

# Call-In Sub-Committee **AGENDA**

**DATE:** Monday 8 February 2016

**TIME:** 7.00 pm

**VENUE:** Committee Rooms 1 & 2,  
Harrow Civic Centre

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## **MEMBERSHIP** (Quorum 3)

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**Chair:** Councillor Jerry Miles

**Councillors:**

Jeff Anderson  
Jo Dooley

Richard Almond  
Paul Osborn

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## **Reserve Members:**

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- |                  |                   |
|------------------|-------------------|
| 1. Ghazanfar Ali | 1. Kam Chana      |
| 2. Michael Borio | 2. Lynda Seymour  |
| 3. -             | 3. Stephen Wright |

**Contact:** Alison Atherton Senior Professional Democratic Services  
Tel: 020 8424 1266 E-mail: [alison.atherton@harrow.gov.uk](mailto:alison.atherton@harrow.gov.uk)

## **AGENDA - PART I**

### **1. ATTENDANCE BY RESERVE MEMBERS**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

### **2. DECLARATIONS OF INTEREST**

To receive declarations of disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Sub-Committee;
- (b) all other Members present.

### **3. APPOINTMENT OF VICE CHAIR**

To consider the appointment of a Vice Chair of the Sub-Committee for the Municipal Year 2015/16

### **4. MINUTES (Pages 5 - 10)**

That the minutes of the meeting held on 10 March 2015 be taken as read and signed as a correct record.

### **5. PROTOCOL FOR THE OPERATION OF THE CALL-IN SUB-COMMITTEE (Pages 11 - 12)**

### **6. CALL-IN OF THE CABINET DECISION (20 JANUARY 2016) - DRAFT HARROW WEALD CONSERVATION AREAS SUPPLEMENTARY PLANNING DOCUMENT (Pages 13 - 210)**

- a) Notice invoking the Call-In;
- b) Minutes of the Cabinet meeting held on 20 January 2016;
- c) Report submitted to Cabinet on 20 January 2016.

## **AGENDA - PART II - Nil**

In accordance with the Local Government (Access to Information) Act 1985, this meeting is being called with less than 5 clear working days' notice by virtue of the special circumstances and grounds for urgency stated below:-

Under Committee Procedure Rule 45.6 a meeting of the Call-In Sub-Committee must be held within 7 clear working days of the receipt of a request for call-in. This meeting therefore had to be arranged at very short notice and it was not possible for the agenda to be published 5 clear working days prior to the meeting.

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# CALL-IN SUB-COMMITTEE MINUTES

## 10 MARCH 2015

**Chair:** \* Councillor Jerry Miles

**Councillors:** \* Richard Almond \* Barry Kendler  
\* Jeff Anderson \* Paul Osborn

**In attendance:** Susan Hall Minute 11  
**(Councillors)**

\* Denotes Member present

### 7. Attendance by Reserve Members

**RESOLVED:** To note that there were no Reserve Members in attendance.

### 8. Declarations of Interest

**RESOLVED:** To note that the following interest was declared:

Agenda Item 5 – Call-In of the Cabinet Decision – 19 February 2015 – Environment and Enterprise MTFs Implementation Plan

Councillor Susan Hall, who was not a Member of the Sub-Committee, declared a non-pecuniary interest in that she was the Portfolio Holder when the three bin system was introduced.

### 9. Minutes

**RESOLVED:** That the minutes of the meeting held on 2 October 2014 be taken as read and signed as a correct record.

## RESOLVED ITEMS

### 10. Protocol for the Operation of the Call-In Sub-Committee

The Chair drew attention to the document 'Protocol for the Operation of the Call-In Sub-Committee'. He outlined the procedure to be followed at the meeting, and the options open to the Sub-Committee at the conclusion of the process.

In accordance with Committee Procedure Rule 46.5, a notice seeking to invoke the call-in procedure must state at least one of the following grounds in support of the request for a call-in of the decision:-

- (a) inadequate consultation with stakeholders prior to the decision;
- (b) the absence of adequate evidence on which to base a decision;
- (c) the decision is contrary to the policy framework, or contrary to, or not wholly in accordance with the budget framework;
- (d) the action is not proportionate to the desired outcome;
- (e) a potential human rights challenge;
- (f) insufficient consideration of legal and financial advice.

He informed the Sub-Committee that the ground (b) had been cited on the Call In notice, and this had been deemed to be valid for the purposes of Call-In.

**RESOLVED:** That the Call-In would be determined on the basis of the following ground:

- (b) the absence of adequate evidence on which to base a decision.

### 11. Call-In of the Cabinet Decision - 19 February 2015 - Environment and Enterprise Medium Term Financial Strategy Implementation Plan

The Sub-Committee received the papers in respect of the call-in notice submitted by 7 Members of Council in relation to the decision made by Cabinet on the Environment and Enterprise Medium Term Financial Strategy Implementation Plan.

The Chair advised the Sub-Committee on the suggested order of proceedings and reminded Members of the timings allowed for submissions and questions. He invited the representative of the signatories to present their reasons for the call-in.

The representative of the signatories commented on attendance by members of the public, and said this demonstrated that the issue was important to residents. She added that while the decision was appalling and unpopular,

the call-in related to the lack of due process and the absence of sound evidence on which to base the decision. She believed the decision had not been properly thought through, that no business case had been presented, and that the supporting documentation was insufficient to justify the decision. She posed the following questions:

- How was the predicted take-up rate of 40% arrived at?
- How would concessions be determined and administered?
- Had the cost of concessions been factored in to projected savings?
- How would fluctuations in eligibility for concessions be managed?
- How would assisted collections be managed?
- Would there be an increased need for pest control?
- Would there be an increase in illegal bonfires and how would this potential nuisance be addressed?
- Would fly-tipping increase?
- How would surplus brown bins be disposed of, and at what cost?
- The rate for disposing of residual waste was considerably higher than recycled waste – had the probability of cross-contamination been calculated, and what would be the cost of monitoring and correcting this?
- Which vehicles would be used to meet the change in collection methods?

In conclusion, she re-iterated her point that the decision had not been fully thought through, that there was insufficient evidence in the documentation to support the assumptions made, and that residents were entitled to have the cost of waste collection met through their council tax contributions, which were among the highest in London.

The Portfolio Holder for Environment, Crime & Community Safety, stated that savings of £83m would be needed over the next 4 years, and this decision was one of many contributory measures; savings were based on the scheme running from October 2015 to March 2017. The 40% take-up rate was arrived at by the professional judgement of officers, using current collection rates, benchmarking with other authorities, and the results of consultation. Of the 40%, it was anticipated that 18% would be in receipt of concessionary rates, and this was factored into the predicted savings. A comprehensive promotional campaign was planned to increase awareness and understanding on the part of residents in respect of waste collection. A decision on vehicles would be made in April. In conclusion, the report and its recommendations

had been signed off by the Section 151 Officer, and was therefore deemed to be financially sound.

The Portfolio Holder for Finance and Major Contracts commented that the decision had been one of principle about the introduction of charges for some waste collection, and the detail still had to be finalised. The administration had taken a decision not to take measures which would harm vulnerable people, and therefore other difficult decisions would be necessary. He challenged opposition members to say how they would achieve savings in the light of the difficult budget situation. He stated that concessions would be determined in the same manner as council tax benefit, and that processes already existed for this.

The Director, Finance and Assurance, said he was responsible for signing off the budget in its entirety as sound and robust. The savings listed were based on a take-up rate of 40%, but other proportions had been modelled, and savings would still be achieved if there was some variance in the figures.

The Divisional Director, Environmental Service Delivery, explained that practical considerations in delivering a sustainable waste collection service had been looked at first, and then costed based on a model encompassing a range of factors. They had made reasonable assumptions, for instance using figures for the most expensive vehicles. In practice, compliance in Harrow was high, and he believed the promotional campaign would support this. In response to a question, he stated that a lower take-up rate would result in lower associated costs in addition to lower income. He referred to the concern that there would be an increase in fly-tipping following the introduction of charges for trade waste, but this had not in fact occurred.

Members discussed the requirement for background papers, which were material to the decision being taken, being made available to the public, and the degree to which it was acceptable to model figures on assumptions versus evidence. It was also established that no firm decision on the nature and scale of concessions had been decided.

(The Sub-Committee then adjourned from 6.50 pm until 7.35 pm to receive legal advice.)

The Chair announced the decision of the Sub-Committee and it was

**RESOLVED:** (by a majority decision) That

- (1) the challenge to the decision should be taken no further and the decision be implemented;
- (2) the Call-In Scrutiny Sub-Committee was concerned that material documents may not have been listed as background papers and agreed that this would be raised as a Member item for the next Overview and Scrutiny Committee for consideration as to whether a referral to Cabinet is required.



(Note: The meeting, having commenced at 5.30 pm, closed at 7.40 pm).

(Signed) COUNCILLOR JERRY MILES  
Chair

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**PROTOCOL FOR THE OPERATION OF THE CALL-IN SUB-COMMITTEE**

1. Call-in is the process whereby a decision of the Executive, Portfolio Holder or Officer (where the latter is taking a Key Decision) taken but not implemented, may be examined by the Overview and Scrutiny Committee prior to implementation. The Overview and Scrutiny Committee has established the Call-in Sub-Committee to carry out this role. Committee Procedure Rule 46 sets out the rules governing the call-in process.

**The Process for Call-in**

2. Six of the Members of the Council can call in a decision of the Executive which has been taken but not implemented. In relation to Executive decisions on education matters only, the number of Members required to call in a decision which has been made but not implemented shall be six Councillors or, in the alternative, six persons comprising representatives of the voting co-opted members and at least one political group on Overview and Scrutiny Committee. Only decisions relating to Executive functions, whether delegated or not, may be called in.

150 members of the public (defined as anyone registered on the electoral roll of the Borough) can call in a decision of the Executive, which has been taken but not implemented.

3. Decisions of the Executive will not be implemented for 5 clear working days following the publication of the decision and a decision can only be called in within this period (this does not apply to urgent decisions - Committee Procedure Rule 46 refers). The notice of the decision will state the date on which the decisions may be implemented if not called in.

4. Call-in must be by notification to the Monitoring Officer in writing or by fax:

i) signed by all six Members and voting co-optees requesting the call-in. A request for call-in by e-mail will require a separate e-mail from each of the six Members concerned.

ii) signed by all 150 members of the public registered on the electoral roll, and stating their names and addresses.

5. In accordance with Committee Procedure Rule 45.5, a notice seeking to invoke the call-in procedure must state at least one of the following grounds in support of the request for a call-in of the decision:-

- (a) inadequate consultation with stakeholders prior to the decision;
- (b) the absence of adequate evidence on which to base a decision;
- (c) the decision is contrary to the policy framework, or contrary to, or not wholly in accordance with the budget framework;
- (d) the action is not proportionate to the desired outcome;
- (e) a potential human rights challenge;
- (f) insufficient consideration of legal and financial advice.

**Referral to the Call-in Sub-Committee**

6. Once a notice invoking the call-in procedure has been received, the decision may not be implemented until the Chair and nominated member have considered the guidance outlined in Appendix 1 to the Committee Procedure Rules and, if required, the Call-in Sub-Committee has considered the decision. The Monitoring Officer shall in consultation with the Chair arrange a meeting of the Call-in Sub-Committee to be held within seven clear working days of the receipt of the request for call-in.
7. The Call-in Sub-Committee will consider the decision and the reasons for call-in. The Sub-Committee may invite the Executive decision-taker and a representative of those calling in the decision to provide information at the meeting.

8. The Sub-Committee may come to one of the following conclusions:-
- (i) that the challenge to the decision should be taken no further and the decision be implemented;
  - (ii) that the decision is contrary to the policy framework or contrary to or not wholly in accordance with the budget framework, and should therefore be referred to the Council. In such a case the Call-in sub-committee must set out the nature of its concerns for Council; or
  - (iii) that the matter should be referred back to the decision taker (i.e the Portfolio Holder or Executive, whichever took the decision) for reconsideration. In such a case the Call-in sub-committee must set out the nature of its concerns for the decision taker/Executive.

## CALL-IN NOTICE

I hereby give notice that I wish to call-in the decision 'Draft Harrow Weald Conservation Areas Supplementary Planning Document' – taken by Cabinet on 20<sup>th</sup> January 2016.

