

**London Borough of Ealing
Local Development Framework**

SPD 10: Conservation Areas And Listed Buildings

Draft for Consultation:

7 September - 19 October 2007



Contents

1	Purpose of this Document	3
2	What is an SPD?	5
3	What is a Conservation Area?	6
4	Conservation Areas and the Law	7
5	Article 4 Directions	9
6	Design Guides	10
7	Conservation Areas in Ealing	11
8	Ealing's UDP Policies - Conservation Areas	13
9	Listed Buildings	14
10	Ealing's UDP Policies - Listed Buildings	17
11	General Principles for Development in Conservation Areas	18
	11.1 Residential Side Extensions	18
	11.2 Residential Rear Extensions	19
	11.3 Roof Extensions	20
	11.4 Windows and Doors	21
	11.5 Porches	21
	11.6 Garden Buildings and Structures	21
	11.7 Lightwells	22
	11.8 Boundary Walls	23
	11.9 Satellite Dishes	23
	11.10 Additional Principles for Conservation Areas	23
	11.11 The Public Realm	24
■	Appendices	
1	Glossary	25
2	Overview of Planning Consents	27
3	Additional Information	28

1 Purpose of this Document

- 1.1** Ealing's Unitary Development Plan - the "Plan for the Environment" adopted October 2004 (the UDP), provides the policy context for decisions on planning applications and other proposals concerning development and transport in the London Borough of Ealing. Supplementary Planning Documents (SPD) supplement the adopted development plan policies. They can be regarded as 'material considerations', which the local planning authority is entitled to take into account in making planning decisions.
- 1.2** This supplementary planning document will be valid as long as the relevant policies in the Plan for the Environment (UDP) remain in place. The policies and the SPD will not last beyond October 2007, unless the Secretary of State approves an extension to the period. An extension of the policies to which this SPD relates is being sought. Ultimately, the Plan for the Environment (UDP) will be replaced by new development plan documents in a Local Development Framework. Ealing Council has an approved "Local Development Scheme" which sets out a programme for this work.
- 1.3** The purpose of this SPD is to provide additional guidance for householders, architects and developers for listed buildings and conservation areas in the London Borough of Ealing, and to assist the successful implementation of the policies in Ealing's Local Development Framework, (LDF), including the saved policies in the Adopted 2004 'Plan for the Environment', Ealing's Unitary Development Plan, (UDP).

This SPD aims to:

- Outline the purpose of conservation areas, including the criteria for conservation area designation and what the implications are for different types of development within conservation areas.
- Explain in more detail the saved policies in Ealing's 'Plan for the Environment', Adopted October 2004, (notably Urban Design policies 4.6, 4.7, 4.8) that relate to planning controls within conservation areas in the Borough of Ealing, and what to expect where listed buildings are concerned.
- Provide guidance to any person operating in the Borough of Ealing to encourage high standards of design, whether for alterations to established buildings, some of which may be listed, or for new build properties in conservation areas that are consistent with the provisions of the law, Ealing's LDF and Government guidelines.

Purpose of this Document

- Point applicants and others working to deliver development projects requiring planning permission in the direction of further information relating to appropriate development for properties within our conservation areas or that might be affected by a statutory or local listing.
- Ensure that this local planning authority's, (Ealing Council) intentions are clear, so that contraventions can be dealt with efficiently through enforcement procedures.

Dissemination of Information:

- 1.4** The successful implementation of these guidelines relies heavily on the widespread circulation, interpretation and mutual consent of relevant parties to the undertaking of the contents presented in this document. To this end it is the Council's wish to make this guidance widely available amongst the community whose intent it is to develop the local environment.

2 What is an SPD?

- 2.1** A Supplementary Planning Document (SPD) is one of many material considerations taken into account when determining a planning application. An SPD seeks to amplify the adopted policies of a local planning authority, and should, therefore, be read in conjunction with the policies contained in the adopted local plan. In Ealing this is called 'Plan for the Environment'.
- 2.2** The aim of this SPD is to provide clear and concise information about the type of design that is acceptable within conservation areas and to listed buildings within the Borough that is consistent with the provisions of the law, the local development framework, (LDF) for the Borough of Ealing, and Government guidelines.

Assessment of Applications

- 2.3** Planning applications, Conservation Area Consent applications and Listed Building Consent applications will be assessed against this SPD, the relevant policies contained within Ealing's LDF, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Government advisory publication PPG15, 'Planning and the Historic Environment' and other material considerations which includes influential guidance from amenity bodies and Ealing's Council's published Design Guides, (listed on page 7), the Conservation Area Appraisals and Management Plans.
- 2.4** The assessment of applications in Conservation Areas and for Listed Buildings will also take into account good practice guidance in relation to:
- Sustainable design and construction measures⁽ⁱ⁾ ;
 - Achieving inclusive design/access for all within historic buildings⁽ⁱⁱ⁾.

i See *Building Regulations and Historic Buildings: Balancing the needs for energy conservation and those of building conservation*, and *Interim Guidance Note on the application of Part L*, English Heritage, 2004

ii See, *The Principles of Inclusive Design*, Commission for the Architecture and Built Environment (CABE), 2006

What is a Conservation Area?

