

Haven Green Conservation Area

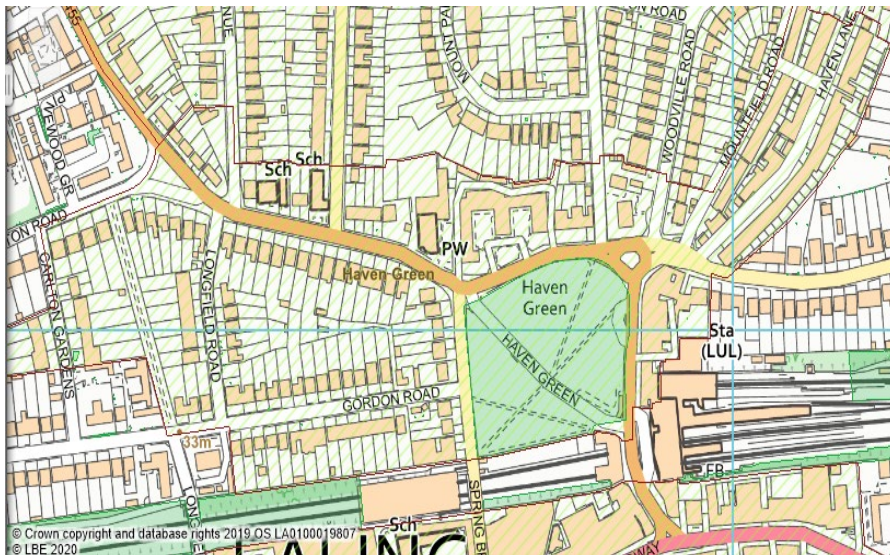
Formal consultation on conservation area designation

Date Designated: 1982 (Extended 1993)

Original Appraisal: March 2008

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Existing Article 4 Direction: No



Summary of area and its special interest

The CA is strongly defined by presence of Haven Green common, and the residential roads branching from it; Haven Green and Mountfield Road in the east and Castlebar and Gordon Road in the west.

The three sub character areas are:

1. haven Green- open space and shopping parade
2. residential area to west (Castlebar Road/Gordon Road/Longfield Road) – detached/semi-detached houses on large plots
3. residential area to east – (Haven Lane/Mountfield Avenue)- smaller rows of terraced houses.

The houses are mainly Victorian and Edwardian in a variety of construction materials; stock and red brick laid in Flemish bond, stucco trimming, pitched roofs with slates or tiles, white painted sash windows. Also, there are some surviving corbels within the shopfronts.

The Green with its large open area with mature chestnut, London plane and lime trees, is the geographical centre of the CA and the bonding element for the residential areas. It offers some respite from surrounding noise and traffic.

A description of the special character of the CA is currently set out in [Haven Green CA Appraisal \(2008\)](#). Guidelines for dealing with development in the area is currently set out in the [Haven Green CA Management Plan \(2008\)](#).

Background

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

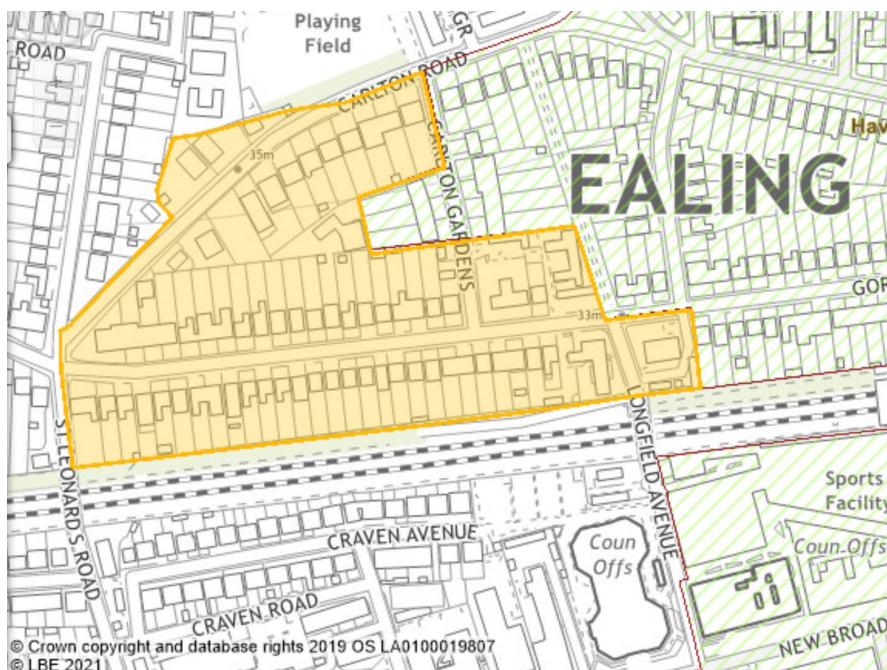
A number of updates and changes were then proposed to Ealing's conservation areas as part of the public and stakeholder consultation carried out in 2022. The responses to this consultation were reported to the [Local Plan Advisory Committee](#) on 22 March 2023. The council agreed to take forward the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

CA boundary changes to the Haven Green CA

Proposal: To extend the CA westwards to include land bounded by Gordon Road and Carlton Road, as shown by the yellow shading on the map below.

Reason: This area contains housing of the same period and type as within the CA and land originally forming part of the Wood Estate.

This area does contain some Victorian housing of conservation interest along Gordon Road and parts of Carlton Road which are of similar architectural quality to some of those in the eastern end (within the CA). There is a more varied architectural style and less uniformity and finer detail when compared to those on the eastern section. Original houses are also interspersed with more modern development, particular at the western end of Carlton Road. Recent alterations in some cases also detract but arguably these are at similar levels to those with the CA. The proposed area does however contain houses with some fine original features, and it is considered that this area would add positively to the existing CA.



Properties affected:

- 41-95 (odds), 46-84 (evens), 1-28 (consecutive), 35, Vernon Court, 1-21 (consecutive) Berkely Court, Gordon Road
- 10 Carlton Gardens
- 5-17 (consecutive) Carlton Road

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 Haven Green 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](#)

Article 4 Directions

Special controls known as 'Article 4 Directions' can be introduced to a CA in order to control minor developments that would otherwise be classified as 'permitted development' (for example window and door replacements, roof alterations and other householder alterations.) The introduction of such a direction would mean that planning permission would have to be sought from the council for such works in future.

It is proposed to introduce directions to place restrictions on existing permitted development rights in relation to the following developments across the entire CA, including the extended area as described above:

- creation of hardstandings and loss of front boundary walls across the CA.
- creation of rooflights and overpainting on front elevations.

However, it is important to note that that the process for introducing an Article 4 Direction is different from the process for designating a conservation area, and will be subject to a **separate statutory consultation process** with those directly affected. After that consultation the council may or may not decide to confirm an order and the Secretary of State also has the powers to modify or cancel an order.

This current consultation relates only to the proposed conservation area boundary change.

Consultation question

- ❖ Question HAVGN 001: Do you agree or disagree with the proposal to extend the existing Haven Green CA boundary to the west along Gordon Road and Carlton Road as specified above?

Responding to the consultation

Please email your written response (with reasons), to the questions above, 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.