

# Ealing Common Conservation Area

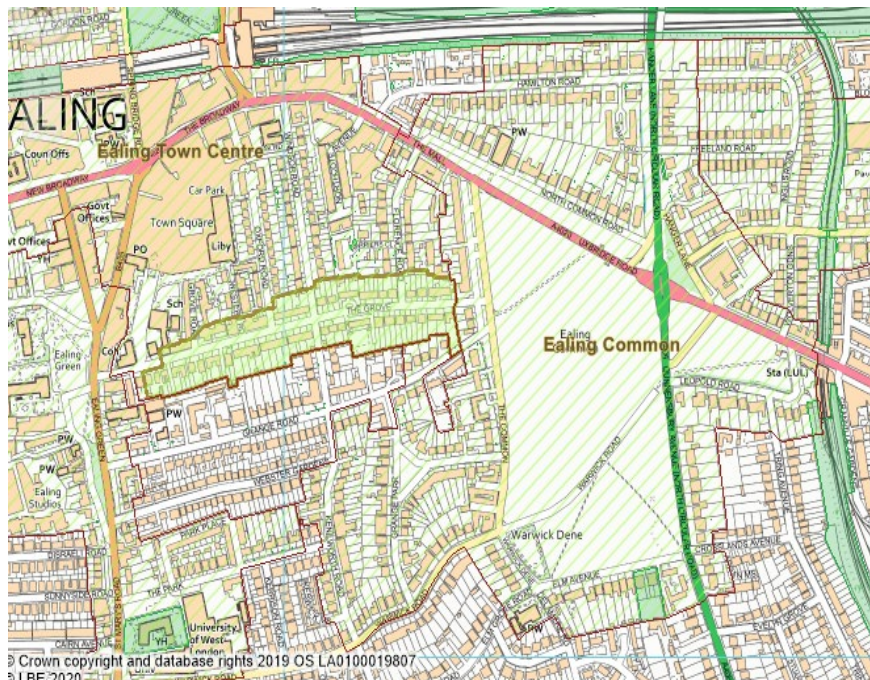
## Formal consultation on conservation area designation

**Date designated:** 1982 (Extended 2004)

**Original Appraisal:** March 2009

**Original Management Plan:** March 2009

**Existing Article 4 Direction:** No



## Summary of area and its special interest

This is one of the older designated conservation areas in Ealing (1982), dominated by the historic common land, and extended in 2004. An area of mixed uses (residential, shops, hotels and transport) with distinct, but disparate areas of development which are unified by the presence of the common.

Distinctive Villa style houses in north retain original features such as decorated gables, turrets and balconies, high pitches roofs, patterned brickwork and elaborate pillared porches. Set in a pattern of 'gothic style' development. It consists mainly of Victorian or Edwardian development and its fabric is generally well conserved.

A description of the special character of the CA is currently set out in [Ealing Common CA Appraisal \(2009\)](#). Guidelines for dealing with development in the area is currently set out in the [Ealing Common CA Management Plan \(2009\)](#).

## Background

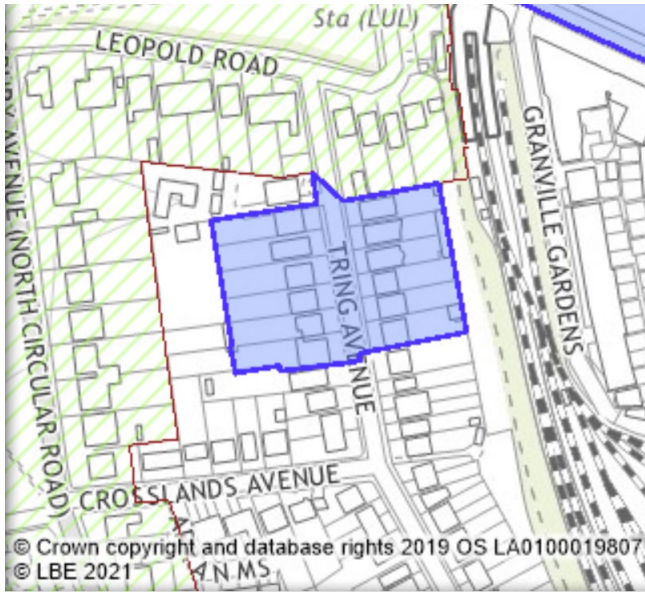
The council, in liaison with the Conservation Area Advisory Panel (CAAP), reviewed the area and suggested some updates to the Creffield CA. There were set out in the [Addendum Update Report for Creffield CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during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

**Proposal A:** To include **Tring Avenue (Nos. 2-12, 3-13)** as an addition within the CA boundary as shown by the blue shading on map below.