3 What is a Conservation Area?

- 3.1** A conservation area is, by law, *“an area of special architectural or historic interest, where it is desirable to preserve or enhance the character or appearance of the area.”*
- 3.2** Local planning authorities have a statutory duty to periodically review conservation areas under their jurisdiction, (this is done by re-appraising individual areas every five years), and where appropriate they can extend or amend their policies to better protect and enhance the environment. It is also possible to designate new conservation areas if the appropriate criteria is met.
- 3.3** PPG 15 states that ‘it is the quality and interest of areas, rather than individual buildings, which should be the prime consideration in identifying conservation areas’. The quality of the area will depend on the historic layout of property boundaries and streets, the contribution made by public and private spaces, such as gardens, parks and greens, trees and street furniture and the use of characteristic materials. Often conservation areas arise from a process of local interest and action, and a suitable dialogue between communities and those operating in the field of development control is essential to understanding both the resource and its contribution to environmental improvement.
- 3.4** The Borough of Ealing currently has 29 conservation areas. They represent a rich assortment of 19th and early 20th century residential development, planned residential estates of the 1930s and 1960s, relatively unchanged historic shopping streets, treasured open spaces, examples of industrial and transport heritage and the remnants of ancient villages.

Table 3.1 Conservation Areas in the London Borough of Ealing (2007)

Acton Area - Acton Green, Acton Park, Acton Town Centre, Bedford Park, Creffield, Mill Hill Park.

Ealing Area - Brentham Garden Estate, Brunswick Estate, Ealing Common, Ealing Green, Haven Green, Montpelier Park, Mount Park, Ealing Town Centre, Grange & White Ledges, Hanger Hill Garden Estate, Hanger Hill (Haymills) Estate, St. Stephens, Cricket Ground

Hanwell Area - Churchfields, Hanwell Cemeteries, Hanwell Clock Tower, Hanwell Village Green, Part of St Mark’s Church and Canal (including part of the St Bernard’s/ Ealing Hospital Site), Cuckoo Estate,

Northolt Area - Northolt Village Green

Southall Area - Canalside, Norwood Green

NW 10 - Old Oak Lane

4 Conservation Areas and the Law

- 4.1** As the local planning authority, Ealing Council has produced policies which seek to preserve and enhance the architectural character and environment of its designated areas, by resisting inappropriate development through planning controls made under the provisions of the Town and Country Planning General Permitted Development Order 1995, the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.2** In conservation areas, normal 'permitted development' rights (permission granted automatically for certain works to single family dwelling houses) are restricted. This enables more control, through the granting of planning permission, over the size, design and location of extensions and alterations. In conservation areas the normal allowance allocated by law to most homeowners under '**permitted development rights**' to increase the volume of a property is reduced. In addition certain alterations are not allowed unless planning permission is granted. The main emphasis is on control of external appearance, with surface materials of enclosures, such as walls and roofs, and the details of openings, notably doors, windows and roof lights being extremely important. Generally there is a presumption in favour of retention of buildings and structures in conservation areas that contribute to an area's special character.

A summary of Development Control Regulations in Conservation Areas in England & Wales:

- Under Permitted Development the size of side or rear extensions is limited to a maximum of 50 cubic metres, (40 cubic metres for a terraced house) or 10% of the original volume up to a maximum of 115 cubic metres, (whichever is the greater). Planning permission is required for proposals which exceed this limit or if the property in question is a flat;
 - Planning permission is required for **any alteration or addition to the roof** of any property in a Conservation Area;
 - The siting of satellite dishes is restricted.
 - The cladding of any part of the exterior of a building with stone, artificial stone, timber, plastic or tiles requires planning permission;
 - Planning permission is required for any buildings (e.g. sheds, summerhouses) or enclosures (e.g. swimming pools) within the curtilage of a house, which exceed 10 cubic metres in volume.
- 4.3** Demolitions - Conservation Area Consent is usually required for the demolition of an unlisted building in a Conservation Area, including demolition covered by unimplemented planning permissions. Consent will not normally be granted for the demolition of buildings that make a positive contribution to the character or appearance of a Conservation Area. Listed Building Consent is required for the full or partial demolition of a listed building in a Conservation Area.

- 4.4** Trees - Anyone wishing to cut down, prune or lop a tree in a conservation area with a trunk diameter greater than 7.5cm (measured at 1.5 metres above ground level) must provide notice of their intention to the planning department in writing, giving at least six weeks' notice. For protected trees, (trees with a Tree Preservation Order) Consent for tree works must be granted by the Planning department.

5 Article 4 Directions

5.1 When it appears that some Conservation Areas, or perhaps some streets or properties sited in designated areas, require greater protection, or are at increased risk, the Council is able to make Article 4 Directions. These operate over and above the standard Conservation Area controls and seek to ensure that detrimental erosion of prominent character features does not occur. In Ealing, Article 4 Directions cover all of the properties belonging in the following Conservation Areas:

- **Hanger Hill Garden Estate**
- **Hanger Hill (Haymills) Estate (limited to extensions facing the street and excluding flats)**
- **Brentham Garden Estate**
- **Bedford Park (Draft Proposal under consultation)**

5.2 If you own, manage or are seeking to buy a property in the above residential estates you should be aware that certain obligations exist as a consequence of permitted development rights having been removed. Commonly the loss of front gardens, loss of original openings and means of enclosure, plus certain alterations to roof profiles are resisted. This does not mean that the Council will automatically refuse permission, but your co-operation in upholding the traditional values that were expended in the physical appearance of these historic estates will be sought for any proposals wishing to update or adapt these properties. As affected development varies from area to area you are advised to contact the Conservation team for further guidance on how to develop these properties.

