

Hanwell Clock Tower Conservation Area

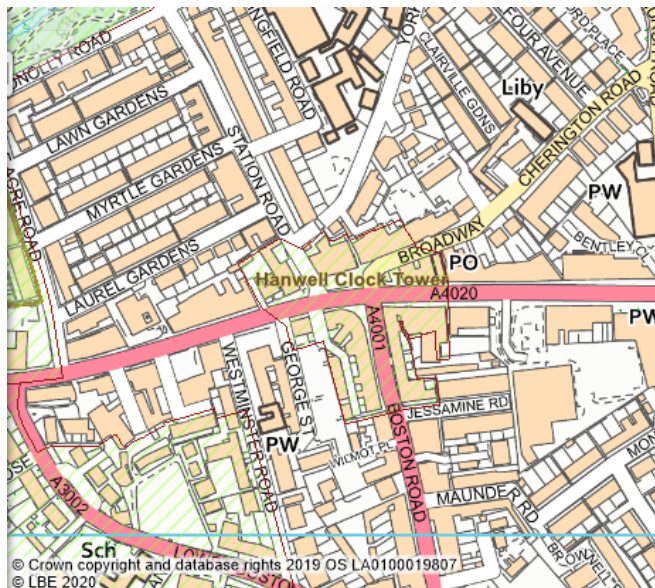
Formal consultation on conservation area designation

Date Designated: 1982

Original Appraisal: March 2007

Original Management Plan: March 2007

Existing Article 4 Direction: No



Summary of area and its special interest

Centred around compact small-scale centre of Hanwell which developed rapidly following Great Western Railway (1838), and more specifically around the Clock Tower; art deco design, locally listed structure, erected to commemorate the coronation of George VI in 1936 or 1937. Restored in 2011. Within an island at a heavily trafficked junction.

Buildings in CA ages or styles vary from early C.19 to the 1930s, with some recent infill and alterations to facades. Later development from late C.19 and C.20 in surrounding area along Uxbridge Road in both directions. The CA and Town Centre is generally comprised of mainly Victorian, two to four storey buildings on a much older street pattern, with narrow, often irregular plots, with little significant change since Second World War.

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

Background

The council, in liaison with the Conservation Area Advisory Panel (CAAP), reviewed the area and suggested some updates to the Brunswick CA. There were set out in the [Addendum Update Report for Hanwell Clock Tower 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 for Hanwell Clock Tower CA

Proposal A: To add the **former sorting office at corner of Station Rd and Laurel Gardens**, as shown by the blue boundary on map below (to include railings and post box on the Station Road frontage).

Reason: This is a striking large red brick municipal building (built 1900 – 1914) with a particularly fine façade along its return on Station Road. Red brick with stone banding, 4 original sash multi-paned windows, the two central ones with stone arches. This building contributes very positively to the CA in terms of its visual appearance and commercial or historical association with the area.

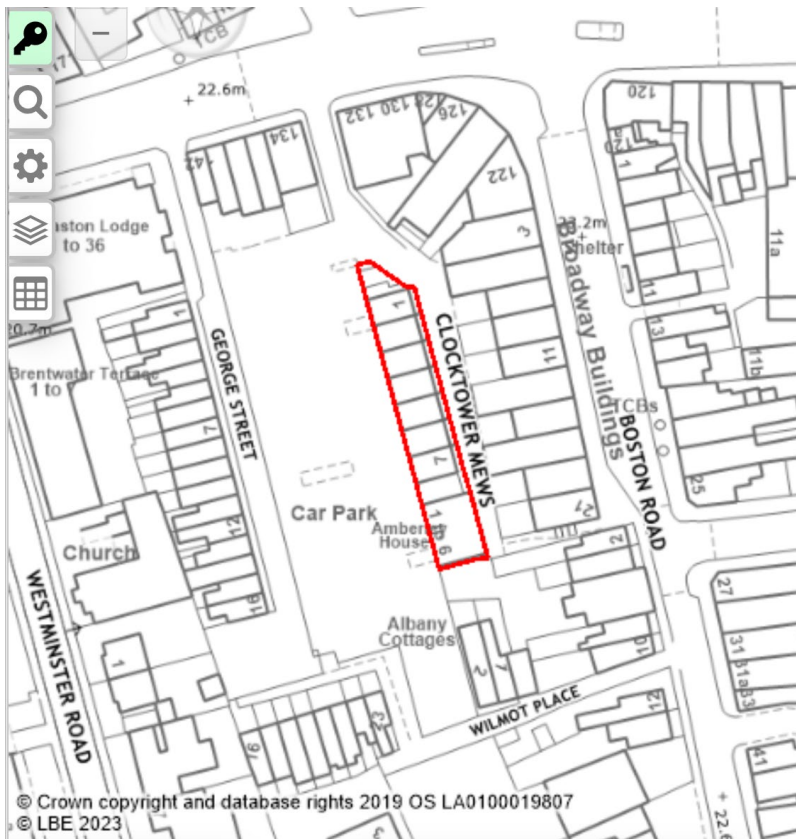


Properties affected:

- Former sorting office, 8 Station Road

Proposal B: To remove Clocktower Mews, adjacent to George Street carpark from the CA boundary as shown by the red outline on the map below.

Reason: This area contains a modern residential block; its design, style and materials are not considered to contribute positively to the CA.



Properties affected:

- 1-8 (consec.) Clocktower Mews and 1-6 (consec.) Amberley House

What do the proposals mean in practice?

The designation of **Area A** shown above will mean that the area will form an extended part of the existing Hanwell Clock 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 occupying the premises 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](#).

The de-designation of the area shown in **Area B** above will mean that the area will no longer be classified as a conservation 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 no longer be subject to the extra planning controls and considerations that apply to conservation areas as set out above

Should the boundary change go ahead, the affected area will still be subject to the normal planning rules affecting non-designated areas and residents are advised to check with the council before undertaking any works to their properties.

Consultation questions

- ❖ HCT001: Do you agree or disagree with the proposal to add the former sorting office at corner of Station Rd and Laurel Gardens to the existing CA boundary as specified above?

- ❖ HCT 002: Do you agree or disagree with the proposal to remove Clocktower Mews (including Amberley House) from the existing CA boundary as specified above?

Responding to the consultation

Please email your written responses 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.