The reasons for the call-in are as follows:

### **Inadequate consultation with stakeholders prior to the decision:**

It is recognised the Council did consult residents in relation to this decision, but it is submitted that the consultation was insufficient, too narrow, and did not provide residents with clear options or instructions, especially in regards to the proposal to remove a large section of the West Drive Conservation Area. The Council originally intended to consult on these proposals from 21st May to 18th June 2015, but due to errors in the consultation documentation (pointed out by residents and councillors; a fact not mentioned in the Cabinet report), the consultation was restarted and ran from 12th June to 17th July 2015. The consultation documentation consisted of a 2-page covering letter containing links to the full draft SPD, as well as basic maps of the proposed boundary changes. Over 300 objections were submitted against the proposal to remove a large section of the West Drive Conservation Area, including a petition of 230 signatures.

The conduct of the consultation meant that, by definition, the views and evidence provided by residents were afforded very little weight compared to the officer appraisal. The Cabinet paper states that 'representations from the public can assist in determining whether or not an area has sufficient special architectural or historic interest', which is a relevant factor in deciding whether an area merits inclusion in a Conservation Area or not. However, the consultation did not make clear to residents that their responses could or should address this or point, stating only that: 'the local community and other stakeholders have an opportunity to comment upon them and suggest any changes. All consultation responses will be taken into account and, where it is considered appropriate, changes to the documents will be made before the Council adopts them'. Some residents did indeed raise conservation criteria in their responses without being prompted to, and many of them made strong points, but ultimately the Council failed to make clear the near necessity for them to do as such. This is particularly important given the emphasis the consultation responses are given in the Cabinet report – where they are, almost line by line, rebutted and argued against. In summary; the Council did not inform residents their responses should address the conservation criteria, and even though some did of their own volition, their case was inevitably weakened by this not being clear. The Council created a vague consultation and set a very high bar for residents to clear, then undermined them by not telling them how high it was.

In addition to this, the possibility of changes being made 'where appropriate' would have given residents hope that a clear majority indicating they were against these proposals would be sufficient to stop them going ahead. However, the subtle exclusion of a status quo option in the consultation suggests it was already decided to implement these plans, regardless of the consultation responses. It should also be noted that the part of the decision to change the name of the Conservation Area from 'West Drive' to 'Harrow Weald Park' was not consulted on at all.

Finally, it is unfortunate that, despite several requests being made, the Cabinet member has refused to meet and engage on this decision with any of the residents involved. His dismissive attitude towards their views was confirmed at the Cabinet meeting, where he deliberately ignored the hundreds of residents who had put their name to the petition, when citing the number of objectors to this proposal.

### **The absence of adequate evidence on which to base a decision:**

There is insufficient evidence to justify the decision to remove a large section of the West Drive Conservation Area. This decision was made without giving proper consideration to evidence that the roads within this section do meet several of the conservation area criteria, and therefore that they do merit continued inclusion within the Conservation Area.

This Cabinet decision has come as a surprise, both to local residents affected by it and concerned councillors. The West Drive conservation area has operated within its current boundaries for the past 10 years without issue or incident. In these circumstances, changes should be made only when there is an overwhelming need to do as such, and in this instance there is very little evidence in support of amending it. To start with, none of the underpinning planning policies which govern the criteria for assessing conservation areas – whether local, regional or national – have changed since West Drive's revised boundaries were adopted in 2006, at which time the roads within this extension were considered by the council to meet at least three of the six criteria. Neither have there been any changes on the ground in this time that would materially impact this judgement. These facts in themselves should have been material considerations in any decision on the future of the conservation area, but were simply ignored. The Cabinet paper merely included a presumption that the boundaries should be changed with no alternative recommendation to maintain the status quo – the 'do nothing' option which appears in many Cabinet reports did not feature here in any meaningful way.

The dominance of this presumption is particularly telling in the different ways that resident responses and officer recommendations are treated within the Cabinet report. A total of 15 pages – nearly half the length – of the Cabinet report is dedicated to undermining and dismissing the views of residents which, as mentioned previously, were submitted in good faith and with no knowledge that they

would be used effectively to make the case for maintaining the Conservation Area as is. By contrast, the case for amending the Conservation area is found almost entirely in paragraph 5.5 in the conclusions section of the report; stating that the character assessment found the roads in question 'lack sufficient architectural or historic interest to remain', and that the responses from residents 'do not demonstrate that the areas proposed to be removed have special architectural or historic interest'. There is no evidence provided on how this conclusion is drawn from the character assessment, no evidence about the level of detail this assessment went into, nor indeed any scrutiny or analysis of the arguments it put forward. This paragraph also confirms that the Council relied entirely on the evidence put forward by residents to make the case for maintaining the status quo, rather than constructing a balanced for/against argument for Cabinet's consideration.

In a response to a resident question at the Cabinet meeting, the portfolio holder said 'the appraisal assesses in detail against the 6 local Harrow criteria and concludes that West Drive etc. do not meet any of the criteria'. However, the information available to Cabinet revealed next to nothing of this alleged detail. As an example, the only reference to whether the style and architecture of the properties merit Conservation Area status reads: 'Whilst the area contains buildings that are mainly typical inter-war two storey suburban style buildings of a vernacular Domestic revival style which is generally quite pleasing, it does not contain a layout, history or architectural qualities that are exceptional and is required in order to justify conservation area status.' Two things should be noted from this. First, that the entirety of the case against the architectural quality of the buildings is evidenced by one highly subjective comment – seemingly given priority over dozens of subjective comments from residents which went into far more detail. And secondly, there is no requirement whatsoever for buildings to exhibit 'exceptional' qualities to justify Conservation Area status – this appears to be a false threshold created to justify removing the roads in question, and could potentially have misled Cabinet.

In addition, the report is dismissive towards the reasons given for extending the Conservation Area back in 2006. It states that which criteria were said to have been met are 'not clear', which is a subjective and inaccurate statement – given the 2006 report makes quite clear it is the final three criteria that were accepted. It also presents the original verdict that the case for expanding the Conservation Area was 'marginal' as grounds for removing these roads, when by its very definition 'marginal' means the decision could go either way – and logically should go the way which benefits residents most. Again, Cabinet has been given a disingenuous impression of something, seemingly to sway them in favour of the recommendation. And finally, the report includes at paragraph 5.3 NPPF guidance which stresses that 'local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'; the clear

implication being that this advice is relevant in this case. The portfolio holder also made this argument at the Cabinet meeting itself. However, not only is there no evidence whatsoever that the existing boundaries have undermined other Conservation Areas, there have been actual cases of this Conservation Area being tested at appeal – which were successful. So yet again, Cabinet has been presented with a narrow selection of evidence to lead it towards a particular decision.

**Action is not proportionate to the desired outcome:**

It is telling that the ‘reason’ for the decision in the Cabinet paper is written as though a Conservation Area for Harrow Weald did not already exist; giving the impression that this decision improves the protections afforded to the area. If anything, however, it actually weakens this protection and confuses the picture for residents and developers. The purpose of a Conservation Area is to protect an area from inappropriate developments; this decision removes scores of properties from regulation, making poor quality developments not in keeping with the area more likely, and is therefore completely against its desired outcome and purpose.

In addition, far from providing ‘useful guidance’ as the Cabinet paper states, this decision actually makes things more complicated. While previously enjoying a blanket of protection afforded by the Conservation Area, a patchwork of roads and properties have now been removed without clear reason, and 10 years of understanding and application of the regulations has been shoved aside – complicating matters for residents, potential developers, estate agents who will have gotten used to way things were. Furthermore, by establishing a precedent that conservation area status can be withdrawn from a group of roads, this decision potentially puts at risk the status and stability of all conservation areas in Harrow. Finally, the Council has a corporate priority of ‘making a difference for communities’ – and a general duty not to make decisions which disadvantage Harrow residents. This decision has no upside for the Council, and is only detrimental to residents – it flies in the face of good decision-making.

Signed:

Councillor Stephen Greek

Councillor Marilyn Ashton

Councillor Susan Hall

Councillor Barry Macleod-Cullinane

Councillor Manji Kara

Councillor Ramji Chauhan



# CABINET

## 20 JANUARY 2016

Record of decisions taken at the meeting held on Wednesday 20 January 2016.

**Present:**

**Chair:** \* Councillor David Perry

**Councillors:**

* Sue Anderson	* Varsha Parmar
* Simon Brown	* Kiran Ramchandani
* Keith Ferry	* Sachin Shah
* Glen Hearnden	* Anne Whitehead
* Graham Henson	

**In attendance:**

Richard Almond	Minute 309
Marilyn Ashton	Minute 309
Stephen Greek	Minute 309
Susan Hall	Minute 309

\* Denotes Member present

### RESOLVED ITEMS

**320. Draft Harrow Weald Conservation Areas Supplementary Planning Document**

**RESOLVED:** That

- (1) the representations received in response to the consultation on the draft Supplementary Planning Document (SPD) and the draft minutes from the Planning Policy Working Group meeting held on 7 January 2016, appendix 5 refers, including the Council's responses to these set out in the report be noted;
- (2) the revised Harrow Weald Conservation Areas SPD, attached at Appendix 1 to the report, be approved;

- (3) the proposed Article 4 Directions, as outlined in Appendix 2 to the report, be approved;
- (4) the revised conservation area boundaries, as shown on the maps in Appendix 3 to the report, as well as the change of conservation area name from 'West Drive Conservation Area' to 'Harrow Weald Park Conservation Area', be agreed;
- (5) the local listing of the Harrow Weald Park and Garden, as shown in Appendix 4 to the report, be agreed;
- (6) the Divisional Director of Regeneration and Planning, following consultation with the Portfolio Holder for Business, Planning and Regeneration, be authorised to make typographical corrections and any other necessary non-material amendments to the Harrow Weald Conservation Areas SPD and supporting/accompanying documentation prior to formal publication of the SPD, and to undertake necessary consultation and statutory actions required to implement the agreed recommendations.

**Reason for Decision:** When adopted, the Harrow Weald Conservation Areas SPD would constitute part of the Harrow Local Plan and form a material consideration in the determination of planning applications both at Planning Committees and appeal proceedings. The SPD would also provide useful guidance to relevant Council departments when dealing with issues relating to Harrow Weald Conservation Areas.

**Alternative Options Considered and Rejected:** As set out in the report.

**Conflict of Interest relating to the matter declared by Cabinet Member/Dispensation Granted:** None.

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**REPORT FOR: CABINET**

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<b>Date of Meeting:</b>	20 January 2016
<b>Subject:</b>	Draft Harrow Weald Conservation Areas Supplementary Planning Document
<b>Key Decision:</b>	No
<b>Responsible Officer:</b>	Paul Nichols, Divisional Director of Regeneration and Planning
<b>Portfolio Holder:</b>	Councillor Keith Ferry, Deputy Leader and Portfolio Holder for Business, Planning and Regeneration
<b>Exempt:</b>	No
<b>Decision subject to Call-in:</b>	Yes
<b>Wards affected:</b>	Harrow Weald
<b>Enclosures:</b>	Appendices: <ol style="list-style-type: none"><li>1. Draft Harrow Weald Conservation Areas Supplementary Planning Document, including Appendix 1: Brookshill Drive and Grimsdyke Estate Conservation Area Appraisal and Management Strategy, and Appendix 2: Harrow Weald Park Conservation Area Appraisal and Management Strategy</li><li>2. Proposed Article 4 directions</li><li>3. Proposed amendments to CA boundaries</li><li>4. Proposed locally listed Harrow Weald park and garden</li></ol>

5. Draft minutes from Planning Policy Working Group meeting held on 7 January 2016

## **Section 1 – Summary and Recommendations**

This report introduces the amended draft Harrow Weald Conservation Areas Supplementary Planning Document, including the two Conservation Area Appraisals and Management Strategies for each individual conservation area (West Drive, and Brookshill & Grimsdyke Estate). As outcomes of these Appraisals and Management Strategies, the SPD includes proposals for the making of Article 4 Directions, amendments to the Conservation Area boundaries and the designation of a locally listed park and garden.