6 Design Guides

6.1 Design Guides have been produced for some conservation areas in Ealing. These have generally been collaborative efforts between the Council, local conservation panels/ advisory groups, English Heritage and residents. They provide more site-specific design guidance for applicants wishing to make alterations or repairs to houses within these conservation areas. They also denote some of the history of the area and the background to area designation. The Design Guides have generally been associated with (but not restricted to) the conservation areas with Article 4 Directions. Currently Design Guides exist for:

- Hanger Hill (Haymills) Estate Conservation Area
- Hanger Hill Garden Estate Conservation Area
- Brentham Garden Estate Conservation Area
- Half Acre Road, Hanwell – Roof extensions
- Bedford Park Conservation Area – DRAFT

7 Conservation Areas in Ealing

- 7.1** The main objective in designating Conservation Areas generally is not just the protection, but also the enhancement of the original character of historically important, locally and sometimes nationally, valued areas.
- 7.2** An area's character is denoted by the plan form or layout of streets and houses, architectural details such as shape, style and materials used in the original construction, (including rooflines, setbacks and enclosures), along with quality of open spaces such as private gardens or shared public spaces and vistas along streets and between buildings.
- 7.3** To protect and enhance an area's character it is important that proposed development in Conservation Areas is of high quality in terms of style, design and materials. It is the Council's wish that any individual application for planning permission in the Borough of Ealing should take into account the special qualities, (noted in the published Appraisals), of individual Conservation Areas as a whole.
- 7.4** Individual Conservation Area Appraisals are available to view on the Council's website or at Council's Customer Service Centre, Perceval House. Each contains a statement of individual character, as well as historical information about the area, date of designation and interesting facts relating to the known architect or design ethos.
- 7.5** Ealing Council is currently undertaking a comprehensive program of review for its 29 Conservation Areas. This includes the preparation of up-to-date Character Appraisals and Conservation Management Plans.
- 7.6** The Conservation Area Appraisal (Character Appraisal) sets out a summary of the historic development of the Conservation Area; and highlights those elements of the built or natural environment that contribute to its character and appearance.
- 7.7** The Conservation Area Management Plan is developed on the basis of the Character Appraisal. It provides guidance on how best to ensure the preservation and enhancement of the Conservation Area.
- 7.8** The review and update of the Council's Conservation Area Appraisals is being undertaken in partnership with local communities. The review is critical in ensuring that Ealing's Conservation Areas receive an adequate level of protection, and that strategies for managing future change brought about by development pressure are put into place, so that these areas can be enhanced wherever possible.

Conservation Areas in Ealing

- 7.9** Up-to-date Conservation area Appraisals and Management Plans will assist Planning Services with making decisions on future planning applications and the conduct of associated appeals within Conservation Areas. Conservation Area Appraisals and Management Plans are available for viewing on the Council's website at:
http://www.ealing.gov.uk/services/environment/planning/planning_services/conservation/

8 Ealing's UDP Policies - Conservation Areas

- 8.1** The planning process is of chief importance in ensuring that new development and extensions to houses in conservation areas have a high quality design and use materials that complement the original character of the area. The policies set out within Ealing's UDP, the Adopted 2004 'Plan for the Environment' state what the Council generally desires for conservation areas in the Borough. These are as follows:-

Table 8.1 Relevant Policies from Ealing's Adopted 2004 Plan for the Environment

<p>4.8 Conservation Areas</p> <ol style="list-style-type: none"> 1. The Council will preserve or enhance the character and appearance of Conservation Areas and their settings. 2. New development, built or otherwise within or adjacent to the Conservation Area, will be permitted provided that it is well related to the existing character of the area in terms of its historic and architectural quality, and green setting. The Council also requires that any development proposal adhere to the Council's specific Conservation Area guidelines. 3. The Council will refuse planning permission and Conservation Area consent for redevelopment of existing buildings, unless the proposed replacement development will preserve or enhance the character of the Conservation Area. The Council will also, where appropriate, make Article 4 Directions, restricting development rights granted by the General Permitted Development Order. 4. It is the Council's intention to create new and extended Conservation Areas in the Borough, in areas which merit this status, having regard to the individual merits of buildings, spaces and other features, and the quality and character of the area as a whole.

9 Listed Buildings

Statutory Listed Buildings

- 9.1** A Listed Building becomes a Statutory Listed Building when it is included on the Statutory List of Buildings of Special Architectural or Historic Interest held by English Heritage. A Listed Building is of such historic and architectural interest as to merit special protection. Controls on Listed Buildings are stricter than for unlisted buildings in Conservation Areas and the inside, as well as the outside of the building are subject to control. Listed Buildings Consent is required for any works of alteration or extension that would affect a buildings character.
- 9.2** Buildings are graded to show their relative importance.
Grade I: buildings of exceptional interest – e.g. Pitshanger Manor Walpole Park
Grade II*: important buildings of major interest e.g. Hoover Building Western Ave
Grade II: buildings of special interest that warrant every effort being made to preserve them – e.g. Ealing Town Hall, New Broadway
 The Listed Building controls apply to all buildings equally, irrespective of their grade.
- 9.3** While the listing of a building should not be seen as a barrier to all future change, the starting point for listed building control is the statutory requirement on local planning authorities to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*. This reflects the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration. It is the prime consideration when the Council is considering an application for Listed Building Consent.