**Reason:** The northern section of this road contains large villas of a very similar age/style to the rest of Leopold Road that is within the CA. They have generally well-preserved features characteristic of the area including a mix of red and stock bricks laid in Flemish bond with terracotta detail, tile hangings, highly decorative timber embellishments, full-height canted bay windows and prominent front gables often embellished with tile hanging or timber embellishments. Timber pitched hoods cover a recessed porch, often with gothic pointed arches. The rest of Tring Avenue is later (1910-1930).



**Properties affected:**

- 2-12 (evens), 3-13 (odds) Tring Avenue

**Proposal B: To include Gunnersbury Avenue (Nos. 12-20, 13-21)-** as an addition within the CA boundary as shown by the blue shading on the map below.

**Reason:** These large villas, are of similar age and type to the ones to the north in this road (within the CA). Characteristic features include red brick, hanging tiles, timber embellishments, stucco detailing, canted bays, duo pitch porches. The design shows a slight variation in the levels of intricacy and palette with other houses within the CA, but the association is legible.

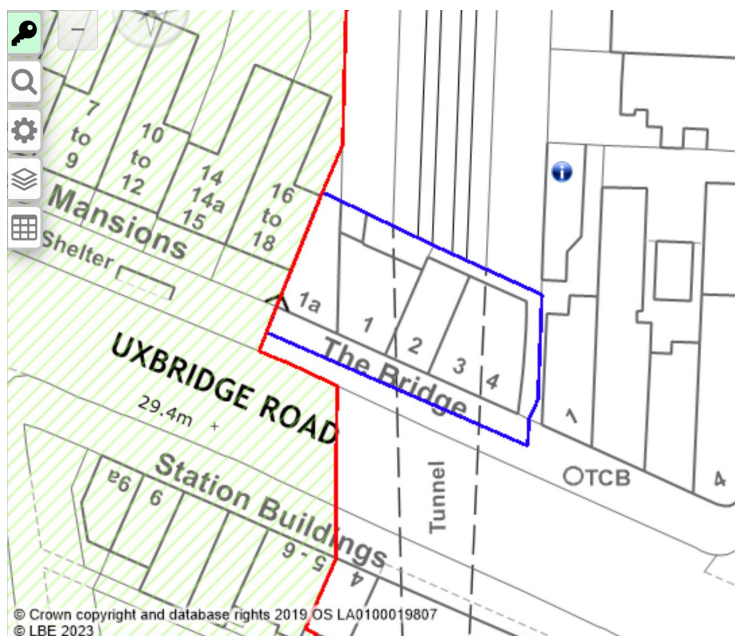


### Properties affected:

- 12-20 (evens), 13-21(odds) Gunnersbury Avenue

**Proposal C:** To include **1a,1,2,3,4 The Bridge, Uxbridge Road**, as an addition within Ealing Common CA boundary as shown by the blue outline on the map below.

**Reason:** These shops are currently excluded from both the Ealing Common CA and adjoining Creffield CA. If proposals are agreed to extend the Creffield CA boundary to include the Fordhook Avenue and Byron Road triangle (see separate report on Creffield CA), the further inclusion of 1a,1,2,3,4 The Bridge would ensure that there are no gaps in CA coverage north of the Uxbridge Road in this location. Whilst the state of the shop fronts of these units is currently poor, no. 2 (Mo's Fisheries) is a Grade II listed period property of its time c.1900 (List Entry 1079386). The inclusion of these group of units within the CA would provide a greater spur and opportunity to enhance the appearance of the area around Ealing Common station. Officers consider that there is merit in including this section within the CA.



### Properties affected:

- 1a, 1-4 (consec.) The Bridge, Uxbridge Road

## What do the proposals mean in practice?

The designation of the areas shown above will mean that the areas will form an extended part of the existing Ealing Common 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 replacement windows on front elevations across the entire CA. This would apply to extended areas A & B above.

However, it is important to note 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 questions

- ❖ Question EALCM 001: Do you agree or disagree with the proposal to add Tring Avenue (Nos. 2-12, 3-13) to the existing CA boundary as specified?
- ❖ Question EALCM 002: Do you agree or disagree with the proposal to add Gunnersbury Avenue (Nos. 12-20, 13-21) to the existing CA boundary as specified above?
- ❖ Question EALCM 003: Do you agree or disagree with the proposal to add 1a,1,2,3,4 The Bridge, Uxbridge Road to the existing CA boundary 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](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.