

Summary of area and its special interest

This CA is strongly defined by the Brent River Valley to the east and the Grand Union Canal to the south. Of C.18 origins but mostly developed during Victorian times. Buildings are grouped around Lower Boston Rd Boston Place Recreational Ground Green Lane. Green Lane functions as link between St Marks Village and the School. Buildings date mostly from C.19 and later.

There are three distinct character areas:

1. Lower Boston Rd and Boston Place
2. Stretch of River Brent from Hanwell Bridge to the canal
3. The canal including flight of locks from the Top Lock to its junction with River Brent

The main building materials include yellow and brown bricks with details in redbrick and stone, a few Code stone keystones, slate or tiled roofs. Timber sash windows and multi-panelled doorways constitute an important element in the pattern of early facades.

A description of the special character of the CA is currently set out in [St Marks Church and Canal CA Appraisal \(2007\)](#). Guidelines for dealing with development in the area is currently set out in the [St Marks Church and Canal CA Appraisal \(2007\)](#).

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 St Marks Church and Canal 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 St Marks Church and Canal CA

Proposal A: To remove **Mallard Close** and part of Billet Hart Close from the CA boundary, as shown by the red shading on the map below:

Reason: The modern housing at Mallard Close is out of character with the surrounding Victorian residential development within the CA. It is considered inconsistent to include this development when similar development at Billets Hart

Close is not part of the CA, and is therefore proposed to remove this area from the CA.



Properties affected:

- 1-16 (consecutive) Mallard Close
- 1-6 (consecutive) Kingfisher House, Billets Hart Close

What do the proposals mean in practice?

The de-designation of the area shown 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, 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)

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

- ❖ Question STMCC 1: Do you agree with proposal to remove Mallard Close and part of Billet Harts Close as specified above from the existing CA boundary?

Responding to the consultation

Please email your written response (with reasons), to the question above, on the proposed conservation area boundary change, 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.

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