through.

Adaption of buildings in CAs

5.121b The adaption or conversion of buildings in CAs is sometimes necessary to ensure that the heritage assets can be conserved and that their future use of buildings is viable. The provision of new residential, commercial, cultural or community uses can often add to the vitality of the area and bring in economic benefits. The adaptation of historic buildings is welcomed in principle provided the principles set in the Generic Management Plan are adhered to. In this regard, particular attention will need to be paid to alterations that may alter the fabric of listed buildings.

Monitoring and Review

5.122 The Council will regularly review its CA Appraisals and Management Plans as part of the requirements of the Planning (Listed Buildings and CAs) Act 1990. This should ideally be carried out every five years but may vary depending on levels of changes within CAs.

Specialist Heritage Registers

5.123 Development within CAs should be undertaken by professionals/contractors/builders that have associations with the relevant professional bodies such as the Institute for Historic Building Conservation (IHBC) and/or have specialist heritage experience.

5.124 A list of specialist providers is maintained by the IHBC and Historic England and includes accredited architects, contractors, archaeologists, surveyors and trades bodies:

[The Institute of Historic Building Conservation: Specialist Registers](#)

[Historic England: Finding Professional Help](#)

5.125 Where possible, details of local specialist builders are also provided within the specific design guidance for individual CAs.

Appendix 1: Ealing Local Heritage Record Register

Ealing Council's Local Heritage Register was revised comprehensively in 2013/14. The updated version was approved in July 2014.

All the entries on the Local Heritage Register are classified as non-designated heritage assets and have a local significance which should be taken into account when planning applications affecting these heritage assets are assessed. Their architectural or historic interest is regarded as a material consideration in planning terms (see national, regional and local policies sections above).

The Local Heritage Register currently comprises two separate lists:

- The **Local Heritage List** (previously known as the "Local List") – individual heritage assets of local historic, cultural or architectural significance.
- The **List of Buildings of Façade or Group Value** – local buildings of façade or group interest

In addition, positive contributors have also been identified within CAs, within the '**key unlisted buildings**' section of individual character appraisals. The value of positive contributors is derived from their contribution to the significance of the CA as a whole. In cases where they have significant heritage value in their own right, and meet the relevant selection criteria, they have also been identified as non-designated heritage assets in the Local Heritage Register. These have been reviewed as part of the strategic review of CAs exercise.

[Ealing Maps](#) contains the buildings currently identified on the Local Heritage List and Buildings of Façade or Group Value. For ease of reference, positive contributors are identified in Ealing Maps and within the [CA Appraisals](#) for each individual CA.

Listed Buildings

The London Borough of Ealing has nearly 600 national Listed Buildings many of which are in Bedford Park CA. Nationally listed buildings, also known as statutorily listed buildings, are designated heritage assets (buildings and other structures) as set out in the glossary of the National Planning Policy Framework (NPPF) (see Section above).

There are three categories of nationally listed buildings:

- Grade I: Buildings of exceptional interest (2.5% of nationally listed buildings)
- Grade II*: Particularly important buildings of more than special interest (5.8% of nationally listed buildings)
- Grade II: Buildings of special interest, which warrant every effort being made to preserve them (91.7% of nationally listed buildings)

The location of listed buildings within the Borough can be seen via [Ealing's interactive maps](#).

Furthermore, [Historic England](#) has a search facility for finding nationally listed buildings either by name or by map search. Clicking on the name of an entry leads to a description of the building and its significance.

Historic Environment Record (HERs)

HERs contain details on local archaeological sites and finds, historic buildings and historic landscapes and are regularly updated. This information is usually held in a database with a digital mapping system (Geographic Information System). The [Greater London Historic Environment Record](#) contains over 196,000 entries, and includes records relating to the Borough of Ealing.

The [Ealing Local History Centre](#) also holds over 45,000 archival items and 20,000 photographs, plus many books and microfilms on the history of the borough.

