

Canalside Conservation Area

Formal consultation on conservation area designation

Date Designated: 1982, Extended 1991 and 2007

Original Appraisal: March 2007

Original Management Plan: March 2007

Existing Article 4 Direction: No



Summary of area and its special interest

The Canalside CA includes the whole length of the Grand Union Canal within Ealing, except for a stretch between Norwood Top Lock and the Hanwell Locks, which are contained within the St Mark's Church and Canalside CA. The GUC and associated infrastructure including towpath, bridges and locks is an important part of the area's industrial heritage.

A description of the special character of the CA is currently set out in [Canalside CA Appraisal \(2007\)](#). Guidelines for dealing with development in the area are currently set out in the [Canalside CA Management Plan \(2007\)](#).

NB. Since the last appraisal in 2007, Sub-Area 11 (North Acton) of this CA now falls within the OPDC area and it is their responsibility to designate and review conservation areas in this section. The proposals put forward in this consultation do not apply to Sub-Area 11 (North Acton).

Background

The council, in liaison with the Conservation Area Advisory Panel (CAAP), reviewed the area and suggested some updates to the Creffield CA. There were set out in the [Addendum Update Report for Canalside CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during 2021.

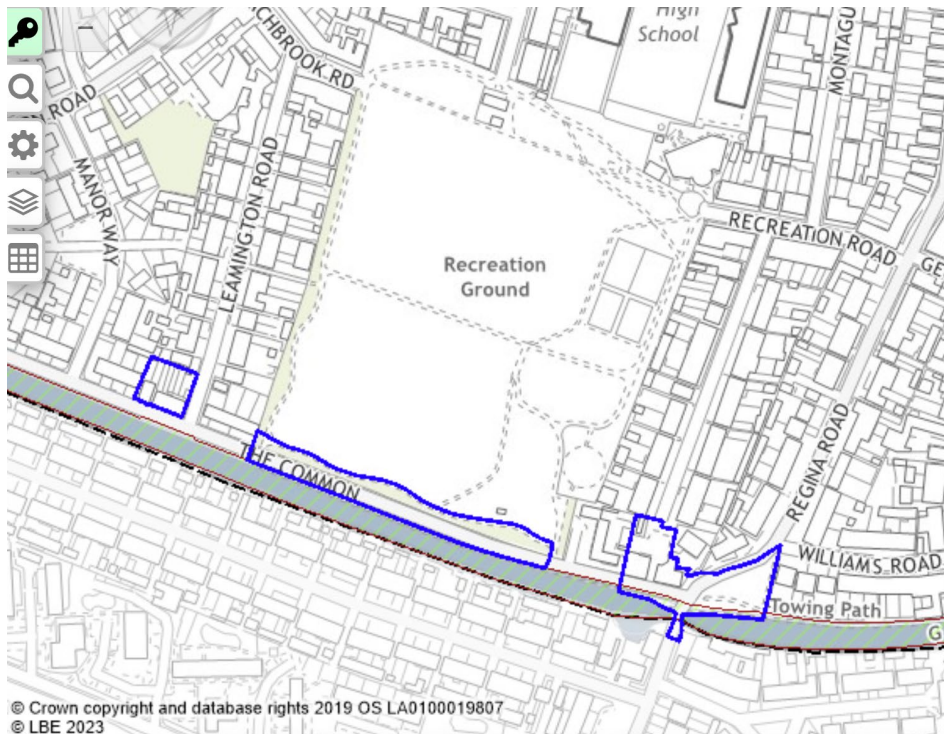
A number of updates and changes were then proposed to Ealing's conservation areas as part of the public and stakeholder consultation carried out in 2022. The responses to this consultation were reported to the [Local Plan Advisory Committee](#) on 22 March 2023. The council agreed to take forward the recommendations on boundary changes to the next stage of formal consultation (for instance this consultation).

CA boundary changes

Proposal C: To add the following elements to Sub Area 3 – Williams Rd (Old Oak Bridge) to Western Road:

- 1) A small triangle of well-maintained landscaped area between the canal and Regina/Williams Rd that contributes positively to setting of canal.
- 2) Old Oak Bridge- late C.18 locally listed
- 3) Old Oak PH and adjoining parade- not listed or in very good condition but it does have some historical/social value as part of its association with the nearby bridge.
- 4) Stretch of canal along Southall Recreation Ground- well maintained landscaped area contributing positively to the setting of the area.
- 5) 1 and 2 Industrious cottages and 1-9 Mount View- Victorian cottages – not locally listed and have been altered but again they have some historical value, representing some of oldest houses (1870-1890) along the canal.

Reason: These clusters of buildings/structures and open spaces add positively to the character of this section of the canal in terms of their historical and social association and landscape qualities. Their inclusion within the CA will also help ensure that their fabric can be preserved and enhanced in the future. These elements as shown by the blue edging on the map below.



Properties affected:

- 1 and 2 Industrious Cottages
- 1-9 (odd) Mount View
- the Old Oak Tree PH, 1 and 2 The Common

What do the proposals mean in practice?

The designation of the area shown above will mean that the area will form an extended part of the existing Canalside Conservation Area and be classified as an area of special architectural or historic interest that is desirable to preserve or enhance, as defined under the Planning (Listed Building and Conservation Areas) Act 1990.

In practice this means that those living within the area will be subject to the extra planning controls and considerations that apply to conservation areas, including:

- control over demolition of unlisted buildings
- control over works to trees
- limitations on the types of advertisements which can be displayed
- restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)

Conservation area designation brings positive benefits, ensuring that the heritage values of the area are formally recognised, protected and managed. This means that residents, businesses and visitors can continue to experience, understand and enjoy

these qualities in the years to come. Research has shown that it can also bring financial benefits, including positively affecting property prices as people value conservation areas for their distinctiveness, visual appeal and historic character.

Conservation area designation does not mean that an area should be unchanging and static. Rather it seeks to ensure that new development adds to the evolution of the area's character. This will be achieved by ensuring that development and alterations are carefully designed to respect the surrounding character and building types and materials are in keeping with local traditions. Further guidance on development within conservation areas is set out in the [Generic Management Plan](#).

Consultation question

- ❖ CANALS 001: Do you agree or disagree with the proposals to add the elements specified above to Sub Area 3 – Williams Rd (Old Oak Bridge) to Western Road?

Responding to the consultation

Please email your written response (with reasons), to the above question, on the proposed conservation area boundary changes, to: localplan@ealing.gov.uk

In your response, please indicate which conservation area and question you are referring to.

The consultation deadline is 31 January 2024.

[Ealing Privacy Notice](#) can be viewed in relation to comments received.