Table 9.1 Planning Permission and Listed Building Consent

Type of Work	Listed Building Consent	Planning Permission
Total demolition of building	Always needed	Not needed
Partial demolition	Almost always needed	Not needed
External alteration or extension of building (not permitted development) ⁽ⁱⁱⁱ⁾	Always needed	Always needed

iii Please refer to the Permitted Development Order 1995 for details

Type of Work	Listed Building Consent	Planning Permission
External alteration or extension of building (permitted development)	Needed where the works affect the character of the building as one of special interest	Needed only where required by an Article 4 Direction ^(iv) , or by a condition on a previous permission.
Minor external alteration to building	Needed only where it is considered that the works affect the special character of the building	Never needed
Alteration to the interior of a building	Needed only where it is considered that the works affect the special character of the building	Never needed
Demolition of pre-1948 building in the "curtilage" of a Listed Building	Needed where it is considered that the works affect the special character of the "building" (that is the Listed Building itself plus the curtilage building)	Not needed
Demolition of alteration of a post-1948 building in the "curtilage" of a Listed Building	Not needed	As for 1 to 6 above
Alteration or extension of building in the curtilage of a Listed Building	Not needed	As for 3 to 6 above
Erection of a new building in the curtilage of a Listed Building	Not needed	Almost always needed

Locally Listed Buildings

9.4 Within the Borough there are many buildings and structures that are of local, rather than national importance and interest. Whilst these buildings do not have statutory protection, the Council expects to see evidence that any proposed alterations to the structure or setting of the building enhances both character and appearance.

9.5 Buildings that are of more local interest are included in the Council's Locally Listed Buildings of Architectural or Historic Interest, (see Schedule 10.10 Volume 2 of the Adopted 2004 Plan for the Environment), or are identified on the Council's List of Buildings or Groups of Buildings of Façade Value. (See Schedule

iv See Section 5 of this document

Listed Buildings

10.11 Buildings of Façade or Group Value, Volume 2 Of the Adopted Plan for the Environment). The aim is to protect these buildings, notably seeking to retain their salient features, and to resist their alteration or demolition, except where a convincing reason for such action can be shown.

10 Ealing's UDP Policies - Listed Buildings

- 10.1** The Borough of Ealing has a distinctive and reputable suburban character which owes a great deal to the abundance of green areas and its architectural heritage and evolution of its planned form. Historic buildings are a vital part of this character and our historic culture. The quality, interest and number of historic buildings in the Borough of Ealing reflect its long history. The Council wishes to see these important Statutory and Locally Listed buildings protected so they can be enjoyed in their settings by future generations.

Table 10.1 Relevant Policies from the UDP

4.6: Statutory Listed Buildings:

- 1. The Council will protect and enhance the character of Statutory Listed Buildings by:**
 - i. Only permitting the change of use if this would not harm the character or appearance and if a change of use would ensure the care and maintenance of a building**
 - ii. Refusing demolition unless in exceptional circumstances**
 - iii. Not permitting any external or internal alterations to a Listed Building unless there would be no adverse effect on its architectural or historic character.**
- 2. The Council will seek to preserve and enhance the settings of Listed Buildings by: assessing the design of development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features within the setting of Listed Buildings and/or adjacent land**

4.7: Locally Listed Buildings with Façade Value and Incidental Features

- 1. The Council will protect and enhance the character of locally listed buildings, and groups of buildings with façade value. Proposals for demolition and alterations will be discouraged unless alternative use of the building is not viable or the planning benefits for the community outweigh the loss resulting from demolition.**
- 2. The Council may designate additional locally listed buildings that contribute to the local scene or have local historical associations.**
- 3. The Council will also encourage the retention of incidental features in the urban environment that create the particular local character and landscape of the Borough.**

11 General Principles for Development in Conservation Areas

- 11.0.1** In most cases it is possible to extend or alter houses in conservation areas. However, care needs to be taken to ensure the character of the conservation area, or the architectural integrity of the individual property or group value of properties is protected and where possible enhanced.
- 11.0.2** What is *permissible* in conservation areas generally is restricted as follows:
- i. The size and scale of extensions must be dictated by the size and design of the original property, as extensions will need to form a logical addition to the existing house.
 - ii. New development will need to reflect the character of the surrounding area in terms of its detailed design and materials.
- 11.0.3** The following provides a guide as to what should be considered when proposing development in conservation areas in the Borough of Ealing. Wherever possible maintenance of properties, (e.g. re-tiling roofs, rebuilding walls, refitting of doors, window frames and glazing materials) should offer like for like replacements.

11.1 Residential Side Extensions

A side extension that is too large or too prominent in relation to the original house will spoil the appearance of the house and disrupt the rhythmic patterns of buildings and spaces that make up the street scene. In most conservation areas the following criteria is generally acceptable, although each proposal will need to be assessed on its individual merits as the size, scale and plan form of individual properties varies between conservation areas. Some properties are small-scale cottages or terraces and as such smaller extensions may be preferable.

