

Ealing and Historic England SoCG Part 2: Development Sites

Reference	Summary of issues	Ealing response	HE Response
01AC	<p>To accord with the NPPF, particularly paragraphs 195, 205 and 206 as well as show cognisance to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 we request that an HIA is undertaken for Development Site 01AC. Key heritage assets to assess include:</p> <p>St. Mary's Church, Grade II Listed Building and Acton Town Centre Conservation Area, which is on the Heritage at Risk Register.</p>	<p>Ealing proposes the following changes to improve the detailed guidance set out in the plan;</p> <p><i>Contextual Considerations:</i></p> <p><u>'This site is important to the character of Acton Centre. It is surrounded on three sides by Acton Town Centre Conservation Area, which is included on the Heritage at Risk Register. Other heritage assets, including the grade II Church of St Mary, are nearby. The significance of these heritage assets should be conserved and, where appropriate, enhanced and any harm justified. The site is and</u></p> <p>opposite the tower blocks of council owned Steyne Estate, currently undergoing infill development.'</p> <p><i>Design Principles:</i></p> <p><u>'Ensure the site layout reflects the historic fine-grained character of the town centre.'</u></p> <p>'Ensure building height, massing and street layout proposals are developed in accordance with the Tall Building</p>	<p>We welcome that Ealing has undertaken an HIA for this site. We support the modifications to the contextual considerations and design principles.</p>

		<p><u>Strategy and respond to the sensitivities of the site, in particular the significance of Acton Town Centre Conservation Area and the reasons for its at risk status.</u> Heights are to range between 3 and a maximum of 15 storeys (52.5m) across the site, with taller elements situated to the north fronting Steyne Road and lower buildings located along Rectory Road and the Conservation Area boundaries. <u>Tall elements should also be located to avoid and minimise competition with St Mary's Church, particularly its tower.'</u></p> <p>'Deliver improvements to the quality of the public realm along Steyne Road, King Street and the High Street, to create an enhanced and more welcoming public <u>realm that is heritage-led.</u></p>	
01EA	<p>Whilst recognising the recent planning consent for Broadway Connection and Arcadia Centre, we are concerned by the potential impacts of a building on the junction Spring Bridge Road and The Broadway without consideration of the impact on significance of the Grade II* listed Christ the Saviour church and Ealing Town Centre Conservation</p>	<p>Ealing proposes the following changes to improve the detailed guidance set out in the plan;</p> <p><i>Contextual considerations:</i></p> <p>'The site is essential to the character of the town centre; <u>It is located within Ealing Town Centre Conservation Area and adjacent to Haven Green Conservation Area, both at risk in part</u></p>	<p>We welcome that Ealing has undertaken an HIA for this site. We support the proposed modifications to contextual considerations and design principles. However, we remain concerned by the proposal for up to 21 storeys on the basis of an unimplemented planning permission. HE objected to the proposal and Ealing Town Centre Conservation Area is now on the Heritage at Risk register, in part as a result of the threat of tall buildings. For reasons that we have explained further in our Hearing</p>