The report documents the outcomes of a consultation period that ran from 12 June to 17 July, during which a total of 94 responses were received, as well as a petition containing 230 signatures. Seventeen of these responses were from six individuals who responded more than once. Eighty-seven responses concerned West Drive Conservation Area and two responses concerned only the Brookshill Drive and Grimsdyke Estate Conservation Area, with five concerning both. The report summarises the representations received and provides the Council's response to these, including any amendments to the draft SPD and management proposals considered appropriate.

The SPD with the amendments arising as a result of consultation is included in Appendix 1, along with the proposed Article 4 Directions (Appendix 2), proposed amendments to the Conservation Area boundaries (Appendix 3), and details of the proposed local listing of the Harrow Weald Park and Garden (Appendix 4); these are all recommended for adoption. The full consultation responses will be included in a separate Consultation Statement. The consultation outcomes and amended SPD were considered by the Planning Policy Working Group at a meeting on 7 January 2016 and the draft minutes are included in Appendix 5.

### **Recommendations:**

Cabinet is requested to:

1. Note the representations received in response to the consultation on the draft SPD and the draft minutes from Planning Policy Working Group meeting held on 7 January 2016 (Appendix 5), and the Council's responses to these set out in the body of the report.
2. Adopt the revised Harrow Weald Conservation Areas SPD attached at Appendix 1.
3. Agree to the proposed Article 4 Directions as outlined in Appendix 2.

4. Agree to the revised conservation area boundaries as shown on the maps in Appendix 3, as well as the change of conservation area name from 'West Drive Conservation Area' to 'Harrow Weald Park Conservation Area'.
5. Agree to the local listing of the Harrow Weald Park and Garden, as shown in Appendix 4.
6. Delegate authority to the Divisional Director of Regeneration, Enterprise and Planning, following consultation with the Portfolio Holder for Business, Planning and Regeneration, to make typographical corrections and any other necessary non-material amendments to the Harrow Weald Conservation Areas SPD and supporting / accompanying documentation prior to formal publication of the SPD, and to undertake necessary consultation and statutory actions required to implement the agreed recommendations.

**Reason: (For recommendation)**

When adopted the Harrow Weald Conservation Areas SPD will constitute part of the Harrow Local Plan and will form a material consideration in the determination of planning applications both at planning committees and appeal proceedings. The SPD will also provide useful guidance to relevant Council departments when dealing with issues relating to Harrow Weald Conservation Areas.

## **Section 2 – Report**

### **1. Introduction**

1.0 The decisions sought will help the Council meet the following corporate priorities:

- Making a difference for communities

1.1 The SPD for the Harrow Weald Conservation Areas will ensure the conservation of these areas which add to the attractiveness of the borough as a place to live.

### **2. Options considered**

2.0 The Council, at its Strategic Planning Advisory Panel meeting of 18 July 2006, agreed that Supplementary Planning Documents (SPDs) would be produced to cover the borough's Conservation Areas (which are four groupings). To date, SPDs have been produced for conservation areas in Harrow on the Hill, Pinner, and Stanmore and Edgware. Not to produce an SPD for the Harrow Weald Conservation Areas (i.e. 'do nothing') would be inconsistent with the approach adopted elsewhere and represent a gap in the Local Plan, with regard to the two conservation areas within that grouping,

namely West Drive and Brookshill and Grimsdyke Estate. The approach used elsewhere in the borough has proven effective in documenting the character of the area, providing applicants with guidance in developing proposals, assisting in timely decision making on planning applications and strengthening the Council's position at appeals.

### **3. Background**

- 3.0 Work commenced in 2006 to review the existing conservation area appraisals and management strategies, and to prepare Supplementary Planning Documents (SPDs) to cover geographical clusters of conservation areas within the borough. Following the adoption of the Harrow on the Hill, Pinner and the Stanmore and Edgware SPDs, officers commenced work on the draft Harrow Weald SPD.
- 3.1 Work on the draft Harrow Weald Conservation Areas SPD commenced in 2013 and covers two conservation areas:
  - (i) West Drive; and
  - (ii) Brookshill & Grimsdyke Estate
- 3.2 Cabinet considered a draft version of the SPD at its meeting on 19 February 2015 (ref: 137). The draft SPD contained a Conservation Area Appraisal and Management Strategy (CAAMS) for both of the above areas. The existing CAAMS for Brookshill and Grimsdyke Estate had been revised and updated from the previous CAAMS and a new CAAMS produced for West Drive since there was not one in place before.
- 3.3 The CAAMS for both Conservation Areas included a range of management proposals, as follows:
  - (a) a proposal to amend the boundaries of the West Drive and Brookshill & Grimsdyke Estate Conservation Areas to ensure they cover areas of special architectural or historic interest, as required by legislation and the National Planning Policy Framework;
  - (b) the draft West Drive CAAMS included a proposed Locally Listed Historic Park and Garden and a new locally listed structure i.e. the historic kitchen garden walls in the grounds of the Eagles; and
  - (c) Proposed Article 4 directions for both Conservation Areas to introduce additional planning controls aimed at preserving the special character of the area.
- 3.4 The Harrow Weald Conservation Areas SPD also intends to link both conservation areas by providing a strategic overview of the issues affecting them to inform policies and guidance that will assist in their preservation and enhancement.

#### **Consultation arrangements**

- 3.5 At its February 2015 meeting, Cabinet agreed to consultation on the draft SPD for a period of five weeks. This occurred from 12th June to 17th July 2015. Notification letters were sent to ward councillors, amenity groups,

Conservation Area Advisory Committee members and other stakeholders. The documents were available to view at a number of places, including the Council's website and the Planning Services reception at the Civic Centre. The consultation was originally commenced in late May, but re-started from 12 June after a number of in-consistencies became evident in the original consultation material.

- 3.6 The consultation reflected the requirements for Supplementary Planning Documents under the Council's adopted Statement of Community Involvement (SCI) and the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.7 Whilst the consultation covered all aspects of the SPD and its management proposals / proposed boundary changes, it should be noted that under the Planning (Listed Buildings and Conservation Areas) Act 1990 there is no requirement to consult on the proposed designation of conservation areas or any modification of their boundaries / cancellation. It is however considered good practice to consult on any designation / boundary changes as representations from the public can assist in determining whether or not an area has sufficient special architectural or historic interest to warrant designation as a conservation area.
- 3.8 As a result of the initial consultation, a further focused consultation was undertaken with two properties ('Timbers' and 73 West Drive) from 17 December 2015 to 7 January 2016 as these properties are now proposed to be included in the revised Harrow Weald Park Conservation Area and weren't proposed at the time of the original consultation. No response to the consultation with these two properties had been received by 7 January 2016.
- 3.9 If agreed by Cabinet, the making of non-immediate Article 4 Directions will be subject to further consultation, in accordance with the requirements of Town and Country Planning (General Permitted Development) (England) Order 2015. This additional consultation is due in part to changes to the proposed extent of permitted development rights that would be removed by the Article 4 Directions; these changes arose as a result of the initial consultation on the proposals and if agreed, would be subject to a 21 day consultation period. They would be advertised by site notice, local advert and serving a notice on every owner occupier of the land in accordance with Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3.10 The complete results of the public consultation process will be detailed in a formal Consultation Statement prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation responses and how these have been addressed in finalising the SPD, are summarised below.

#### **Criteria for inclusion in a conservation area**

- 3.11 The Planning (Listed Buildings and Conservation Areas) Act 1990 identifies conservation areas as being 'areas of special architectural or historic interest

the character or appearance of which it is desirable to preserve and enhance' [s.69(1)(a)].

3.12 The Act also requires local planning authorities to from time to time review previous processes of identifying areas for designation as conservation areas and to determine whether any parts or further parts of the borough should be designated [s.69(2)]; such a process can include the 'cancellation' of an area [s.70(5)].

3.13 Paragraph 127 of the National Planning Policy Framework (NPPF) indicates that 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.

3.14 At a local level, the Council has identified six criteria for designation of conservation areas within the borough, as follows:

1. Areas with a high concentration of listed buildings whether statutorily or locally listed
2. Areas of historical, social, economic and/or architectural merit
3. Areas with a high proportion of buildings built prior to 1920, which remain largely unaltered
4. Areas built post 1920 that are innovative in planning or architectural detail, and where a large proportion remain unaltered
5. A significant group of buildings with distinct physical identity and cohesiveness
6. Areas which have a special quality, where the site layout and landscaping are of exceptionally high quality and/or contain historic open space, natural landmarks or topographical features

3.15 An area should meet two or more of the above criteria to be considered for inclusion for in a conservation area.

3.16 The above criteria have been in place since at least 1989, including inclusion in the Borough's 2004 Unitary Development Plan and more recently, within the SPDs relating to conservation areas.

#### **4. Summary of responses and how they have been addressed**

4.0 There were a total of 94 responses, with 17 of these responses being from 6 individuals who responded more than once. 87 responses concerned West Drive Conservation Area and 2 responses concerned only the Brookhill Drive and Grimsdyke Estate Conservation Area, with 5 concerning both. A petition containing 230 signatures was also submitted.

4.1 Responses received related to four broad areas as follows:

- a. Proposed changes to the conservation area boundaries;
- b. Nature and extent of the proposed Article 4 directions;
- c. Consultation arrangements; and
- d. General comments.



- 4.2 These four broad areas are addressed below; it should be noted that many of the representations covered similar points and consequently the comments reported below are an aggregation of the individual responses.
- 4.3 The petition received is also addressed below, in accordance with the Council's Petition Scheme.

### **Boundary changes**

- 4.4 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, there is no requirement to consult specifically on proposals to amend the boundary of a conservation area. However, it is considered good practice to consult on any boundary changes and the Council did this as part of the consultation on the draft SPD. This was because the draft SPD includes full character appraisals of the two conservation areas and the proposed amendments to the boundaries stem from the findings of these character appraisals.
- 4.5 As a result of the consultation, responses were received in relation to the following aspects of the proposed boundary changes:
- a) **Proposal to omit Bellfield Avenue: 1-47 (odd) 2-42 (even), West Drive: 2-36 (even), 1-41 (odd), West Drive Gardens: 1-20 and Uxbridge Road: 160, 130, 132, 128**
- 4.6 A significant majority of the responses centred on the proposed boundary change to remove parts of the West Drive Conservation Area (referred to as such throughout this report, but now proposed to be named the Harrow Weald Park Conservation Area). 73 responses requested the above addresses were retained within the Conservation Area (including the Stanmore Society and three councillors Councillor Ramji Chauhan, Councillor Stephen Greek and Councillor Pritesh Patel for the Harrow Weald ward), whereas four responses agreed with the proposal to omit this area including Historic England and the Council for British Archaeology.
- 4.7 In many instances, those seeking retention of the area outlined their views that the area meets four of the six conservation area criteria, namely:
- Area of historical, social, economic and/or architectural merit.
  - Area built post 1920 that is innovative in planning or architectural detail and where a large proportion remain unaltered.
  - A significant group of buildings with distinct physical identity and cohesiveness
  - An area which has a special quality, where the site layout and landscaping are of exceptionally high quality and/or contain historic open space, natural landmarks or topographical features.
- 4.8 Some of the responses sought to provide justification for this view, as addressed by the next table:

Table 1: Consultees' views on how Conservation Area criteria are met

<b>Consultation response</b>	<b>Council response</b>
<p>a) In the early 20th century when the owners wished to divest themselves of a substantial part of the grounds they ensured that the layout and residential development was accomplished in a sympathetic method controlled by means of restrictive covenants to control the density of development and minimum size of houses constructed.</p>	<p>Medium densities of development and medium scale of houses do not denote special interest in themselves and would be maintained in any case by planning regulations outside of the conservation area boundary as they were for seventy years before the areas was included on the Conservation Area in 2006. They do to some extent help reflect the origins of the land as Harrow Weald Park Estate which has some value reflected in its position within the setting of the conservation area. But the original conservation area boundary and the current proposed broader boundary to the east clearly meet the criteria for conservation area status given their incorporation of architecture and estate landscaping absent in the areas proposed to be omitted.</p> <p>The feeling of truly entering a former parkland estate along West Drive comes only where the change in ground surfacing to the unmade track after 36 West Drive. This is not so along the remainder of the roads that it is proposed to remove which have a more typical Metroland character albeit with many later infill houses and slightly broader roads.</p>
<p>b) The boundaries of the original estate come into stark focus when one looks at an aerial photograph where it can be seen that they are defined by a border of trees which remain to this day.</p> <p>Strong case for extending the conservation area to include the whole Harrow Weald Park estate. All 23.5 acres.</p>	<p>This response serves to emphasise how much the area it is proposed to omit has lost its original estate character, rather than remaining an integral part of it deserving conservation area status.</p> <p>Trees outside of the conservation area and forming this boundary are protected in any case by Tree Preservation Orders – stronger protection than simply conservation area status.</p>
<p>c) Compared to the urban sprawl to the south of the estate, where roads in the 1930's developed with long</p>	<p>With the exception of the somewhat broader nature of the roads, this describes much of Metroland development found throughout the borough and elsewhere in</p>