- 11.1.1** Ground *and* first floor side extensions should be set back approximately one metre from the front elevation, sometimes more depending on the design of the side elevation.
- 11.1.2** There should be a gap of about one metre between a side extension and the boundary. A greater distance may be preferable in conservation areas where the gaps between buildings are intrinsic to the character of the area.
- 11.1.3** The width of a side extension should be in proportion to the width of the main house, usually no more than about half or a third of the original width, depending on the design.
- 11.1.4** The acceptability of the demolition of a garage and replacement with a side extension depends on whether the garage forms part of the original design of the house, or group of houses.

- 11.1.5** The windows of a side extension should align with those of the main house, be made of the same materials, and have the same proportions and glazing pattern.

11.2 Residential Rear Extensions

Whilst there is often scope to extend a house at the rear, it is nevertheless important to make sure that extensions are built in keeping with the main house and its neighbours. It may be possible to see the back of the house, from a nearby road or footpath or from neighbouring gardens. Even if it isn't, a well-designed extension, which complements the main house, will enhance its appearance and therefore its value.

- 11.2.1** If the building is rectangular in plan, extensions should not be built across the full width of the house. Rear extensions should not wrap around the back and side of the house.
- 11.2.2** If a house is 'L' shaped, it may be possible to infill the shape of the house with a conservatory, depending on the relationship with the neighbouring property. The conservatory should be set back slightly from the end of the projecting wing and not involve the total removal of the back or side walls of the house.
- 11.2.3** Three metres depth is a good guide for an acceptable depth of extension. It may be possible to extend further back, or preferable to retract. This will depend on the size of the existing house, its relationship with its neighbour, and the acceptability of the roof pitch (where appropriate).
- 11.2.4** Unless the original house style is flat-roofed, it will usually be appropriate to build a pitched roof. The angle of the slope will be dictated by the requirements of the tile and slate needed to match the main roof. Eaves details should reflect those of the main house, for example boxed gutters, open rafter ends, splays etc.
- 11.2.5** Sometimes flat roofed extensions could be appropriate depending on the character of the house. Flat roofs should be finished with parapets on all sides and with tile creasing and brick on edge. Good quality modern designs can be acceptable too, particularly glazed or frameless structures which allow a view through to the elevation of the house behind.
- 11.2.6** Windows in new extensions should match existing original windows in their proportions, design and materials.
- 11.2.7** Materials of extensions should match and tie into the main house, including brick window heads, brick plinths, brick courses, red brick quoins on the corners etc.

11.3 Roof Extensions

Planning permission is always required for any alteration or extension to a roof in a conservation area.

- 11.3.1** The roofscape of a residential street in a conservation area is important. Roofs unify the various house styles beneath them, often providing a strong rhythm of slopes and gables, punctuated by chimneys. Roofs can often be seen from quite a distance, from front or back, so an inappropriate extension can be very visible. It is important therefore that roof extensions are designed so they do not detract from the appearance of the street scene or of the individual houses within it.
- 11.3.2** Tiles/slates should match the original in type, material and colour. Interlocking tiles are rarely appropriate.
- 11.3.3** Chimneys, particularly on the side walls are important to the character of individual houses and in some conservation areas make an important contribution to views along roofscapes, and should be retained.
- 11.3.4** The ridge should not be raised to accommodate greater headroom: this will change the proportions of the house and may spoil the character and uniformity of the street scene.
- 11.3.5** Chimneys should be retained to promote symmetry.
- 11.3.6** Roof extensions - where appropriate - should be built within the existing roof slope: they should not be wrapped around two roof slopes, exceed the height of the ridge, or form a continuation of the wall below. Changing a hipped roof to a gable is strongly discouraged.

Dormer Windows

- 11.3.7** Inset dormer windows will usually be acceptable on the rear roof slopes, but only rarely on the front or side. Dormers should not dominate the roof slope. Where possible the window in the dormer should align with the windows of the main house. Proposals for rooflights in front roof spaces, especially where they would interrupt an unbroken terrace, should be resisted.
- 11.3.8** Dormer windows should be of traditional design. A roof shape in keeping with the original roof profile is preferred in conservation areas but a flat roofed dormer may be necessary in smaller or shallower roofs, to allow 500mm to the ridge, valleys and hips. All dormer windows should be finished with moulded eaves, cornices and timber fascias.
- 11.3.9** There should be no tiling on the front elevation.

Rooflights

- 11.3.10** Rooflights will usually be acceptable on rear roof slopes, and on occasion, the sides. Any rooflights should be 'conservation rooflights' (double or single glazed) which lie flat in the roofs.

11.4 Windows and Doors

Currently planning permission is only required for window and door replacements in the Hanger Hill (Haymills) Estate, Brentham Garden Estate and Hanger Hill Garden Estate where Article 4 Directions exist. As a general rule for residential properties in conservation areas outside of these Estates 'like for like' replacements constitute permitted development and are exempt from planning permission. You may wish to make use of the following advice:

- 11.4.1** It will greatly enhance the house to repair or re-instate traditional timber windows and doors as poor replacements can seriously harm the character and appearance of the house and conservation area as a whole.
- 11.4.2** In some area the original windows were metal and sometimes with leaded lights. These should be replaced with metal windows, and some companies offer good double-glazed replacements that are faithful reproductions of original styles. (Refer to Ealing Council's leaflet on Metal Windows).

Glazing Elements

- 11.4.3** The loss of traditional window patterns and decorative features in glazing panels poses a significant harm to conservation areas.
- 11.4.4** Glass reinforced plastic (GRP) PVCU generally not welcome in conservation terms. Depending on circumstances, aluminum may not be considered an acceptable replacement for steel window frames.