	<p>Area, which is on the Heritage at Risk Register. This site has not been modelled through the Tall Buildings Strategy, and only partly has consent.</p> <p>We therefore request that an HIA is undertaken assessing the impacts on the Grade II* Listed Parish Church of Christ the Saviour and Ealing Town Centre Conservation Area (within), Haven Green CA (adjacent).</p>	<p><u>because of the threat of tall development, as well as It is also located within an Archaeological Priority Area and there are other heritage assets in the vicinity, including the GII* Church of Our Savior, potentially falling within the setting of several other Conservation Areas depending on the height of development. Development should conserve or enhance the significance of heritage assets by fully understanding and responding to the built character of the area and its heritage.</u></p> <p><i>Design Principles:</i></p> <p><u>'The site may be suitable in principle for a tall building. It has not been subject to detailed analysis in the Tall Buildings Strategy given the extant planning consent on the eastern part of the site, however, development proposals will be subject to a full design, townscape and visual, and heritage analysis. This analysis should recognise that there is an opportunity to address the 'at risk' status of both Ealing Town Centre and Haven Green Conservation Areas by delivering proposals of scale and massing more in keeping with conservation area. If tall buildings are proposed, they should be sited to</u></p>	<p>Statement for Issue 9, we request the following modifications:</p> <p><i>Tall Buildings:</i></p> <p><u>'The site is may in principle be suitable for a tall building. A consent was granted for .The threshold height for a tall building is up to 21 storeys (73.5 metres) in 2024 but, should an alternative scheme be considered in future, a lesser height to reduce harm to townscape and heritage should be explored.'</u></p> <p>This is an area of outstanding difference between Ealing and Historic England.</p>
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02EA	<p>We are concerned by the potential individual and cumulative impacts of a tall building of up to 12 storeys on the junction of High Street and The Broadway location without consideration of the impact on significance of the Grade II* listed Christ the Saviour church and Ealing Town Centre Conservation Area.</p>	<p>Ealing proposes the following changes to improve the detailed guidance set out in the plan;</p> <p><i>Planning Designations/Site Constraints:</i></p> <p>'...locally listed buildings (<u>on-site and adjacent</u>)...'</p>	<p>We welcome that Ealing has undertaken an HIA for this site. We support the proposed modifications to contextual considerations and design principles.</p>

	<p>We therefore request an HIA assessing the key heritage concerns are as per 01EA above.</p>	<p><i>Contextual Considerations:</i></p> <p>'Site is essential to the character of the town centre, <u>It is located within Ealing Town Centre Conservation Area, which is at risk in part due to the threat of inappropriate tall development and includes the locally listed post-modern High Street façade of Ealing Broadway Centre. It is also located within an Archaeological Priority Areas and adjacent to Ealing Green Conservation Area with other heritage assets in the vicinity, including the GII* Church of Our Savior. Development should conserve or enhance the significance of these assets by fully understanding and responding to the built character of the area and its heritage.'</u></p> <p><i>Design Principles:</i></p> <p>'Ensure building height, massing and street layout proposals are developed in accordance with the Tall Buildings Strategy <u>and respond to the sensitivities of the site, in particular the Ealing Town Centre Conservation Area and the reasons for its at risk status, and the architectural dominance of the Church of Our Savior.'</u></p> <p>'<u>Proposals should seek to retain and reuse the locally listed façade of the</u></p>	
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		<p><u>Ealing Broadway Centre, and to</u> <u>Respect and respond positively to the</u> <u>built character of the area and its</u> <u>heritage...</u> [Suggest that the second part of this bullet point becomes a new bullet point].</p> <p>'Ensure the layout is <u>informed by the</u> <u>historic street pattern and</u> reintegrates the site into the existing street network...'</p>	
03EA	See comments under 02EA.	<p>Ealing proposes the following changes to improve the detailed guidance set out in the plan;</p> <p><i>Planning Designations/Site Constraints:</i></p> <p>'Grade II* Listed Parish Church ...'</p> <p><i>Contextual considerations:</i></p> <p>'Site essential to the character of the town centre. <u>It is located within an</u> <u>Archaeological Priority Area and</u> <u>Ealing Town Centre Conservation</u> <u>Area, which is at risk in part due to the</u> <u>threat of inappropriate tall buildings. It</u> <u>is adjacent to Ealing Green</u> <u>Conservation Area, which includes the</u> <u>grade I Pitzhanger Manor and its</u> <u>associated buildings and grounds,</u> with other heritage assets in the</p>	<p>We welcome that Ealing has undertaken an HIA for this site. We support the proposed modifications to contextual considerations and design principles.</p>