Appendix 2: Procedures for making an Article 4 Direction

The process for making directions will necessitate formal advertisement and consultation with property owners as set out by Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The exact procedure will be dependent on whether it is made with or without immediate effect. For immediate effect, the Council will be required to carry out the following steps:

- a) Give notice by means of a local advertisement and site display notices
- b) Serve the notice on the owner and occupier of every part of the land or area where the direction relates (where practicable)
- c) Allow a period of at least 21 days for any representations to be made to the LPA
- d) Take into account representations and (if) confirming the direction, no sooner than 28 days after the notice period begins
- e) Notify the Secretary of State of the direction, and when it has been confirmed. The SoS has the power to make a direction cancelling or modifying any direction.

GLOSSARY

Arboricultural - Relating to trees.

Article 4 Direction - An order giving Ealing Council greater planning control over alterations to buildings and their surroundings in order to protect the special character of the conservation area.

Balanced flue - A balanced flue passes through an external wall or roof of a building to safely ventilate a boiler.

Bonnet tiles - Overlapping curved tiles that are found on the corner of a roof where two roof slopes meet. Those with a very pronounced curve are called Granny Bonnets.

Camber - Slightly arched – the slight curve of a roof tile that gives a roof a textured character.

Came - In leaded lights or stained glass windows, a strip of lead shaped to fix each piece of glass to the next one.

Crown roof - A tiled roof with flat area on top.

Dormer - A window placed on the slope of a roof, vertical to the rafters.

Fenestration - The arrangement of windows on a building or elevation.

Flue - A passage for smoke in a chimney or an extract from a boiler.

Glazing bar - A wood or metal bar which divides the panes of glass in a window.

Granny Bonnets - See Bonnet tiles.

GRP (Plastic) - Glass Reinforced Plastic.

Half dormers - A window set into the wall and breaking through the eaves of a sloping roof.

Hardstanding - A paved area for parking vehicles.

Hip - The intersection of two sloping roofs, forming an external angle.

Hopper head - An external receptacle at the top of rainwater downpipes.

Light - A window, usually of several panes; the part between two mullions or transoms.

Key unlisted buildings- these include non-designated heritage assets that do not form part of the Local Heritage Register, but contribute positively to the CA.

Lightwell - A means of getting daylight into a basement – often glazed or grilled.

‘Moderne’ - A style displaying the influence of Modernism in architecture, popular during the 1920s and 1930s, and identifiable in the use of horizontal windows.

Mullion - A vertical dividing member between the lights of a door or window, each of which may be further divided into panes by glazing bar.

Pantile - A roof tile shaped like an S which gives a ridged or wavy appearance to a roof.

Plumbing stack - External vertical pipework.

Pointing - The finish of the mortar joint in brickwork.

Render - External wall finish of cement/lime/sand, sometimes textured and often painted.

Ridge tile - Half-round terracotta tile fitted to apex of roof.

Rooflight - A glazed opening set into a sloping roof to light a loft room; as distinct from a skylight set into a flat roof.

Roughcast - A rough textured render, sometimes painted.

Skylight - Used here to mean a horizontal glazed opening set into a flat roof as distinct from a rooflight set in a sloping roof.

Soil & waste pipe - External pipe collecting contaminated water from a building.

Stock brick - A handmade clay brick produced and thrown in a stock mould and fired in the traditional way in a kiln.

Transom - A horizontal stone, brick, tile or timber member separating the lights of a window.

Tile creasing - Clay tiles bedded in mortar, used as detailing in walls.

Underpinning - Strengthening the foundations of a building to resist subsidence.

Up-and-over door - A door (usually to a garage) that opens upwards, by retracing into the building.

Valley - The intersection of two sloping surfaces of a roof towards which water flows.

Vertical boarded - Vertical timber boards very closely laid together.

NB. The information in this document is valid as of the date of issue. It will be kept up to date on-line and references and associated hyperlinks will also be updated where it is known that these have changed.

March 2023