

Norwood Green Conservation Area

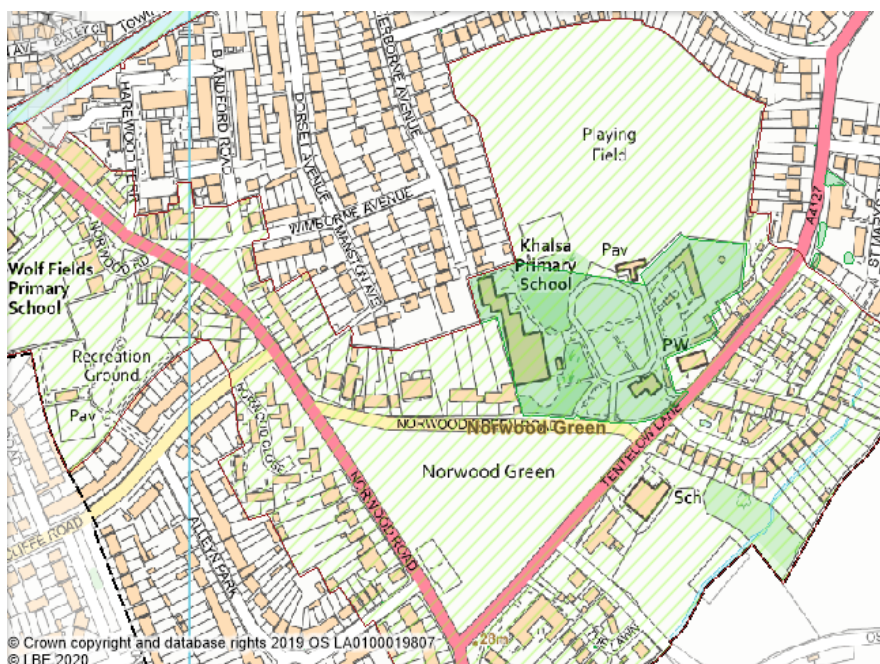
Formal consultation on conservation area designation

Date Designated: 1969

Original Appraisal: March 2007

Original Management Plan: March 2007

Existing Article 4 Direction: No



Summary of area and its special interest

This CA is strongly defined by presence of The Green; triangular in shape and provides bonding element with rest of the CA. The natural landscape on eastern side provides an unspoiled atmosphere. There are three district areas of character:

1. The Green
2. Norwood Green old village
3. Frogmore Green

The CA contains a diverse architectural heritage with buildings ranging from 12th to 20th Century. The Church of St Mary (C.12-C.19), Norwood Hall (early C.19) and the Plough (C.17-19) are the most notable buildings within the CA.

It is mainly residential use with some small retail units. There is a loose urban pattern modestly sized buildings set in generous green plots. Varied orientation of buildings and tall chimney stacks results in strongly varied roofscape. There are surviving portions of early boundary walls and trees and fences which add to rustic character in certain parts. This contrasts with other parts that have more of a commercial character.

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

Background

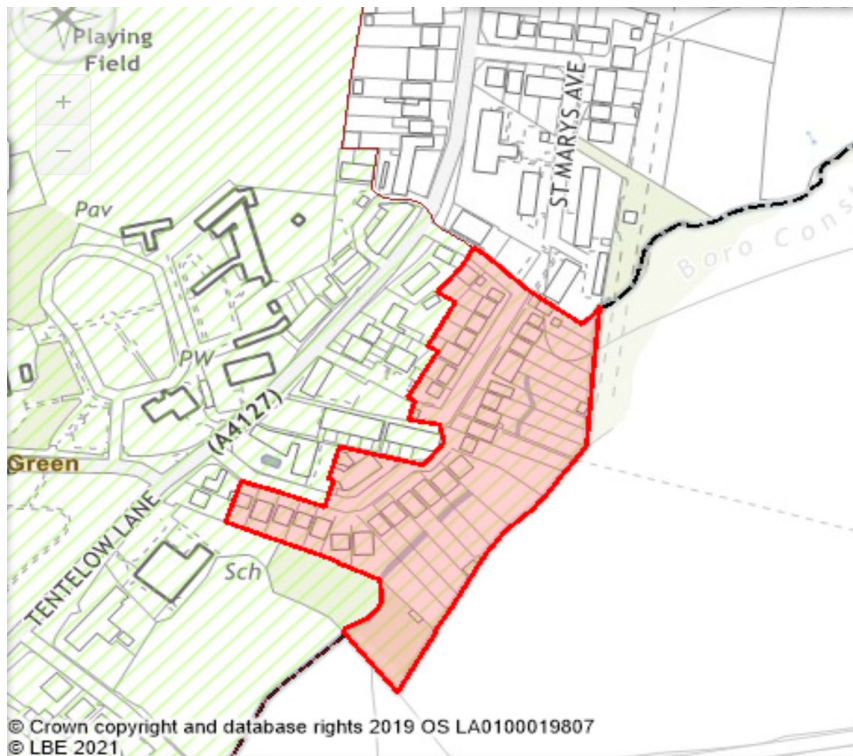
The council, in liaison with the Conservation Area Advisory Panel (CAAP), reviewed the area and suggested some updates to the Norwood Green CA. There were set out in the [Addendum Update Report for Norwood Green CA \(July 2020\)](#), and were discussed further through informal consultation with the CAAPs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

