

St Stephens Conservation Area

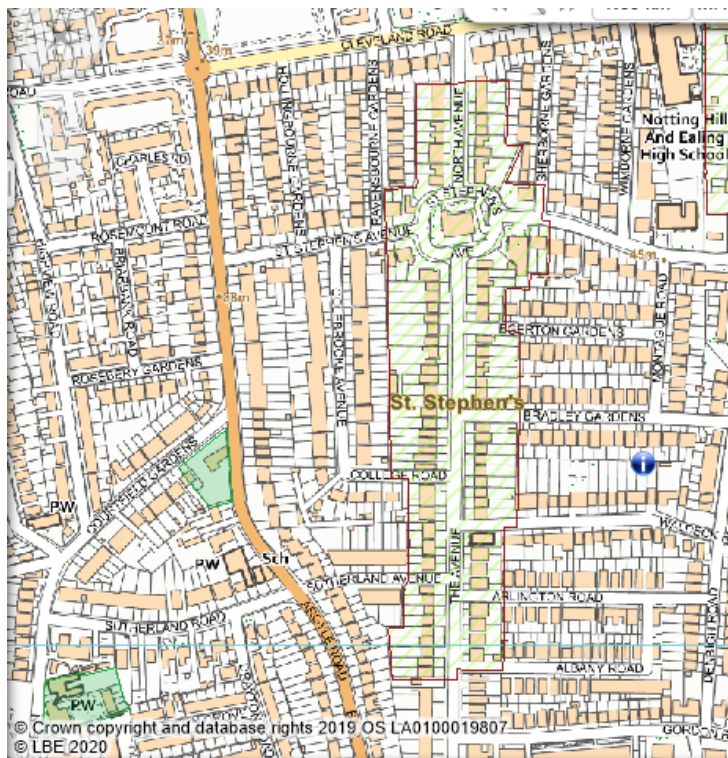
Formal consultation on conservation area designation

Date Designated: 2004, Extended 2007.

Original Appraisal: March 2007

Original Management Plan: March 2007

Existing Article 4 Direction: No



Summary of area and its special interest

Small CA centred on the former Church of St Stephen (C.19 and listed) which is a key local landmark on the brow of Castlebar Hill.

The area is characterised by a grid-like street pattern with the central highway (The Avenue and North Avenue) lined with mature trees. Primarily a residential area with Edwardian houses built by various builders and developed in various stages. Built in small groups and houses are rich in architectural details including oriel windows, iron balconies, timber porches, turrets and brick and stone and terracotta detailing.

St. Stephens Church itself was deconsecrated and converted into flats in the 1980s. As the CA states- *'while St. Stephens is not the grand vision of Henry de Bruno Austin, its special character is all the more charming for it: the houses are large, without being out of scale or overblown and are versatile living spaces for the modern age....St. Stephens is where the town met the countryside and residents benefit from the positive benefits of both: green open space and plenty of amenities close by'*.

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

Background

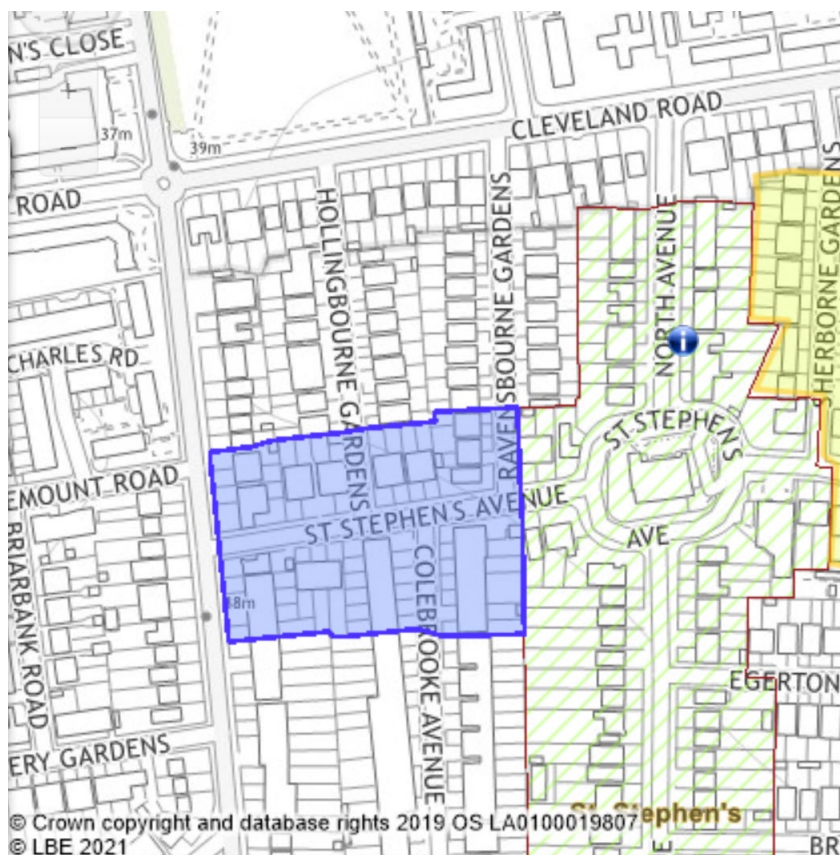
The council, in liaison with the Conservation Area Advisory Panel (CAAP), reviewed the area and suggested some updates to the Haven Green CA. There were set out in the [Addendum Update Report for St Stephens CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs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