11.5 Porches

- 11.5.1** Porches are difficult to add successfully. Where recessed doorways, door hoods or open tiled canopies exist, porches will be strongly discouraged.
- 11.5.2** Porches will need to reflect the character and appearance of the house. Imported designs such as Italianate columns and porticoes are inappropriate for domestic porches in conservation areas in the Borough of Ealing and will be refused permission.

11.6 Garden Buildings and Structures

- 11.6.1** Garden buildings should be small scale and sited discreetly, taking care not to locate them too near trees. They should be for ancillary garden use and comprise a single, modest-sized room. Timber is the most appropriate material

to ensure they blend into the landscape. There should be no incidental loss of mature trees, (unless dead) where these form part of the character of the Conservation Area.

Hardstandings

- 11.6.2** If the front garden is large, an off-street parking space may be possible, but the introduction of hard surfacing is generally unwelcome in conservation areas, especially in the borough's 'Garden Estates'. Outside of these areas, if most of the front boundary and much of the front garden including any mature trees, (unless dead) can be retained this may mitigate any adverse effects on the setting of the building and rainwater run-off. In these instances planning permission may be permissible. As a general rule, at least 50% planting should be retained. The use of porous materials to minimize water run-off will normally be required.
- 11.6.3** Refer to SPD 'Residential Extensions' and SPD 'Garden Space' for additional guidance.

11.7 Lightwells

- 11.7.1** The demand for the use of basements in the Borough for habitable room space has increased lately. While the use of original cellarage is notable for its contribution to energy saving and the decreased demand to develop loft spaces for additional accommodation, they are naturally dark spaces. Lightwells are a means to bring natural light into basements and involve excavating a 'well' within the garden at the base of the external walls of the property, upon which reinforced glazing is positioned. Often safety railings are required to prevent damage to the glass or to people. Cellars tend to be a feature exclusive in the Borough to properties built during the 17th and 18th centuries. Many of these properties are located in conservation areas or may be listed buildings. Applications for lightwells will need to be determined on the basis of the following;
- No loss of architectural fabric (Listed Buildings)
 - No detrimental effect on the special character of the building (Listed Buildings)
 - No significant loss of front garden space
 - No incidental loss of mature trees
 - Overlarge glazing area
 - Where a lightwell fronts the highway, railings inappropriate in design, height and width will not be permitted.

11.8 Boundary Walls

11.8.1 Brick or stone built front and side boundary walls are very important to the character and appearance of Ealing's Conservation Areas. Many walls and piers survive from original developments and their retention is preferable. Conservation Area Consent may be required for the demolition (part or full) of original brick or stone built boundaries in Conservation Areas. Any repair work to these features should take note of the traditional colour, bonding material and pattern in which stretcher and header bricks were laid. High walls with railings and gated entrances will be strongly discouraged.

11.9 Satellite Dishes

11.9.1 These should be under 90cm in diameter, of a colour to blend with the house and sited at the rear of the property as discreetly as possible. If this is impractical dishes should be sited on a side wall provided they are placed at the rear and as low down as possible.

11.10 Additional Principles for Conservation Areas

11.10.1 'Green' Developments

11.10.1.1 Whilst the Council welcomes the movement towards 'green' home improvements such as the use of Sedum roofs, and development that contributes to land and energy saving, (notably solar/photovoltaic panels and in some cases the conversion or development of basements) it is accepted that all have an environmental impact.

11.10.1.2 As the nature of the overall impact will vary the need to carefully assess the suitability of the site to accept the proposal in both design and use terms, particularly of solar panels, is required. Applicants are in the first instance encouraged to contact the conservation team to discuss the proposal. Refer to the Council's DRAFT SPG 12 Greening Your Home for additional information.

11.10.1.3 **PVCU (plastic)** – the Council has a well-founded preference for traditional, renewable materials and will therefore exercise its powers to advise and to insist, in cases, where appropriate, against the use of architectural elements and window details in PVCU or other manufactured substitutes.

11.10.1.4 Plastic window frames and doors are not felt to be able to replicate the quality and appearance of original timber windows in conservation areas. PVCU is non-renewable and contributes to pollution. When used on porches, bargeboards and conservatories it can have a negative effect upon visual appearance that should not be permitted in conservation areas.

11.10.2 Contemporary Developments

11.10.2.1 Contemporary and Modernist styles of building are entirely acceptable for the Borough's conservation areas if they are high in quality and provided that they remain sympathetic in the context and towards the host building and/or other neighbouring buildings.

11.11 The Public Realm

11.11.1 Although this guidance is primarily aimed at homeowners, the character of Ealing's conservation areas is also affected by the quality of the street scene that is beyond the control of the individual. In discussions with residents it is evident that some elements of the public realm, such as paving materials, street lamps and street furniture are insensitively designed and sited. Conservation Area Management Plans, which follow on from each Area Appraisal, will look at ways to improve, where it is feasible and welcome, the historic environments affected by these elements.

Appendix 1 Glossary

Bond - style of laying **Headers**, (bricks laid with the long side at right angles to the face of a wall), and **Stretchers**, (bricks laid with the long side along the face of the wall), within masonry courses.