<b>Consultation response</b>	<b>Council response</b>
<p>lines of semi-detached houses on each side of narrow roads, HWPE was laid out as an expansive estate with wide roads, green verges, large front gardens and an innovative double cul-de-sac with individuality of houses, space and a little bit of country within a whole. The rural nature of Bellfield Avenue is a rarity in Harrow.</p>	<p>much of London and does not represent an innovative character or landscaping.</p> <p>The heart of the area proposed to be retained in the West Drive Conservation Area and many others in Harrow have rural qualities that are protected by conservation area status such as Moss Lane Conservation Area, East End Farm Conservation Area and Pinnerwood Farm Conservation Area.</p>
<p>d) The houses that were built are of individual design instead of identical pairs of houses, resulting in an eclectic mix of many different styles of architectural merit. Particular examples are the 2 pairs of semi-detached houses on the north side of West Drive Gardens, 15, 21, 27, 29, 28, 30 West Drive and 128, 130 and 132 Uxbridge Road. Numbers 6-16, West Drive Gardens are constructed of a particularly unusual brick with many of the houses having much old timber having been used in the construction of open porches. There are no flats and bungalows are only within one area.</p>	<p>The range of styles it includes comprises mainly typical inter-war two storey suburban style buildings of a vernacular Domestic Revival style which whilst generally pleasing do not contain houses of especially high quality design or historically of note. Otherwise, this part of the estate includes later than 1930s infill of no special merit. It is unclear what specific architectural merit is being referred to despite reference to examples of more pleasingly designed houses in the area and one locally listed building.</p> <p>The brick for numbers 6-16 seems a typical stock brick and the use of applied timber or otherwise is a frequent feature in Tudor Revival style houses of Metroland. Many of the open porches have been in-filled. The conservation area criterion is clear that houses post 1920 should be innovative in architectural detail. In contrast those within the proposed boundary have cohesion and architectural value being the well-defined fragment of the original Harrow Weald Park estate, now surviving as workers cottages, a coach house and original estate landscaping.</p> <p>Reference is made often to the 'eclectic mix' of styles, whilst some variety provides interest to an area, there needs to be an element of cohesion and continuity within well-defined parameters in order to comply with conservation area criteria.</p>

<b>Consultation response</b>	<b>Council response</b>
<p>e) Canons Park Estate Conservation Area is of similar interest to the area of West Drive Conservation Area that it is proposed to omit being residential development within a former historic estate.</p> <p>Roads leading off Canons Drive that form part of the Canons Park Estate Conservation Area (such as Dukes Avenue or Lake View) were built post 1920 much like many of the houses in the West Drive Conservation Area.</p>	<p>The validity of the Canons Park designation was reviewed in 2013 as covered by its Conservation Area Appraisals and Management Strategy and was found to still be worthy against the same 6 criteria as today so this is not in question.</p> <p>There is a similarity between Canons Park CA and the residential area it is proposed to omit from West Drive CA given both comprise residential development on a former estate begun post 1920.</p> <p>But key differences include:</p> <ul style="list-style-type: none"> <li>▪ the remains of the Canons Park estate which run through the conservation area are being designated as a grade II listed registered park and garden and incorporating many more features of the original estate including lakes, driveway to house and nationally listed gate pillars and estate follies.</li> <li>▪ The housing estate laid out within its grounds was designed by a named architect all largely in the 1930s based on a specific uniform house design (Kentish rural cottage) in an attempt to create a cohesive whole, whereas those in the area that is proposed to be omitted in West Drive CA were all designed ad hoc, speculatively at various times by no architect of note, with only one being of special enough interest to warrant local listing.</li> <li>▪ the roads of Canons Park estate all relate back to the spine route of Canons Drive – the old driveway to the mansion there, whereas those in West Drive do not relate to any route forming part of the original Harrow Weald Park estate.</li> </ul>
<p>f) Whereas Edgware High Street Conservation Area retains little of its original layout of architectural qualities, the area that it is proposed to omit from West Drive retains its original</p>	<p>The validity of the Edgware High Street designation was reviewed in 2013 as covered by its Conservation Area Appraisals and Management Strategy and was found to still be worthy against the same 6 criteria as today so this is not in question.</p>

Consultation response	Council response
<p>layout and architectural qualities.</p> <p>Whitchurch Lane in Edgware High Street Conservation Area has lots of signage and satellite dishes and other modern features that are of no historic value or significance.</p>	<p>The value of the Edgware High Street conservation area is identified by the locally or nationally listed status of the majority of its buildings. The layout remains significant as per the original in terms of its relationship with the old Roman Road and the village centre of Edgware. In comparison, there is nothing innovative about the layout of the area it is proposed to omit from West Drive Conservation Area and there are no listed buildings and just one locally listed building.</p> <p>The fact that the signage within the Edgware High Street CA is a problem and pressure is identified by the Conservation Area Appraisal and Management Strategy. It does not serve to wholly negate the value of the historic buildings themselves, nor the way it complies with the criteria for conservation area status overall.</p>
<p>g) The fact that the report seeks to include previously excluded parts of the estate such as the lake and surrounding woodland and open pastureland merely emphasises the cohesiveness of the HWPE.</p> <p>The Harrow Weald Park Estate should be viewed as a whole, not merely selected parts, as the historic nature of the former grand estate is all worthy of protection.</p>	<p>Viewing the former Harrow Weald Park Estate as a whole serves to emphasise the case for omitting the properties. This is because comparing the area that it is now proposed to include, with the roads that it is proposed to omit from the CA, highlights the comparative significance of the former area given its inclusion of former estate landscaping and structures, and the absence of interest along the remainder of West Drive, West Drive Gardens and Bellfield Avenue where no such estate landscaping remains. The original driveway in the area it is proposed to omit has been usurped by the housing development.</p> <p>Whilst the wider area is certainly of interest as a part of the historic estate, this does not mean that it meets the criteria for conservation area status, even if an adjoining area does.</p> <p>Many historic estates broke up and were subsequently covered in housing developments in the early 20<sup>th</sup> century around the country. Intermittent remnants of these estates remain visible but this fact does not mean the whole of the estates are</p>

<b>Consultation response</b>	<b>Council response</b>
	worthy of conservation area status, if one remaining part is.
h) Reference is made to the area being peaceful, where young families can move as it is a quiet area, minimal traffic and green belt.	The noise and traffic levels of an area are not relevant against the conservation area criteria in itself.
i) The top end of West Drive is the heritage from the 19th century but the rest to the south is also what should be preserved i.e. bio diversity, green space and vista. If Park Drive Gardens are built on this will impact on the green meadow land and lakeside, removing habitat for birds and wildlife.	<p>The biodiversity value itself is not a relevant criteria for consideration as to whether an area should be designated as a conservation area though can contribute to an area's special interest.</p> <p>The Council's Local Plan includes a range of policies that seek to identify and protect areas of biodiversity, green space and views / vistas.</p>
j) The different size of homes means there is a diversity of ages living there	The age range of residents is not a relevant factor in the designation of conservation areas.
k) Removal of conservation status would put pressure on residents of Harrow Weald Park to use the restrictive covenants.	The use of covenants is not relevant in relation to whether an area should be designated as a conservation area.
l) 28 West Drive which it is proposed to omit was built by Francis Jackson in the early 30's as a "cottage" for his mother, at the same time as he himself was building and subsequently living in, "The Squirrels" at 31 West Drive. Both houses are of the same "Tudor" Style and as such blend well with each other and several other contemporaneous houses in the Road, giving an excellent and cohesive atmosphere of a unified community	28 West Drive is a pleasingly designed house but of no special individual interest. It has similar basic Domestic Revival style with some Tudor style features. The Squirrels though differs given its scale, siting and all out, imposing Tudor Revival style. It is worthy of retention in the conservation area. Its open grounds help to retain a greater degree of the HWPE open landscaping.

## **Petition**

- 4.9 A petition containing 230 signatures was presented to Cabinet on 17 June 2015 in response to the consultation. The petition read as follows:

*We the undersigned value the current boundaries, believe that they meet the requirements to be considered part of a Conservation Area, and **oppose the removal** of West Drive (2-36, 1-41), West Drive Gardens, Bellfield Avenue and Uxbridge Road (128, 130, 132 and 160) from the West Drive Conservation Area as outlined in the draft SPD found at [www.harrow.gov.uk/harrowwealdconsultation](http://www.harrow.gov.uk/harrowwealdconsultation)*

- 4.10 The petition was acknowledged on 23 June in accordance with the Council's Petition Scheme. The acknowledgement letter advised that the petition will be dealt with as part of the consultation on the draft Harrow Weald Conservation Area SPD.
- 4.11 The table above addresses comments made in relation to the six criteria for inclusion of an area in a conservation area.
- 4.12 In the context of the statutory requirement that conservation areas reflect areas of special architectural or historic interest, it is the weight of evidence put forward as to the level of architectural or historic interest of the areas suggested for retention in the conservation area that is most relevant, rather than the number of signatures on the petition.

## **Other comments**

- 4.13 In addition to seeking to address the six criteria for designation of a conservation area, a number of those objecting to the proposed de-designation also queried the motivations for, and legality of, de-designation and potential ways to challenge this. Concerns otherwise not relevant to the legal requirements for designation were raised namely: house values, family qualities of the streets; biodiversity values of the area; impact on tree preservation orders and the pressure de-designation could create for development. These responses are fully addressed next.

Table 2: Other representations against removing parts of West Drive Conservation Area

<b>Consultation response</b>	<b>Council response</b>
Why was the West Drive Conservation Area boundary amended in 2006?	<p>The decision to extend the existing West Drive conservation area in 2006 was taken to the Local Development Framework Panel and the report can be found on the Council's website at this link: <a href="http://www.harrow.gov.uk/www2/mgChooseDocPack.aspx?ID=3540">http://www.harrow.gov.uk/www2/mgChooseDocPack.aspx?ID=3540</a></p> <p>The local criteria used at the time to assess whether an area had sufficient architectural and historic interest to be designated as a conservation area were the same then as</p>

Consultation response	Council response
	<p>today. The report concluded that the case for conservation area status is 'marginal'. Reading the report it is not clear which of the six criteria, if any, the report considers the area actually meets. It also notes that in 1989 this part of West Drive and Bellfield Avenue were not considered worthy of conservation area status against the same six criteria that applied in 2006 and today.</p> <p>Minutes of the meeting can be viewed at the following address and it can be noted that in deciding to designate, for which the decision was unanimous at the time, members of the Panel emphasised the fact that there were some 1920s buildings which being nearly 100 years old would benefit from protection:  <a href="http://modern.gov:8080/ieListDocuments.aspx?CId=784&amp;MId=3628&amp;Ver=4">http://modern.gov:8080/ieListDocuments.aspx?CId=784&amp;MId=3628&amp;Ver=4</a></p>
<p>Why is the boundary of the West Drive conservation area under review and amendments to the boundary proposed? An extension to the conservation area was designated in 2006 against the same 6 criteria as apply today so what has changed?</p> <p>Do not agree that retention of the full West Drive Conservation Area diminishes the value of other areas.</p> <p>The actual motivations for the review doubtless include Governmental and Party pressure to fulfil further (over)population targets.</p> <p>This proposal for West Drive CA is clearly a politically motivated confrontation started by the Labour Council.</p> <p>The reason for the proposed amendment may possibly be that it is considered that the area could present an opportunity for</p>	<p>The current review of the Harrow Weald Conservation Areas stems from the Planning (Listed Buildings and Conservation Areas) Act 1990, part II, section 69 which states existing conservation areas, including consideration of past designation is appropriate, should be reviewed as it states:</p> <p>'(1) Every local planning authority -  (a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and .  (b) shall designate those areas as conservation areas.</p> <p>(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly'.</p> <p>Since 2005 Harrow on the Hill, Pinner, Stanmore and Edgware CAs have been reviewed and it is now the turn of the Harrow Weald CAs to be reviewed; the review commenced in 2013. West Drive currently</p>