CA boundary changes for Norwood Green CA

Proposal A: To remove St. Mary's south (central) Avenue from the CA boundary, as shown by the red shading on the map below.

Reason: This post war housing development contrasts in style and age and style with Norwood Cottages (Victorian). A number of these houses have continuous front porches and front yards and the green hedges and walls that originally separated these have disappeared; these alterations have detrimentally affected the character of the area.

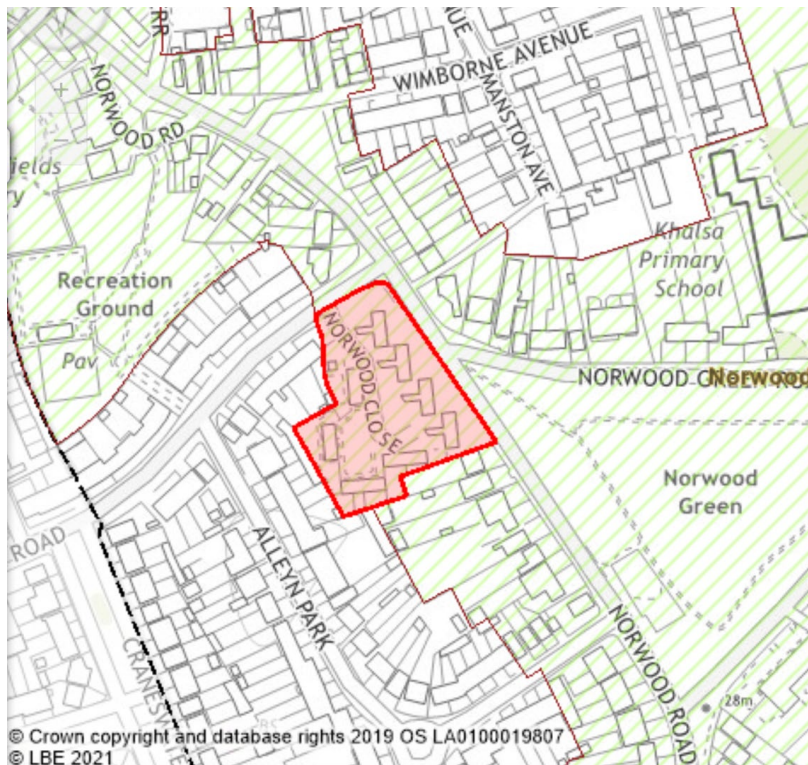


Properties affected:

- 9, 11, 19-33 (odds), 4-50 (evens) St Marys Avenue

Proposal B: To remove 1-44 **Norwood Close** from the CA boundary, as shown by the red shading on the map below.

Reason: This modern 3 storey flatted development is set back from the street line at an angle. The yellow brick three-storey blocks offer poorly defined façade patterns and do not blend well with the neighbouring detached houses in terms of height, massing or roofscape.



Properties affected:

- 1-44 (consec.) Norwood Close

What do the proposals mean in practice?

The de-designation of the areas shown above will mean that the areas 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 changes go ahead, the affected areas 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 NORWG 001: Do you agree that St. Mary's south (central) Avenue as specified above should be removed from the CA boundary?
- ❖ Question NORWG 002: Do you agree that 1-44 Norwood Close as specified above should be removed from the 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.

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