Caseament window - a window hinged vertically to open like a door

Cladding - an external covering applied to a structure for protective/aesthetic purposes

Column - an upright, often supporting, structure either, round, square or rectangular in form

Coping - a capping or covering found on top of a wall. They can be flat or sloping to discharge water

Cornice - a projecting, decorative moulding found along the top of a building refers to a cornice made up of a series of small square blocks

Course - a continuous layer of stones or bricks found in a wall. Referred to as **String**, (horizontal) or **Soldier** (vertical)

Curtilage - the available space attached to a property, which forms a singular enclosure

Door hood - a projected moulding above an exterior door designed to throw off the rain

Dormer window - a projecting window placed vertically in a sloping roof with a roof of its own

Eaves - the underpart of a sloping roof oversailing or flush with a wall

Elevation - the external wall or face of a building

Façade - commonly the front face of a building

Fanlights - a window, often semi-circular with radiating glazing panels, found over a door in Georgian buildings

Footprint - the total area over which a building is situated

Gable - the triangular upper part of a wall found at the end of a ridged roof

Glass Reinforced Plastic (GRP)

Hardstanding - an area of hard material used for parking cars within the cartilage, (often front garden space) of a house

Hipped roof - a shallowish pitch with sloping at the vertical ends

Glossary

Lightwell -a vertical channel built beneath the front, side or rear elevations of a property to allow natural light to filter down to basement level. Noticeable by the siting of a glazing panel on top on the well, which is flush with the ground.

Mansard roof - has a double slope where the lower part is steeper than the upper part

Pier -a solid vertical masonry support (or mass) found in buildings and walls

Pitched roof - the most common type. Gables exist at each end of the pitch

PVCU - a manmade plastic material used as a framing material in windows and porches

Quoins - dressed bricks found at the corners of buildings, usually laid so that the brick faces are alternately large and small

Recess - space set back in a wall, often the setting for an entrance porch

Render - plaster or stucco applied to a wall

Rooflight - a window set flush into the slope of a roof

Sash window - a window that is double hung with wooden frames (sashes) that slide up and down with pulleys

Appendix 2 Overview of Planning Consents

Planning Permission and Your Home

There are many types of alterations and additions to houses that do not require planning permission. For a copy of the Office of the Deputy Prime Minister's [Planning: a guide for householders](#) please contact (020) 8825 6600.

Within Conservation Areas, some 'permitted development' rights have been restricted to enable more control over the size, design, location of extensions and alterations; you will need to check with your local planning authority if your property is location within a designated area. You may be required to apply for planning permission for external works, however, minor, to your home. Please contact the Council for further information.

Demolition in Conservation Areas

Conservation Area Consent is required for substantial demolition work in conservation areas, including that covered by unimplemented planning permissions. Consent will not generally be granted for the demolition of buildings that make a positive contribution to the character or appearance of a conservation area.

Work to trees

For permission for work on protected trees (trees with a Tree Preservation Order) within your property, a Works to Trees Consent is required. To cut down, prune or lop a tree in a conservation area with a trunk diameter greater than 7.5cm (measured at 1.5 metres above ground level), six weeks prior notice of your intent to carry out works is required.

Listed Buildings

For permission to carry out works to a listed building including partial or full demolition, internal alterations and changes to boundary fences or walls, Listed Building Consent is required. See the table in section 9 for details.

The application forms for all of these are available on the Council's website www.ealing.gov.uk or from the Council's planning offices located at Perceval House, 14 -16 Uxbridge Road, London W5 1NP.

Appendix 3 Additional Information

The following section sets out where you can go to get further information about Conservation Areas and Listed Buildings.

Ealing Conservation and Urban Design Team

The Conservation and Urban Design team are based within the Ealing Planning Services Department, at Perceval House, Uxbridge Road, Ealing. The team provides design input to planning applications that fall within Conservation Areas, and proposed works to Listed buildings, in addition to general planning advice to the public regarding the protection and enhancement of the historic environment. The team is also responsible for updating the Conservation Area Appraisals and supporting the Borough's Conservation Area Panels. For conservation enquiries, and to make an appointment to discuss a proposal please telephone the Conservation team on **020 8825 9357** or email planning@ealing.gov.uk. Alternatively you may find the information you need on the Conservation pages of the Council's website: www.ealing.gov.uk

Relevant publications include:

Conservation Area Appraisals (reviewed every 5 years)

Conservation Area Management Plans (updated every 5 years)

Conservation Area Design Guides (Brentham Garden Estate, Hanger Hill Garden Estate, Hanger Hill (Haymills) Estate, Bedford Park (Draft Guidelines), Hanger Hill Garden Estate Design Guide 'Doors' and Technical Leaflet 'Metal Windows')

Planning Policy and Development Advice Section

The Planning Policy and Development Advice Section are responsible for the publication of Ealing's Local Development Framework, including the 'Plan for the Environment' (UDP) and associated SPGs and SPDs. These documents provide the basis of the local planning policy framework for Ealing, against which all planning applications are assessed. For planning policy advice please telephone 020 8825 8446 or email planpol@ealing.gov.uk. Alternatively you may find the information you need on the Planning Policy pages of the Council's website: www.ealing.gov.uk/planpol.

Relevant Planning Policy publications include:

SPD 4: Residential Extensions

SPG 5: How to Prepare an Urban Design Statement

SPD 8: Crossovers and Parking in Front Gardens

SPG 12: Greening Your Home (Draft)

SPG 13: Garden Space

English Heritage

English Heritage is the Government's statutory advisor in England on matters relating to the historic environment. They are the main providers of historic and conservation planning advice and guidance to the Government and other organisations working in this sector. They have a useful website that you can find at www.english-heritage.org.uk. They have a customer services line: 0870 333 1181

When will a planning application be referred to English Heritage?