<b>Consultation response</b>	<b>Council response</b>
future planning.	<p>remains the only CA in the borough without an adopted conservation area appraisal aside from the recently designated Pinner Road Conservation Area, for which one is currently being prepared.</p> <p>Paragraph 127 of the National Planning Policy Framework (NPPF) is relevant as it states 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.</p> <p>The above gives Local Planning Authorities the remit to review and where appropriate remove conservation area designations; such de-designations are not uncommon across England.</p> <p>The West Drive conservation area must be considered as a whole and its designation reviewed in accordance with the requirements of section 69, part II of the Act. If an area is not worthy of designation, then designation is contrary to national legislation which states that a conservation area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. By definition, removing areas which are not worthy of conservation area status, enhances the parts of the conservation area that remain and are worthy of designation since, in accordance with paragraph 127 of the NPPF, it ensures 'the concept of conservation is not devalued'.</p>
Is there any legislation that has changed, apart from the National Planning Policy Framework (NPPF) 2012, relating to designation of conservation areas since 2006?	<p>Legislation relating to conservation area designation has not been amended since 2006. The following is guidance published since 2006 though:  <a href="https://historicengland.org.uk/images-books/publications/understanding-place-conservation-area/">https://historicengland.org.uk/images-books/publications/understanding-place-conservation-area/</a>. This is Historic England's document entitled 'Understanding Place: Conservation Area Designation, Appraisal and Management'.</p>

<b>Consultation response</b>	<b>Council response</b>
<p>In the absence of any new evidence that would demonstrably show a change in circumstances from that which existed in 2006, coupled with the objective fact that the new guidance fails to impose any new considerations that could not have been said equally to apply in 2006, any decision taken now that was inconsistent with the 2006 decision would be unlawful. Accordingly, the extent of the conservation area should remain unchanged.</p>	<p>This draft conservation area appraisal and management strategy represents the first formal written appraisal of the conservation area. Careful assessment of this area in drafting this appraisal shows that as is consistent with the 1989 review of the area, the strict criteria for conservation area status is not met by these addresses. As stated it is not clear from the 2006 report which if any of the criteria the conservation area is stated to have met and the case for designation was said to be 'marginal'. As stated, the Planning (Listed Buildings and Conservation Areas) Act 1990, Part II, section 69 (2) requires the designation of conservation areas to be reviewed from time to time.</p>
<p>Are residents able to apply to the Secretary of State to override the LPA's final decision concerning any amendments to the boundary of the West Drive Conservation Area?</p>	<p>Given the wording of section 69 (3) which states: 'The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area', it seems 'applications' could be made to the Secretary of State. Whilst this does give the Secretary of State power to designate a conservation area, this is only used in exceptional circumstances.</p>
<p>What is the role of a conservation officer?            Could not the Council focus on the elderly and children rather than the current proposals for the conservation area?</p>	<p>The role of a conservation officer is to preserve and enhance the special interest of heritage within the borough. In the case of Harrow, this heritage includes 29 conservation areas, over 300 statutory listed buildings, 4 historic parks and gardens, 9 scheduled ancient monuments, over 700 locally listed buildings, 2 locally listed parks and gardens and 9 architectural priority areas, for which there is one conservation officer. The preparation of the conservation area appraisal and management strategy and associated SPD for West Drive Conservation Area is one element of the conservation officer's role and is consistent with the process of preparing such strategies / document for all of the borough's conservation areas.</p>

<b>Consultation response</b>	<b>Council response</b>
<p>Do you wish to transform West Drive and Bellfield Avenue into blocks of flats?</p> <p>We are not looking to become a glitzy road full of double fronted, hard paved and double glazed properties. This would not be an appropriate link into the older properties. Fear that removing designation would mean the Council would be voiceless when compelled to accept broad brush planning schemes.</p> <p>De-designation would lead to pressure for development.</p> <p>If the Conservation Area is revised, those areas which the Council still wants protected by Conservation Area status would nevertheless be degraded by the almost inevitable redevelopment of West Drive /Bellfield Avenue.</p> <p>If you take away the conservation area boundary unrestricted building in the area will take place and the area's character will be eroded.</p> <p>Without protection the area could also be destroyed. Large houses on large plots are too much of a temptation to developers who will entice property owners with ever increasing offers for their houses in order that they can build high density luxury apartments such as has happened in other areas of Stanmore.</p>	<p>Areas outside of conservation areas are still protected by planning rules and regulations. Permitted development rights for example whilst less restrictive outside of a conservation area, are covered by the Town and Country Planning Act which requires planning permission for many works.</p> <p>Any proposal for development requiring planning permission would need to respect the character of the area and there is a presumption that flats are located within town centres and areas with good public transport accessibility (as per the Council's adopted Local Plan). Proposals for development within the setting of conservation areas need to be advertised as such and should preserve the setting of these conservation areas.</p> <p>The area retained its character for many years prior to 2006 without conservation area status. This was even after the area had been considered for designation in 1989 and rejected for not meeting the same criteria as in place today and 2006 for conservation area status.</p> <p>As noted in a number of representations received, there are restrictive covenants over the land, including that only one detached house can be erected in each property.</p>
<p>If a case can be made for the inclusion of the 1960's sheltered housing of Harrow Weald Park, then a similar case can be made out for the retention of the historical HWPE as a whole.</p>	<p>The proposal to include Harrow Weald Park is justified on pages 44 and 45 of the draft conservation area appraisal. This is in the site of the former mansion to which the whole of the estate and conservation area development stems from, and it is immediately surrounded by the original Picturesque landscaping of the Harrow Weald Park estate. It contains original</p>

<b>Consultation response</b>	<b>Council response</b>
	<p>steps from the house and is set just behind the original Ha-Ha for the estate landscaping. Whilst these houses are not of interest in themselves, their location inextricably forms part of the remaining legible and open estate grounds which are of historic and architectural interest. This is clear when comparing current OS maps with historic ones. In contrast to those parts of West Drive and Bellfield Avenue (which it is proposed to de-designate), effectively a large part of the grounds and estate landscaping here remains either as open ground, fields or woodland.</p>
<p>What impact would this have on Templars Drive and proposed extensions here?</p>	<p>Templars Drive is not currently in the conservation area. It is in the setting of the conservation area and parts would remain so in relation to West Drive under current proposals. Proposals within the setting of the conservation area would need to preserve its setting.</p>
<p>Would Tree Preservation Orders stay in place?</p>	<p>Tree Preservation Orders would not be affected. There are a high number of tree preservation orders along Bellfield Avenue, West Drive Gardens and West Drive. This is shown on the map within the 'landscaping, green spaces and ecology' section of the draft appraisal.</p>
<p>The conservation status has protected the entire estate from rapacious developers and there appears to be no reason to alter the status quo.</p>	<p>The conservation area status does provide additional protection. However, this can only continue to be provided if the conservation area criteria are met and an area's designation justified. The area maintained its qualities until 2006 without conservation area status.</p>
<p>There has been no cost to the Council for including the current boundary of the conservation area to include all of West Drive, West Drive Gardens and Bellfield Avenue.</p> <p>Hope that a weakening of rules is not a suggestion that your resources cannot support their potentially more complex operation in future.</p>	<p>Cost of including these streets in the conservation area is not a factor in the decision making process. However, it is incorrect to state there has been no cost of including this area within the conservation area. There has been cost in terms of the conservation team's time assessing planning applications and the planning officer's broader required role in assessing applications in these terms and ensuring site notices are fixed. There is more time and work required from an administration point of view in correctly registering applications and the consultation process.</p>

<b>Consultation response</b>	<b>Council response</b>
Reference is made to the potential devaluing of the residential streets it is proposed to omit.	The value of property is not a relevant planning consideration.
The conservation officer has stated that de-registration of conservation areas in England is not uncommon but unable to find any examples. The relevant legislation allows LPA's to designate conservation areas or enlarge existing ones but not remove existing one.	<p>Charles Mynors publication entitled 'Listed Buildings, Conservation Areas and Monuments' dated 2006 states that 18 conservation areas were cancelled in 1990 and 19 in 1991 and it states these are the only two years for which figures are available.</p> <p>Some brief internet research shows that de-designation continues as for example in 2010 the Shenley Tower conservation area was de-designated in Hertsmere and the Woodmancote Conservation Area in Tewkesbury was de-designated in 2013.</p>
Ideally, the conservation area appraisal should be rewritten to accommodate the retention of these roads within the boundaries, and a revised SPD issued on that basis. However, if this is not possible, it would be sufficient to simply leave the current provisions as they are.	The conservation area appraisal would not be a valid adopted document if the conservation area boundary and justification differed from the adopted conservation area boundary. Consequently, any decision on the proposed boundary changes that differs from the conclusions reached through the character appraisal process would necessitate the re-writing of the draft appraisal. Any amended appraisal would need to include a defensible justification of any retained areas previously proposed to be removed from the conservation area, having regard to the legal test for an area to be included within a conservation area (i.e. special architectural or historic interest) and the six local Harrow criteria. If there are no sound conservation grounds to include / retain an area within the conservation area, the value of the appraisal in documenting the character and special interest of the area and its use in informing decisions on planning applications and defending appeals is significantly reduced as ultimately the test of whether or not a proposed development is acceptable in a conservation area is its impact upon the identified special architectural or historic interest of the area, rather than simply that is located within a conservation area.

4.14 There is clear strength of feeling in support of retaining the current boundary. The legal definition of a conservation area though is contained under the

Planning (Listed Buildings and Conservation Areas) Act 1990, Part II, section 69 which states a 'conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Given the points outlined above in response to the representations suggesting that these streets meet this legal definition, the amended draft SPD maintains the proposal to omit these areas.

4.15 Historic England, the Government's statutory advisors on the historic environment, responded to the consultation. In their response, they state 'having regard to paragraph 127 of the NPPF' which states 'local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest,' the Council has made 'a strong case' for the proposal to remove these addresses. The Council for British Archaeology agree with the rationale behind the proposed de-designation noting that 'The reasoning appears sound and changes are therefore supported'. A further two responses noted that they agreed with the de-designation noting that whilst a nice street the area does not meet the criteria for conservation area status and/or questioned the motivations behind the original designation.

**b) Proposal to extend the West Drive Conservation Area boundary**

4.16 There were four responses in support of the proposal to extend the boundary to include more of the former Harrow Weald Park Estate parkland to the east, including Historic England who stated 'the area of parkland to the West Drive Conservation Area, is clearly justified by their special local interest'. Five questioned whether the sheltered housing within this former parkland should be included if Bellfield Avenue: 1-47 (odd) 2-42 (even), West Drive: 2-36 (even), 1-41 (odd), West Drive Gardens: 1-20 and Uxbridge Road: 160, 130, 132, 128 are proposed to be removed. However, given the sheltered housing is integral to, and surrounded by the former parkland this remains part of the proposed extension. Indeed, one resident respondent provided further justification, noting Harrow Weald Park estate sheltered housing was built on footprint of the house. There are still the steps going down to the lawn and the haha wall. There is part of the old formal gardens with hexagonal pieces let into the ground. This is included in the amended draft of the SPD.

4.17 In line with the two consultation responses suggested justification, it is now proposed to include 73 West Drive and Timbers within the amended conservation area boundary. Whilst 20th century, both houses sit within part of the well-defined fragment of the original Harrow-Weald Park, a large Victorian Estate. Both are immediately adjacent former historic driveways to the estate. Number 73 would otherwise have been land-locked by the proposed conservation area. Number 73 is also in a key location between the old workers' cottages and the former mansion house site where landscaping would have screened one from the other. As noted previously, additional, targeted consultation has been arranged with those two properties to seek feedback on their proposed inclusion within the conservation area.

4.18 It was suggested by the Council for British Archaeology that the name of the West Drive Conservation Area, if the boundaries are adapted as suggested

may need to change to 'Harrow Weald Park Conservation Area' if the conservation area boundary was amended. Since the special interest of the CA relates to its origins as part of this estate, this amendment has been made.

