

# Hanwell Village Green Conservation Area

## Formal consultation on conservation area designation

**Date Designated:** 1974 Extended 1982, 2004.

**Original Appraisal:** March 2008

**Original Management Plan:** March 2008

**Existing Article 4 Direction:** No



## Summary of area and its special interest

The CA has two areas of distinct character:

1. to the north- informal attractive village green, late C.18 and C.19 and C.20 buildings set in spacious plots with many trees- around northern section of Church Road, and area around Hanwell Green and Cuckoo Lane. Rural village character. Links with open spaces to north and west (Brent Valley Golf Course and Churchfields Recreation Ground) and with Churchfields CA which hosts St. Mary's Church (rebuilt C.12, Grade II\* designed by Gilbert Scott).
2. to south, planned residential development from 1880s onwards, instigated by Hanwell Station (Brunel's original 1836 and rebuilt in 1877). Semis/detached family houses. Also, inter-war development. On all four main streets (Manor Court Road, Alwyne Road, Golden Manor, Campbell Road) there is a common building line, creating space for modest front gardens.

A description of the special character of the CA is currently set out in [Hanwell Village Green CA Appraisal \(2008\)](#). Guidelines for dealing with development in the area is currently set out in the [Hanwell Village 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 Brunswick CA. There were set out in the [Addendum Update Report for Hanwell Village 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).

## Boundary changes to Hanwell Village Green CA

**Proposal A:** To add **32 Golden Manor** to the CA boundary, as shown by the blue shading on the map below.

**Reason:** This detached suburban house (1910 to 1930) is generally unaltered and retains original features including exposed timber and herringbone brick patterns between the upper and lower canted bays that add positively to the area. It also has some historic significance; the plot was formerly occupied by an early large detached

house ('St Elms'), was one of several large houses that have subsequently been demolished and replaced by new housing (largely flats) in this area.

**Proposal B:** To remove **116a, 116b, 116c, 118a, 118, 120, 120a Church Road** from the CA boundary, as shown by the red shading on the map below.

**Reason:** These relate to a development of modern houses; whilst of a generally sympathetic scale and design, their architecture is not considered to relate well to the character of the CA.



### **Properties affected:**

Proposal A:

- 32 Golden Manor

Proposal B:

- 116a, 116b, 116c, 118a, 118, 120, 120a Church Road

### **What does this 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

- ❖ HVG 001: Do you agree or disagree with the proposal to add 32 Golden Manor to the existing CA boundary as specified above?
- ❖ HVG 002: Do you agree or disagree to remove 116a, 116b, 116c, 118a, 118, 120, 120a Church Road from the existing CA boundary as specified above?

## Responding to the consultation documents

Please email your written responses to the questions above on the proposed conservation area boundary changes to: [localplan@ealing.gov.uk](mailto: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.