

Montpelier Park Conservation Area

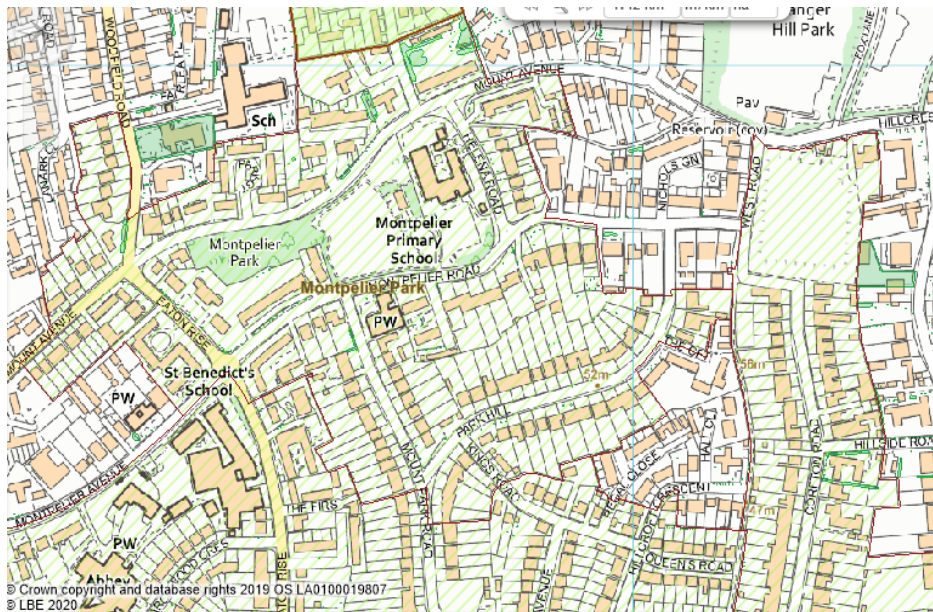
Formal consultation on conservation area designation

Date Designated: 1982, Extended 1991, 1997 and 2004

Original Appraisal: April 2009

Original Management Plan: April 2009

Existing Article 4 Direction: No



Summary of area and its special interest

The Park is at the core of the CA, originally on grounds of Princess Helena College which opened in 1882. The CA breaks down into 2 sub-areas of architectural character:

1. Victorian architectural heritage
2. inter-War and modern developments

The CA has a mainly Victorian or Edwardian character, including Park Hill which is described in the CA Appraisal as one of best preserved streets of the Wood estate; large detached houses set within narrow but deep plots. There are also a number of inter and post-war developments on much larger footprints, in a mixture of architectural styles, including some Art-Deco features. There are also several undistinguished modern blocks, mostly on the edge and just outside the CA which detract from the area.

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

Background

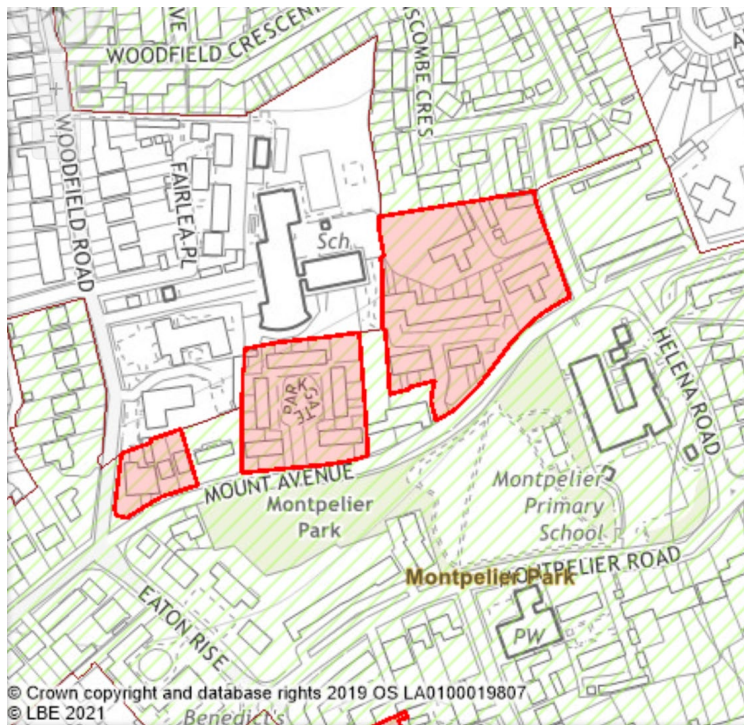
The council, in liaison with the Conservation Area Advisory Panel (CAAP), reviewed the area and suggested some updates to the Montpelier Park CA. There were set out in the [Addendum Update Report for Montpelier Park CA \(July 2020\)](#), and were discussed further through informal consultation with the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

Proposal: To remove the **northern section of Mount Avenue** from the CA boundary, shown by the red shading on the map below.

Reason: This area contains modern buildings of little conservation value in terms of their historical or architectural association with the CA.



Properties affected:

- 1-13 (consecutive) Juniper House
- 22-23 Mount Ave
- 1-29 Park Gate (consecutive)
- 1-23 (consecutive) Westmoreland Place
- 1-12 (consecutive) Willowmead 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 areas 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 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 question

- ❖ Question MONTPK 001: Do you agree or disagree with the proposal to remove the properties specified above from the existing Montpelier CA boundary?

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.