4.19 One respondent suggested that as 'special interest relates to its origins as part of a broader country estate', if the lake and its surrounds are to be included then the gardens of Park Drive and West Drive and West Drive Gardens should be considered in the same way, as they are only separated by the boundary fences of the properties in question. However, whereas the lake and its surrounds are intact remnants of the estate, the rear gardens now are, and have the character of, the rear gardens of many houses. They remain of importance as part of the setting of the conservation area and so are protected in this way as referenced in section 1.4.4 of the draft SPD.

**c) Proposal to extend Brookshill Drive and Grimsdyke Estate boundary to include the land at the Kiln, Common Road**

4.20 One respondent stated they are happy with the existing boundary of the Brookshill Drive and Grimsdyke Estate conservation area and do not want any changes. However, this objection does not address the legal definition of a CA which relates to it being an area of special architectural and historic interest.

4.21 The Heritage Collective response on behalf of Willowmead Investments Limited formed an objection in relation to the land at The Kiln, Common Road. They stated the author has over 30 years' experience of advising on changes to the historic environment, including designating CAs. Their objection was to the proposed designation of the land at the Kiln, Common Road as shown on the map in appendix 3 of the SPD. The table below addresses and counters their objection. Given this, and the support from two national conservation bodies, including the Government's own advisers on heritage, this recommendation stands within the revised draft CAAMS.

Table 3: Representations against the proposed inclusion of land at the Kiln within the extended conservation area

<b>Heritage Collective</b>	<b>Council Response</b>
<p>Section 69 of the Planning Listed Buildings and Conservation Areas Act 1990's and paragraph 127 of the NPPF's criteria for conservation area status is that they are 'areas of special architectural or historic interest'.</p> <p>Given the Local Planning Authority's and Historic England's responses to the recent delisting of structures on the land in 2014, these bodies view only the house to be of local interest and the listed ruin to be of national interest, and the rest not of interest. So, the land</p>	<p>The Local Planning Authority's justification for inclusion outlining the area's special character and appearance is given in section 1.4.3 of the draft CAAMS. The justification centres on ensuring the remaining original historic landscaping associated with the estate is included within the conservation area as it is integral to its special interest, as conservation areas are about the quality and interest of areas, rather than individual buildings that is the prime consideration in identifying areas.</p>

<b>Heritage Collective</b>	<b>Council Response</b>
<p>does not have special architectural or historic interest required for CA status. They quote Historic England's comments when de-listing the garden walls as the summerhouse being 'of little interest' and the low walling 'not of any particular note'.</p> <p>Their own view is that only the Kiln is of national interest, but the land as a whole is not.</p>	<p>The two national conservation bodies (Council for British Archaeology and Historic England) that responded to the consultation support this suggested extension of boundary. Historic England responded: 'we agree that the inclusion of the buildings around the listed brick Kiln to the Brookshill Drive and Grimsdyke Estate Conservation Area...is clearly justified by their special local interest'.</p> <p>Comments made by the local planning authority and Historic England as to the significance of the buildings on the site of the Kiln, Common Road were made in response to considering whether they were worthy of national statutory listing.</p> <p>Since CA designation is about the (local/national) significance of an area, a conservation area does not necessarily need to include any buildings of national merit. Heritage Collective's consultation response fails to acknowledge that all Historic England's de-designation decisions emphasised the local significance of the Kiln house, the historic walls and summerhouse to the borough. The Local Planning Authority is seeking public consultation on their local listing.</p>
<p>The drying sheds are not of special interest.</p>	<p>A CA can include buildings that are of no interest in themselves since it concerns the value of the area. The draft CAAMS makes clear though that whilst rebuilt, the drying sheds have associative group value being part of the history and origins of the site as brickmaking works.</p>
<p>The thin link connecting the existing conservation area and the land at the Kiln is not in itself of special interest.</p>	<p>Far from being contrived, the link is significant in itself as part of the wider CA for connecting the two areas now and historically. The route is shown on the earliest OS map (1863). Bricks from this brickmaking site were used in the construction of houses in the existing conservation area and the owners of the</p>



Heritage Collective	Council Response
	original brickmaking business here owned Brookshill Farm. The two areas are inextricably linked.
<p>Harrow Council's key designations map in the existing adopted Conservation Area Appraisal makes it clear that all dense tree cover is outside the area. To designate an area beyond the tree cover is contrary to the characteristics identified by this map.</p> <p>The Kiln land is a detached area beyond the dense tree cover that surrounds the conservation area</p>	<p>It is not clear what point is being made here. The map in the original appraisal marks important 'dense trees outside the conservation area' which would remain significant with the proposed designation. It would not be 'contrary to the characteristics' to propose to designate another area with this same dense tree cover as its setting.</p> <p>The map shows that the dense tree cover does not 'surround the conservation area' as claimed. Instead it surrounds parts of the CA, a characteristic which would remain the same with the proposed designation.</p>

**d) Proposal for a wider boundary still to both Harrow Weald CAs**

4.22 It was suggested by two respondents that the boundary of the West Drive and Grimsdyke Areas be more widely drawn to protect the setting of the heritage and other assets e.g. areas of Harrow Weald Common, east of Brookshill Drive and to the north of the proposed Kiln extension. It was stated this would be to preserve the green spaces in the north of Harrow Borough and so the boundary should include West Drive/Bellfield Avenue which are an integral part of both by preserving the shape and some features of Harrow Weald Park and by providing a substantial refuge for wildlife and substantial tree cover in extensive gardens.

4.23 However, this does not have regard to the legal requirements of a CA. Whilst these surrounding areas help preserve the setting of the Harrow Weald CAs, CA setting is already protected under the Listed Buildings and Conservation Areas Act Section 72 which gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are interpreted as requiring local authorities to consider the settings of buildings within the conservation area and the setting of the conservation area itself. This is considered sufficient protection for these conservation areas in this instance. In addition, trees are already protected by Tree Preservation Orders.

4.24 The areas referred to in the extended boundary proposal are not considered to be of special architectural or historic interest to justify inclusion within a conservation area. The other values referred to (i.e. green space, biodiversity etc) are protected by other Local Plan designations such as Green Belt and

Areas of Special Character (i.e. the borough's areas of high ground, particularly those to the north of the borough).

#### **Article 4 Directions**

4.25 An Article 4 direction is defined by the NPPF as 'a direction which withdraws automatic planning permission granted by the General Permitted Development Order'. Paragraph 200 of the NPPF states 'the use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area'.

4.26 The draft SPD includes proposals for Article 4 Directions for both conservation areas as a primary management tool to ensure the special architectural and historic interest of the conservation areas are retained.

##### **a) Brookshill Drive and Grimsdyke Estate CA**

4.27 The Heritage Collective objected to the proposed Article 4 direction for the Kiln house given that: the Kiln house has already doubled in size, already has a porch and has a number of established outbuildings and hardstandings, and it is one of the longest fenced boundaries and approaches from the highway. They state it would simply be an attempt to regain some of the controls lost by the recent de-listing.

4.28 It is accepted that greater justification was required for this and this is now outlined as follows in the amended draft SPD: 'The house is at the heart of a former brick making site, bricks from which formed part of the development of the wider conservation area. It is of local interest, along with the associated structures on site, as a reminder of the brickworks here, a once important local industry. Whilst the property has undergone significant additions in recent years, its core dates to the 17th century and still retains much of its attractive original and later 18th century design and fabric. It was in the later Georgian period, the old house was remodelled to create a dwelling of greater architectural pretension, the external walls rebuilt in brick and a new wing added on the west side. Notwithstanding the alterations already made, given this local interest and importance of architectural features and fabric to the area, additional management controls benefit the house. For example, without the Article 4 direction additional many alterations could take place that would undermine the house's historic architectural qualities and fabric. Also, large outbuildings could be constructed that could undermine understanding of this group of buildings associated with the former brickworks or a hard urban boundary could be introduced at odds with the semi-rural origins of the area. Similarly, much of the grounds could be hard surfaced undermining the rural qualities of the area or alterations to the house could detract from the remaining integrity of the house. The newly introduced article 4 direction is therefore beneficial'.

##### **b) West Drive CA**

4.29 Three responses objected to introducing an Article 4 direction to West Drive CA given it would: stifle creativity, add cost, stress and be over-the-top as

generally buildings have already been altered, some harmfully, and/or there are no listed buildings.

- 4.30 Article 4 directions remain part of the proposed SPD since an Article 4 direction's purpose is to ensure that changes made that are currently permitted development, preserve special interest as per the goal of a CA. Article 4 directions do not prevent change, but manage it so creativity can be accommodated as part of the process whilst preserving the special architectural and historic interest that the CA status requires. There is no fee for such applications. Whilst there have been a number of alterations that have in the past harmed special interest, the Article 4 direction can help ensure that such changes do not occur again, partly as encouragement can be given for enhancements.
- 4.31 Otherwise, two respondents suggested the proposed Article 4 direction be more targeted. It was noted Historic England guidance states permitted development rights should only be removed where it is necessary to protect the local amenity or wellbeing of an area and that they are most commonly used to control front elevations, and properties should be excluded where unnecessary. It was requested the Article 4 direction be applied to those buildings within the area with some architectural merit.
- 4.32 In response, the proposed Article 4 direction is now more targeted to specific houses. Justification is provided within the table of problems/pressures facing the area which identifies matters of boundary treatments and ad hoc extensions. The proposed Article 4 direction targets only works fronting a highway, waterway or open space. It is acknowledged that applying the direction to houses of lesser interest may have been excessive for certain types of works and so those identified as making only a neutral contribution to the CA are no longer proposed to have Article 4 directions relating to alterations to these houses.
- 4.33 The Council for British Archaeology noted any Article 4 direction should remain outside the designated area. It is not considered appropriate to introduce an Article 4 direction to areas not considered of special architectural and historic interest and so this is not proposed.
- 4.34 More clarity and guidance concerning the proposed Article 4 direction was requested. This text giving guidance on where the direction applied was partly obscured in the formatting before so has been amended.
- 4.35 It was suggested that the wording of the Article 4 direction could be amended to state that where existing boundary treatments do not exist, permission must be sought. This would serve to prevent new features, such as boundary treatments, being erected but would not stifle simple works of repair/rebuilding of existing boundary treatments, patios or sheds. However, it is not possible to restrict an Article 4 direction to only apply to new boundary treatments. It either applies to boundary treatments or it doesn't. Whilst the direction could only be applied to houses which don't have boundary treatments this would leave others with boundary treatments in place more vulnerable to change. Many simple repair works would not

require permission and if the resident was unsure they could contact the Council to clarify.

4.36 It was noted that having an Article 4 direction relating to the repainting of houses is too restrictive and there is no suggestion of a threat to the area through painting of the houses. So, the proposed Article 4 direction relating to re-painting has now been omitted.

4.37 Since the Article 4 directions are often materially different to those proposed within the draft West Drive Conservation Area Appraisal and Management Strategy, those that are now proposed are non-immediate and so are subject to a further consultation process as outlined earlier in this report.

### **Consultation process**

4.38 A number of representations made comments in relation to the consultation process; these are responded to in the table below.

**Table 4: Comments received in relation to the consultation process**

<b>Consultation Response</b>	<b>Council Response</b>
What attention is given to responses provided at the drop-in sessions?	The LPA are ensuring that all comments are considered in this report back to the Cabinet. From the drop-in-sessions it is evident that people attending use the session as an opportunity to seek clarification on matters and to express their views directly to officers (which are noted), but then often indicate that they also intend to follow-up the session with a formal written representation, informed by their face-to-face discussion with officers.
The choice of venue in Wealdstone Library was chosen to minimise the likelihood of residents of the HWCA attending. Harrow Arts Centre would have been more convenient.  Under Section 71 of the Act is it not the responsibility of the LPA to arrange a public meeting in the area to which the proposals relate? Do not consider that your offer and a written consultation are adequate substitutes.	Wealdstone Library was considered to be a convenient town centre library with good public and road transport links and reasonably near the conservation areas concerned. On reflection, Harrow Arts Centre would have been a nearer Council-owned venue.  Section 71 of the Act does not specify the format of the public meetings and the drop-in sessions which were publicised and open to the public are considered to serve the function of a public meeting.  Additionally, as part of the consultation the Council offered to attend any residents' meetings to provide a brief on the draft SPD. Also, to arrange a meeting we stated that they could contact the conservation officer for a mutually suitable location.

