

Mill Hill Park Conservation Area

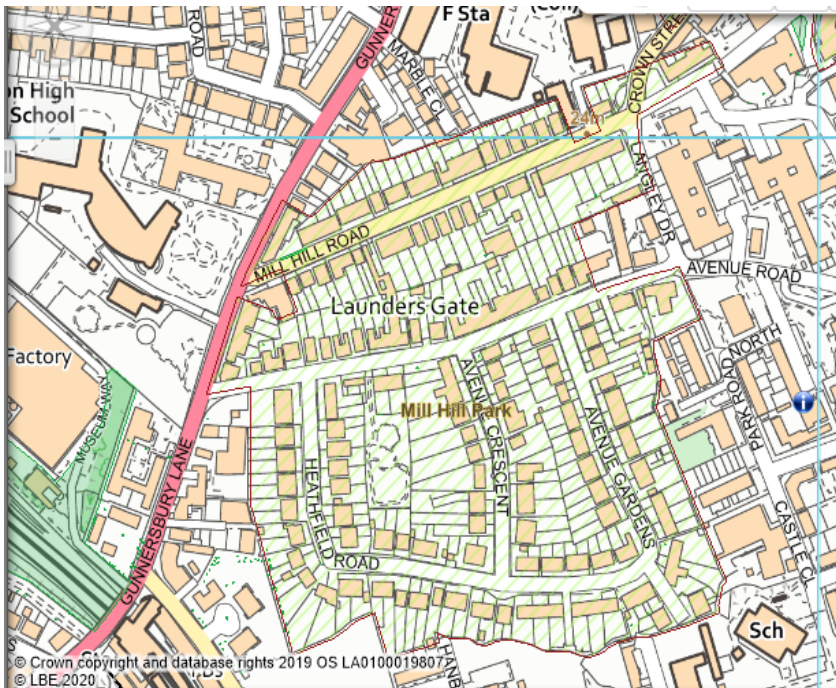
Formal consultation on conservation area designation

Date Designated: 1993

Original Appraisal: September 2007

Original Management Plan: September 2007

Existing Article 4 Direction: No



Summary of area and its special interest

- one of the later additions to Ealing's CAs (1993)
- a pleasant residential area with a variety of designs and styles, including Victorian, in Italianate style, Arts and Crafts and Mock Tudor
- the land-form is strongly defined by the presence of Mill Hill Park Estate founded by William Willett in 1877, with parts of the wall and pillars around the residential enclave still surviving

A description of the special character of the CA is currently set out in [Mill Hill Park CA Appraisal \(2007\)](#). Guidelines for dealing with development in the area is currently set out in the [Mill Hill Park 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 Mill Hill Park CA. There were set out in the [Addendum Update Report for Mill Hill Park CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs during 2021.

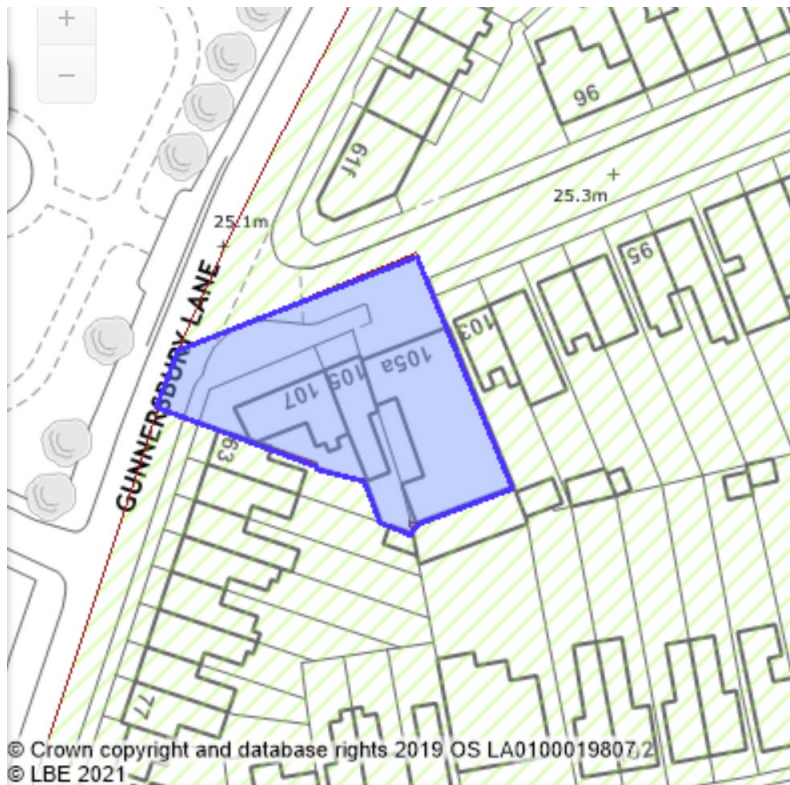
A number of updates and changes were then proposed to Ealing's conservation areas as part of the public and stakeholder consultation carried out in 2022. The responses to this consultation were reported to the [Local Plan Advisory Committee](#) on 22 March 2023. The council agreed to take forward the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

CA boundary change to the Mill Hill Park CA

Proposal: To add **105, 107, 107a Mill Park Road to the CA boundary**, as shown shaded in blue on the map below.

Reason: These houses are considered identical those houses in Gunnersbury Lane included in the CA, and were built as one development as part of 'Park View'.

Nos 105 and 107 Mill Hill Road were built in the same period as 63-79 Gunnersbury Road nearby and within the CA (1890 to 1910) and are of a similar style and architecture. As with the Gunnersbury Road these have suffered some changes but retain some original architectural features and have retained group value. 107a is a modern infill, but 105, 107 and 107a taken as a whole do provide group interest and their inclusion would also help integrate and link the Mill Park Road houses at this visible corner junction with the Gunnersbury Lane houses that currently lie within the CA. Their inclusion would make a positive addition to the current CA.



Properties affected:

- 105a, 105, 107 Mill Park Road

What does this mean in practice?

The designation of the area shown above will mean that the area will form an extended part of the existing Mill Hill Park 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:

- ❖ window replacements and roof alterations across the CA

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 question:

- ❖ Question MHP 001: Do you agree or disagree with the proposal to extend the existing Mill Park CA boundary to include 105, 107, 107a Mill Park 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.