The following list sets out those types of applications that will be referred to English Heritage:

Statutory Applications for Listed Building Consent

Table 3.1 Planning Permission and Listed Building Consent

Application Type	Reference
Application for Listed Building Consent for works in respect of any Grade I or II* Listed Buildings	s.15 (5) of 1990 Act and para 15 (2) (b) (i) of Circular 01/01
Application for Listed Building Consent for works in respect of any principle Grade II Listed building which is railway station (including an underground railway station) theatre, cinema or bridge across the Thames	s.15 (5) of 1990 Act and para 15 (2) (b) (iii) of Circular 01/01
Application for Listed Building Consent for works in respect of any principle Grade II Listed building which is owned by a Local Planning Authority in its area where the application is made by a person other than the authority.	
Application for LBC for the demolition of a principle Grade II Listed building.	S.15 (5) of 1990 Act and para 15 (2) (b) (ii) and 26 of Circular 01/01
Application for LBC for works in respect of any curtilage building to a principal Grade II Listed railway station (including an underground railway station)	S.15 (5) of 1990 Act and para 15 (2) (b) (iv) of Circular 01/01
Application for LBC for works of alteration of any Grade II listed building comprising or including the demolition of a principal external wall or a substantial part of the interior of the principal building.	S.15 (5) of 1990 Act and para 15 (2) (b) (vi) of Circular 01/01

Statutory Applications for Planning Permission and Conservation Area Consent

Additional Information

Table 3.2 Planning Permission and Listed Building Consent

Application Type	Reference
Application for Planning Permission for development which in the opinion of the Local Planning Authority affects the setting of a Grade I or II* Listed building.	S.67 of 1990 Act and para 8 (2) (a) of Circular 01/010
Application for PP for development which in the opinion of the Local Planning Authority affects the setting of a Grade II Listed building which involves the provision of more than 1000 sq m of gross floor space or the construction of a building more than 20 m in height.	S.67 of 1990 Act and para 8 (2) (c) of Circular 01/010
Application for PP for development which in the opinion of the Local Planning Authority affects the character or appearance of a Conservation Area and involves an area of land of more than 1000 sq m, or the change of use of a building where the area of land is more than 10sq m; or the construction of a building more than 20m high.	S.73 of 1990 Act and para 8 (2)(d) of Circular 01/01
Application for PP for the development of land involving the demolition , in whole or in part, or the material alteration of any listed building.	Article 10 (1) (m) of GDPO 1995
Application for PP for development likely to affect the site of a scheduled monument .	Article 10 (1) (n) of GDPO 1995
Application for Conservation Area Consent for the demolition of a building in a Conservation Area.	ss. 14 & 74 of 1990 Act and Reg.12 Sch 3 of the Regulations 1990
Application for PP for development likely to affect a Grade I or II* registered park/garden.	Article 10 (1) (o) of GDPO 1995

Applications where referral is recommended

Table 3.3 Planning Permission and Listed Building Consent

Application Type	Reference
Application for LBC for Grade II Listed building where the applicant is the Local Authority	Para 20 of Circular 01/01
Application for CAC where the applicant is the Local Authority.	

Other Application Types

Table 3.4 Planning Permission and Listed Building Consent

Application Type	Reference
Application for PP for development which is likely to affect the site and/or setting of a registered battlefield.	para 2.25 of PPG 15
Application for PP for development within a World Heritage site or its setting which is likely to affect its World Heritage values.	
None of the above. Notification is not a requirement but English heritage's views are sought.	

Explanation of Terms

Conservation Area Appraisals and Management Plans

Local planning authorities are required to carry out reviews of existing Conservation Areas every five years. The purpose of the review is to reassess the environment and where appropriate amend the status of the Appraisals so that the planning authority is able to continue protecting and enhancing the environment for the future. Management Plans outline the key threats to the environment following the area Appraisal, and provide a strategy to assist with improving the areas.

Local Conservation Area Panels (CAP)

Any resident living in a Conservation Area in the London Borough of Ealing is entitled to become a member of the local Conservation Area Panel. The panels operate independently of the Council, and meet to discuss the planning and environmental issues in each individual area. They provide a formal voice to the planning department on matters of planning policy, planning applications, Conservation Area Appraisals and Management Plans. Please contact the Ealing Conservation Team if you would like to receive further information about how to contact a CAP or how to set one up.

Additional Information

Further Information

Government Publications and Guidance:

General Permitted Development Order 1995 (GPDO)

Planning Policy Guidance 15 Planning and the Historic Environment 1994

Listed Buildings and Conservation Areas, Charles Mynors, 1999

Planning – A Guide for Householders

English Heritage publications (available on their website - see below)

'Framing Opinions'

'A Stitch in Time' - IHBC & SPAB, 2002

Useful websites:

Ealing Council: www.ealing.gov.uk

Government Office for London: www.gol.gov.uk

English Heritage: www.english-heritage.org.uk

The Institute of Historic Building Conservation: www.ihbc.org.uk

Ealing Civic Society: www.ealingcivicsociety.org

The Victorian Society www.victorian-society.org.uk

The Twentieth Century Society: www.c20society.org.uk