<b>Consultation Response</b>	<b>Council Response</b>
There were reports of four letters for the drop-in sessions being received by residents after the sessions had been carried out. These residents asked how many attended the meetings.	There were 12 attendees in total, with 6 on both days. All residents were offered alternative meetings at mutually suitable times.  All letters were sent out at the same time and many attendees at the drop-in sessions specifically referred to having received these letters.
There were a few inaccuracies in the initial consultation letter concerning the mapping and listing of the existing and proposed conservation areas. Consequently there were requests to provide an amended consultation letter and extended consultation period.	A second, accurate consultation letter was sent out including a restarted and longer consultation period of 5 weeks as was agreed at the LDF Cabinet Advisory Panel meeting of 29/1/2015.

### **General**

4.39 Otherwise, there were general factual or design amendments requested. These changes have now been made, as outline below.

Table 5: General comments

<b>Consultation response</b>	<b>Council response</b>
<p>Historic England commented that the structure lends itself to repetition, is very long and could be confusing for applicants and residents. Recommended restructuring to remove repetitious elements, while retaining the analysis of local interest and management policies.</p> <p>They stated the maps are small.</p> <p>The designated assets could be explicitly referenced.</p> <p>Factual changes recommended.</p> <p>Recommendation for enhancement opportunities to be included.</p> <p>Include energy saving and renewable energy measures.</p>	<p>The document has subsequently been shortened by removing repetition. The overall structure has been retained though as this is consistent with the existing established adopted appraisals and management strategies within the borough.</p> <p>The maps have been enlarged.</p> <p>Amendments otherwise made.</p> <p>Enhancement opportunities have been included in section 1.4.2 of each draft CAAMS.</p> <p>Guidance on energy saving and renewable energy measures are included within the management proposals sections</p>

<b>Consultation response</b>	<b>Council response</b>
<p>To enhance West Drive CA perhaps a review of trees which deserve TPOs could be carried out.</p>	<p>Given the existing extensive cover of Tree Preservation Orders in the area it is not considered appropriate to conduct a survey of the area to identify any more. However, if any are specifically recommended then these would be considered.</p> <p>Proposed works to trees within the conservation area not already covered by a TPO would need to be notified to the Council; if the Council considers these works to be inappropriate, a TPO would be made.</p>
<p>There should be a guarantee from the Local Planning Authority that the green belt will not be built on.</p>	<p>Development within Green Belt is subject to the requirements of the National Planning Policy Framework (NPPF), which indicates that the construction of new buildings is inappropriate in Green Belt. However, it is not possible nor appropriate to 'guarantee' that Green Belt land will not be built on as the NPPF identifies exceptions to this (i.e. buildings for agriculture and forestry, outdoor sport, cemeteries, extensions / alterations to existing buildings, replacement buildings etc).</p>
<p>It has been noted that some TPO trees have been taken away in West Drive but not been replaced. TPOs should be more strictly enforced.</p>	<p>Passed to planning enforcement and the tree officer.</p>
<p>Are there proposals for doing work in the park in the West Drive CA?</p>	<p>None are known to the conservation team.</p>
<p>Within the appraisal there are no buildings or structures defined as negative features, only those that are neutral or positive, but guidance from Historic England states that the role of an appraisal is to identify negative too. Believe numbers 48-50, a pair of semi-detached buildings, are neutral not positive. These building are typical of suburban character and do not wholly respect the original siting of the historic farm buildings, whilst they are of a certain scale and do not detract (with the</p>	<p>Buildings could not be labelled negative for the sake of it. Whilst numbers 48-50s' design is more reminiscent of other more typical suburban development in the conservation area, they do feature numerous positive qualities as listed in the draft appraisal namely the symmetrical relatively plain Arts and Crafts style of 48 and 50 is also attractive in itself with good bay windows, interesting roof profile and tall chimneys with stepped banding at</p>

<b>Consultation response</b>	<b>Council response</b>
<p>exception of the extension to the north of No.50) they do not actively contribute to the 19th century estate character of the area. There appears to be little logic to identifying No.51 and No.63 West Drive as neutral and No.48-50 as positive.</p>	<p>their top, helping respect the quality and the traditional character of development in the conservation area. It is acknowledged that the judgement is subjective and finely balanced, but it is considered these houses warrant a positive label. Numbers 51 and 63 does not benefit from the same architectural qualities.</p>
<p>Harrow Weald Park woodland is encroaching onto the land. Shame that it is a bit overgrown. Car park opposite Grimsdyke Estate Old Redding is awful. Bins not emptied. Wind blows rubbish.</p>	<p>Passed to parks and estates.</p>
<p>The map shows numbers 65-71 as locally listed even though the schedule of locally listed buildings only includes the wall enclosing these properties. Likewise No.57, which should be identified as locally listed shows as a positive contributor (this is a presentation error).</p>	<p>The schedule of locally listed buildings contained some inaccuracies and has now been amended to show it comprises number 65-71 (i.e. the whole of the coach house) and its enclosing wall.</p> <p>Number 57 has been amended to be shown as locally listed.</p>
<p>Corrected names and street names of properties in the Brookshill Drive and Grimsdyke Estate Conservation Area were provided as:</p> <p>The City should not be included under Brookshill Drive, as its address is Old Redding.</p> <p>‘The White Cottage’ Brookshill Cottages 1&amp;2 as these are separate properties under separate ownership, they should be listed as ‘1 Brookshill Cottages’ and ‘2 Brookshill Cottages’</p> <p>For Copse Farm it should list Barn (Copse Farm) and Riding Stables (Copse Farm)</p> <p>Dukes should be ‘Dukes Cottage’</p> <p>The Hollies burnt down decades ago and is now called ‘Hill House’ Weald Lodge is now called ‘Weald</p>	<p>Corrections made.</p>

Consultation response	Council response
Cottage'	
Cllr. Ferry mentioned that Paragraph 3.16 of Harrow's Development Management Policies (DMP) was relevant to the quality of buildings in the current conservation area. There is nothing in 3.16 that is relevant to this matter.	The draft Development Management Policies section 3.16 was relevant but was subsequently amended as a result of consultation and independent examination at the time.

## **5. Conclusions and proposed amendments**

- 5.0 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, conservation areas are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance'. Local planning authorities to from time to time review previous processes of identifying areas for designation as conservation areas to determine whether any parts or further parts of the borough should be designated or whether any should be de-designated / cancelled. The Act also requires Local Planning Authorities to from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
- 5.1 The draft Harrow Weald Conservation Area SPD and associated Character Appraisals and Management Strategies represents the Council fulfilling its obligations under the Act. It contains a number of management proposals, including:
- (a) a proposal to amend the boundaries of the West Drive and Brookshill & Grimsdyke Estate Conservation Areas.
  - (b) the draft West Drive CAAMS included a proposed Locally Listed Historic Park and Garden and a new locally listed structure i.e. the historic kitchen garden walls in the grounds of the Eagles,
  - (c) Proposed Article 4 directions to introduce additional planning controls aimed at preserving the special character of the area.
- 5.2 The proposal to amend the boundaries of the West Drive Conservation Area to remove a number of streets from the Conservation Area attracted by far the majority of representations, with these almost unanimously being against their removal.
- 5.3 Paragraph 127 of the National Planning Policy Framework (NPPF) indicates that 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.
- 5.4 Whether or not an area warrants designation as a conservation area is centred on whether or nor it has special architectural or historic interest and is therefore largely technical exercise. This is reflected in that under the Act



there is no requirement to consult on the proposed designation of conservation areas or any modification of their boundaries / cancellation. It is however considered good practice to consult on any designation / boundary changes as representations from the public can assist in determining whether or not an area has sufficient special architectural or historic interest to warrant designation as a conservation area.

- 5.5 The character appraisal for the West Drive Conservation Area concludes that the streets proposed to be removed from the conservation area lack sufficient architectural or historic interest to remain in the conservation area, having regard to the six local criteria used to assist in such determinations. Whilst many of the representations received do seek to directly address the six criteria, it is considered that they do not demonstrate that the areas proposed to be removed have special architectural or historic interest. In many instances, the representations appear to be focused on preventing any development or change occurring within the area at all, rather than the statutory purpose of conservation areas to protect areas of special architectural or historic interest.
- 5.6 Given the above, it is recommended that the boundaries be amended as recommended in the draft SPD.
- 5.7 A number of representations responded to other proposals contained in the SPD and the SPD / proposed Article 4 Directions have been amended where appropriate, as outlined in the tables above.

## **6. Performance Issues**

- 6.0 Local Authorities have a statutory duty to publish proposals for the enhancement of their conservation areas under the National Planning Policy Framework and to make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. The proposal to adopt the draft Conservation Areas Supplementary Planning Document (SPD) as formally adopted planning guidance would help meet these objectives and to have a positive effect on local residents' perception of the degree to which the Council takes account of their views and how far people can influence decisions affecting their area.

## **7. Environmental Impact**

- 7.0 The draft SPD includes consideration of how energy efficiency and microgeneration measures can be achieved whilst preserving the special character of the Harrow Weald conservation areas. This will therefore help the council to meet the Council's Climate Change Strategy in terms of mitigation and adaptation. An SEA screening opinion has been undertaken of the draft SPD which confirms the SPD would not likely to have any significant environmental effects. This screening opinion was submitted to the Environment Agency, Natural England, and Historic England for their comment at the time of consultation and these bodies have advised that they concur with the conclusions of the SEA screening opinion.

## **8. Risk Management Implications**

8.0 Risk included on Directorate risk register? No

Separate risk register in place? No

There are no significant risks from consulting on and adopting this draft SPD.

## **9. Legal Implications**

9.0 A Supplementary Planning Documents (SPD) provides detail to support policies in the development plan and must be consistent with that plan.

9.1 The Council is required under Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”) to consult formally on an SPD and to take into account representations received as a result of the consultation exercise before the document is adopted.

9.2 If the SPD does not comply with the Regulations, the Secretary of State may direct the Council not to adopt the SPD.

## **10. Financial Implications**

10.0 The cost of publication of the draft SPD will be contained within the existing LDF service budget.

10.1 The draft Conservation Areas SPD includes a proposal to amend the conservation area boundaries for two conservation areas to remove areas not worthy of conservation area status and include those areas worthy of designation. Amending the conservation area boundary of the two conservation areas would remove 99 properties from the conservation area boundaries and add 9 other buildings or structures. It is also proposed to designate a locally listed park and garden covering part of the existing Brookshill and Grimsdyke Estate Conservation Area boundary and part of the proposed extension to the conservation area. This would include 5 buildings. Overall these proposals would decrease the workload of the Planning Service’s Development Management, Administration, Conservation and Enforcement Teams. The costs of amending the conservation area boundaries and designating the locally listed historic park and garden would be met from existing Service budgets and resources.

## **11. Equalities implications**

11.0 Was an Equality Impact Assessment carried out? No

11.1 By definition, supplementary planning documents cannot introduce new policies nor modify adopted policies and do not form a part of the

development plan. Rather, their role is to supplement a 'parent' policy in a development plan document. The draft SPD the subject of this report supplements policies in the Development Management Policies Local Plan and Core Strategy. A full equalities impact assessment was carried out at each formal stage in the preparation of both these documents. The EQIA carried out in June 2012 for the Development Management DPD showed there would be no disproportionate adverse impact for any of the protected characteristics.

11.2 Therefore, there is no requirement to carry out an equalities impact assessment of the draft SPD the subject of this report, because the impact of implementing the adopted policies has already been considered as part of the Core Strategy and Development Management Policies equalities impact assessments.

## 12. Council Priorities

12.0 The decision sought will help the Council meet the priority of a making a difference for communities by helping ensure the attractiveness of the borough as a place to live and demonstrating that the Council seeks and listens to the views of its residents.