Proposal A: to extend the CA boundary to the west of the former Church, as shown by the blue shading on the map below.

Reason: As suggested for investigation in last Appraisal, the proposed area is more related to the CA in terms of its architectural language. It also several locally listed properties displaying high quality architecture and use of materials. The condition of the houses here is quite good with relatively few detractors. The straightness of this part of St. Stephens Avenue means that there is a particularly good vista of the west face of the former Church. It is considered that the western extension would add positively to the existing CA.

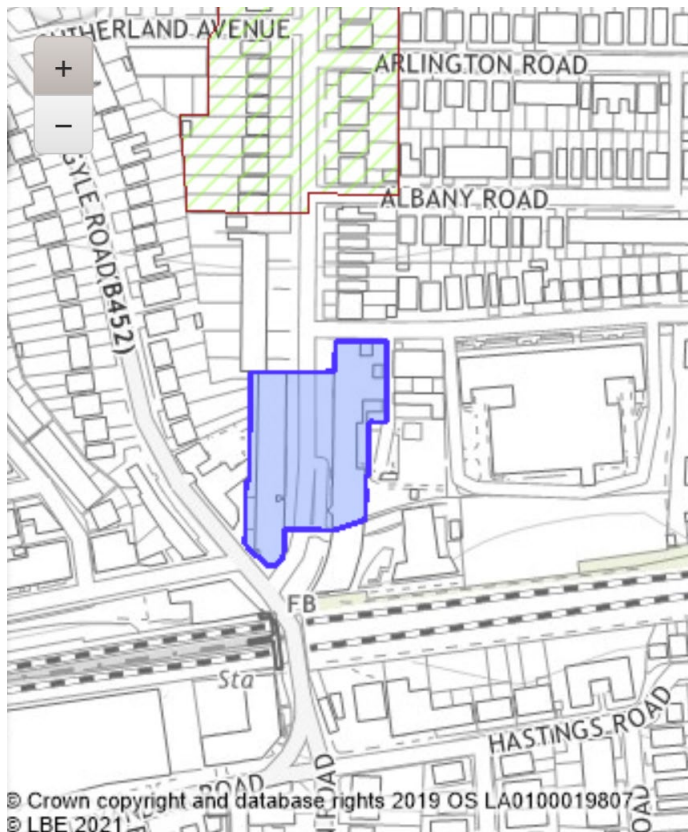


Properties affected:

- 1-9 (odd) Ravensbourne Gardens
- 14-30 (even) and 23-27 (odd) St Stephens Avenue
- 37-49 (odd) and 42-52 (even) Colebrook Avenue
- 116-132 (even) Argyle Road

Proposal B: to incorporate the shopping area south along The Avenue, as part of the CA, as shown by the blue shading on the map below.

Reason: As suggested for investigation in the last CA Appraisal. This is a parade of shops and commercial units set within fine buildings with some historical and architectural linkages to the CA further to the north. It contains several locally listed buildings from the late 19th and early 20th centuries including several shop units and the Drayton House PH. It is considered that there is merit in extending the CA to include this area.



Properties affected:

- 1-27 (inclusive) Castlehill Parade, The Avenue
- 2, The Drayton Court PH and 4-24 (evens) The Avenue

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 St Stephens 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 areas 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:

- provision of hardstandings
- boundary walls, hedges and fences 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 questions

- ❖ Question STSTEP 001: Do you agree or disagree with the proposal to extend the CA boundary to the west of the former Church as listed above?
- ❖ Question STSTEP 002: Do you agree with proposal to extend the CA boundary to the shopping area to the south along The Avenue as listed above?

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.

[Ealing Privacy Notice](#) can be viewed in relation to comments received.