		<p><u>vicinity, as well as potentially falling within the setting of several other Conservation Areas depending on the height of development. Development should conserve and, where appropriate, enhance the significance of these heritage assets by fully understanding and responding to the built character of the area and its heritage.'</u></p> <p><i>Design Principles:</i></p> <p>'Ensure building height, massing and street layout proposals are developed in accordance with the Tall Buildings Strategy and respond to the sensitivities of the site, in particular the character and appearance of <u>Ealing Town Centre Conservation Area and the reasons for its at risk status, the setting of Church of Our Savior and Pitzhanger Manor.</u> Heights are to range between 4 and a maximum 12 storeys (42m).'</p> <p><u>'Consider retaining and refurbishing the 19th century terrace buildings on the site, which are of some historic significance.</u></p>	
11EA	The Tall Buildings Strategy identifies a potential building of up to 13 storeys here. However, the policy exceeds	The building height is a typographical error and will be amended – as per Part 1 of the SoCG.	Building height correction – noted. We welcome that Ealing has undertaken an HIA for this site. We support the proposed

	<p>this with allowing a building of potentially up to 16 storeys.</p> <p>We request an HIA for this site our key concerns being the impacts on the Royal Borough of Kensington and Chelsea Cemetery (GII Registered park and Garden) and City of Westminster Cemetery and the Hanwell Cemeteries Conservation Area.</p>	<p>Ealing proposes the following changes to improve the detailed guidance set out in the plan;</p> <p><i>Planning designations/Site Constraints:</i></p> <p><u>Hanwell Cemeteries Conservation Area (nearby), grade II City of Westminster and Kensington & Chelsea Cemeteries (nearby), Locally listed buildings (nearby),...</u></p> <p><i>Design Principles:</i></p> <p><u>'Establish a new building height 'shoulder' of 4–6 storeys on the Broadway with any taller elements set back behind this and located to avoid and minimise visibility from Hanwell Cemeteries Conservation Area and the two registered parks and gardens within it'</u></p>	<p>modifications to planning designations/site constraints and design principles</p>
01NO	<p>We request an HIA for this site our key concerns being the impacts on the Grade I Listed Church of St. Mary and Northolt Village Green Conservation Area.</p>	<p>Ealing proposes the following changes to improve the detailed guidance set out in the plan;</p> <p><i>Planning Designations/Site Constraints:</i></p>	<p>We welcome that Ealing has undertaken an HIA for this site. We support the proposed modifications to planning designations/site constraints, contextual considerations and design principles</p>

'...Northolt Village Green CA (nearby),
grade I Church of St Mary (nearby).'

Contextual Considerations:

'New development should respond to the site's proximity to ~~Northolt Village Green Conservation Area, views towards St Mary's Church, a Grade I listed building and neighbouring Mandeville Parkway Open Space.~~

'New development should conserve or enhance the significance of nearby heritage assets, including any contribution made by setting, especially Northolt Village Conservation Area and the grade I Church of St Mary.'

Design Principles:

'Ensure building height, massing and street layout proposals are developed in accordance with the Tall Building Strategy and an understanding of the sensitivities of the site, particularly the significance of Northolt Village Conservation Area and the Church of St Mary. Heights are to range between 4 and a maximum of 10 storeys (35m) across the site, with the tallest elements situated towards the station and the middle of the site.'

		'Ensure building heights respond to both existing properties on Eastcote Road and to emerging town centre development whilst considering the visual impact on <u>and that development is not visible in combination with or from</u> St Mary's Church and the Northolt Village Green Conservation Area.	
01GR	We request that the policy for this site requires that the GII listed War Memorial is retained.	The policy will be amended to include retention of the GII listed War Memorial as follows: - Establish a heritage led masterplan approach to ensure uses, buildings and spaces are repurposed or redeveloped and integrated into the town centre in a cohesive and sensitive manner and <u>to retain the Grade II war memorial.</u>	Agreed.

Signed confirmation:

The contents of this Statement of Common Ground are agreed for the purposes of the examination of the Ealing Local Plan submitted in November 2024.

Signed on behalf of Historic England:

Name and position	Signature	Date
Kim Miller Development Advice Team Leader, Historic England	<i>Kim Miller</i>	8th October 2025

Signed on behalf of Ealing Council:

Name and position	Signature	Date
Steve Barton, Strategic Planning Manager, Ealing Council	<i>Steve Barton</i>	7th October 2025