## Section 3 - Statutory Officer Clearance

Name:	Jessie Man	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date:	3 December 2015		
Name:	Brendon Lee	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date:	21 December 2015		

<b>Ward Councillors notified:</b>	<b>YES</b>
<b>EqIA carried out:</b>	<b>NO (see above)</b>
<b>EqIA cleared by:</b>	-

## **Section 4 - Contact Details and Background Papers**

**Contact:** Lucy Haile, Principal Conservation Officer, 020 8736 6101, [lucy.haile@harrow.gov.uk](mailto:lucy.haile@harrow.gov.uk)

### **Background Papers:**

Cabinet report (19 February 2015) and draft SPD for consultation, available at:

<http://www.harrow.gov.uk/www2/ieListDocuments.aspx?CId=249&MId=62360>

<b>Call-In Waived by the Chairman of Overview and Scrutiny Committee</b>	<b>NOT APPLICABLE</b>  <i>[Call-in applies]</i>
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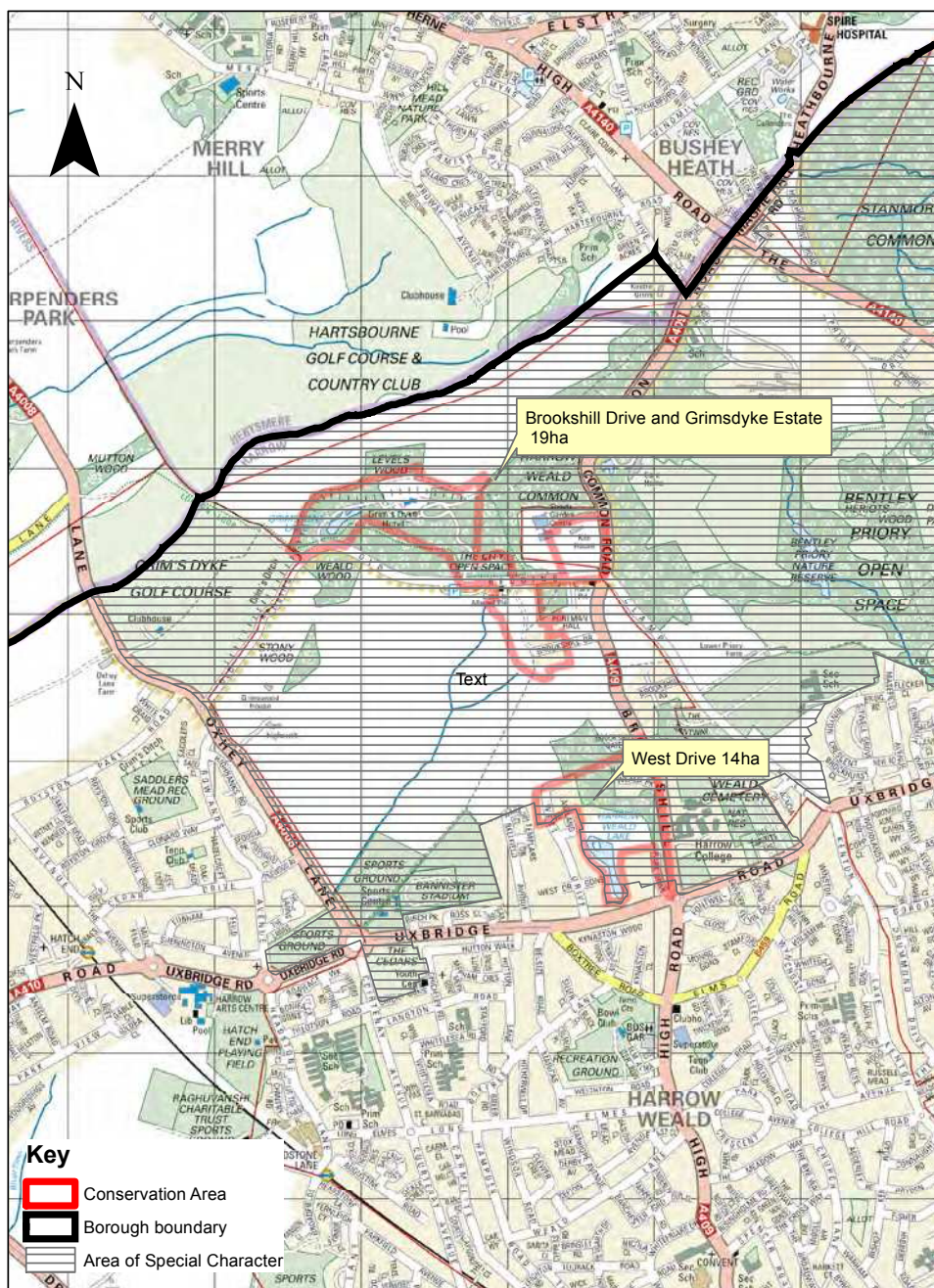




## 1.1 Introduction

- 1.1.1** The purpose of the Harrow Weald Conservation Areas Supplementary Planning Document (SPD) (along with its appendices of Conservation Area Appraisals and Management Strategies) is to implement local conservation policies by giving a strategic overview and detailed character analysis and advice to preserve and enhance the character and appearance of Harrow Weald's conservation areas. The SPD is a material consideration in the determination of planning applications affecting the Harrow Weald conservation areas. It supplements the Harrow Local Plan, which are the group of planning documents that help shape the future of Harrow and are used in the determination of planning applications in the Borough. It includes the Core Strategy and other 'development plan documents' which set out policies and plans for Harrow.
- 1.1.2** An SPD can give effect to local planning policies. Relevant Harrow Core Strategy policy is CS1 D and conservation policies within the Development Management Document are relevant, including policy DM 7A. In addition, the National Planning Policy Framework provides an over-arching policy background, as does London Plan policies 7.8 A, B, C, D, E, F and G are relevant.
- 1.1.3** The SPD has been prepared in accordance with the requirements of the Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and having regard to the National Planning Policy Framework (paragraph 153). It was the subject to 5 weeks of public consultation in 2015. The consultation was undertaken in accordance with Council's Statement of Community Involvement and the comments received were considered and amendments made to take these into account. The SPD has also been screened and the Council has determined that a full Strategic Environmental Assessment is not needed.
- 1.1.4** The map showing the location of each of Harrow Weald's two conservation areas, covered by this SPD is below.





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Picture 1.1 Harrow Weald's Conservation Areas

3.0.1

Harrow Weald contains a significant number of the Borough's heritage assets including historic farm complexes, cottages, villas and lodges, among other heritage assets. The importance of Harrow Weald's historic environment is reflected in its range of designated heritage assets: one registered park and garden, one locally listed park and garden, various listed and locally listed buildings and two conservation areas.

**3.0.2** In total, these two conservation areas cover an area of just under 33 hectares. Brookshill Drive and Grimsdyke Estate is the larger of the two conservation areas covering 19 hectares. Both conservation areas are similar for displaying a distinctive rural and countryside character with similar context and layout, and surrounding openness. Similar qualities include their rich display of architecture, usually of historic importance, complemented by extensive greenery and visually furnished with mature trees. The most identifiable elements that make up the special character of each of Harrow Weald's two conservation areas are noted below, with the appendices of CAAMS to this document providing the detail.

Conservation Area	Special Character
Brookshill and Grimsdyke Estate (appendix 1)	Brookshill Drive comprises rural, vernacular agricultural buildings as part of a former farm unit, and cottages built for brick kiln workers, informal context and layout, spaces between them and surrounding openness. Just off Common Road is the Kiln site, the former core of the brick making area, with associated main house and remaining brick kiln, wells, walled gardens, summerhouse and replica drying sheds. The late 19th century Grimsdyke Estate comprises the planned form of the estate's integral buildings (including the former grade II* listed Victorian mansion house and associated workers' cottages, often grade II listed); the relationship and architectural qualities of these and intimate character derived from lush landscaping and neighbouring woodland.
Harrow Weald Park (appendix 2)	This area comprises a well-defined fragment of the original estate of Harrow Weald Park, a large Victorian country estate, now surviving as a semi-rural enclave along a gravel lane along with surrounding remnants of the original estate landscaping including a lake, open meadow land, former kitchen garden walls, woodland and former carriage driveways with entrance pillars, one set being grade II listed. This area includes a well defined, informal and attractive group of cottages (including coach house, stables and outbuildings) with a low density and distinctive semi-rural character. There is a historic close association with the rural, green and open setting on the edge of the green belt.

**3.0.3** Harrow Weald's conservation areas therefore meet two or more of Harrow's criteria for conservation area status:

1. Areas with a high concentration of listed buildings whether statutorily or locally listed
2. Areas of historical, social, economic and/or architectural merit
3. Areas with a high proportion of buildings built prior to 1920, which remain largely unaltered
4. Areas built post 1920 that are innovative in planning or architectural detail, and where a large proportion remain unaltered

5. A significant group of buildings with distinct physical identity and cohesiveness
6. Areas which have a special quality, where the site layout and landscaping are of exceptionally high quality and/or contain historic open space, natural landmarks or topographical features

**3.0.4** Contributing to the special interest of the Harrow Weald conservation areas is the area's historical development, other key designations, the setting of the conservation areas as and key views as explored in the next four sub-sections.

### 3.1 Historical Development

**3.1.1** In order to understand today's special interest it is useful to consider the area's historical development. The earliest feature of note in the Harrow Weald area the Grim's Dyke, a Scheduled Ancient Monument, and is thought to be a Saxon linear earthwork.

**3.1.2** Today's Harrow Weald would have once belonged to the Lord of the Manor and those with farming rights were able to lease acres from his estate for small farms. Sir Edward North was Lord of the Manor during the 16th century. At this time Weald woodlands were heavily coppiced for fuel and timber, which during the 17th century, led to areas of full-scale clearance in order to provide land on which to graze livestock. As such, although originally a woodland area, it began to adapt into a more arable and livestock economy.

**3.1.3** Copse Farm, historically Weald Copse Farm and now in the current Brookshill Drive and Grimsdyke Estate Conservation Area, dates from the 17th century, and was developed as a result of cleared coppiced woodland, hence its name. Brookshill Farm was developed much later during the 19th century. Brick kilns to the north and east of Brookshill Farm on the current site of the Kiln had an impact on the area as a collection of semi-detached cottages were built for the brick kiln workers and much of the bricks for the area likely came from this site. The owners of the Kiln from the 18th century to the 1930s also owned Brookshill Farm. By the mid-C18 these brick kilns had become one of the most significant industrial enterprises in North Middlesex. In the 19th century these owners were Samuel and Charles Blackwell of the firm Crosse and Blackwell who built a number of decorative cottages.

**3.1.4** Prior to the development of Grimsdyke Estate, this area was covered in woodland. The soils of the area supported gravels and sands, which overlay clay. The extraction of these resources produced gravel pits from where materials were removed for the construction and surfacing of local roads, and to nearby Brick Kilns for the production of bricks. Grimsdyke Estate was designed around a principal house by Richard Norman Shaw for Frederik Goodhall now listed grade II\* and the grounds were carefully landscaped including a lake and a moat. Many historically contextual buildings were built around this and is considered curtilage listed. The house was later purchased by William Gilbert of Gilbert and Sullivan fame.

**3.1.5** The Harrow Weald Park enclave's history relates primarily to it being the remnants of the Harrow Weald Park estate a 19th century country estate. This grew up first around a mansion house (now demolished) built in the early 19th century by William Winsdale and primarily in the late 19th century around a mansion (also now demolished) built by Robert Sim an East India and China merchant. The associated walled kitchen gardens, coach house, workers cottages and historic landscaping remain, coupled with a small amount of later modest infill.

### 3.2 Key designations

**3.2.1** There are many key designations that contribute to the significance of the conservation areas as illustrated by the next table and explained next.

Conservation Area	Designations (may only affect part of the conservation area)  N.B. All trees are protected in conservation areas
Brookshill Drive and Grimsdyke Estate	Site of Importance for Nature Conservation (grade II and sites of metropolitan importance)  Green Belt  Harrow Weald Ridge Area of Special Character  Scheduled Ancient Monument  Amenity Green Space  Registered Park and Garden  Locally Listed Buildings  Listed Buildings  Tree Preservation Orders
Harrow Weald Park	Site of Importance for Nature Conservation (grade II)  Green Belt  Harrow Weald Ridge Area of Special Character  Locally Listed Buildings (within and within the setting e.g. the locally listed gate piers to Park Drive are linked to the Conservation Area)  Listed Buildings  Tree Preservation Orders  Locally Listed Park and Garden

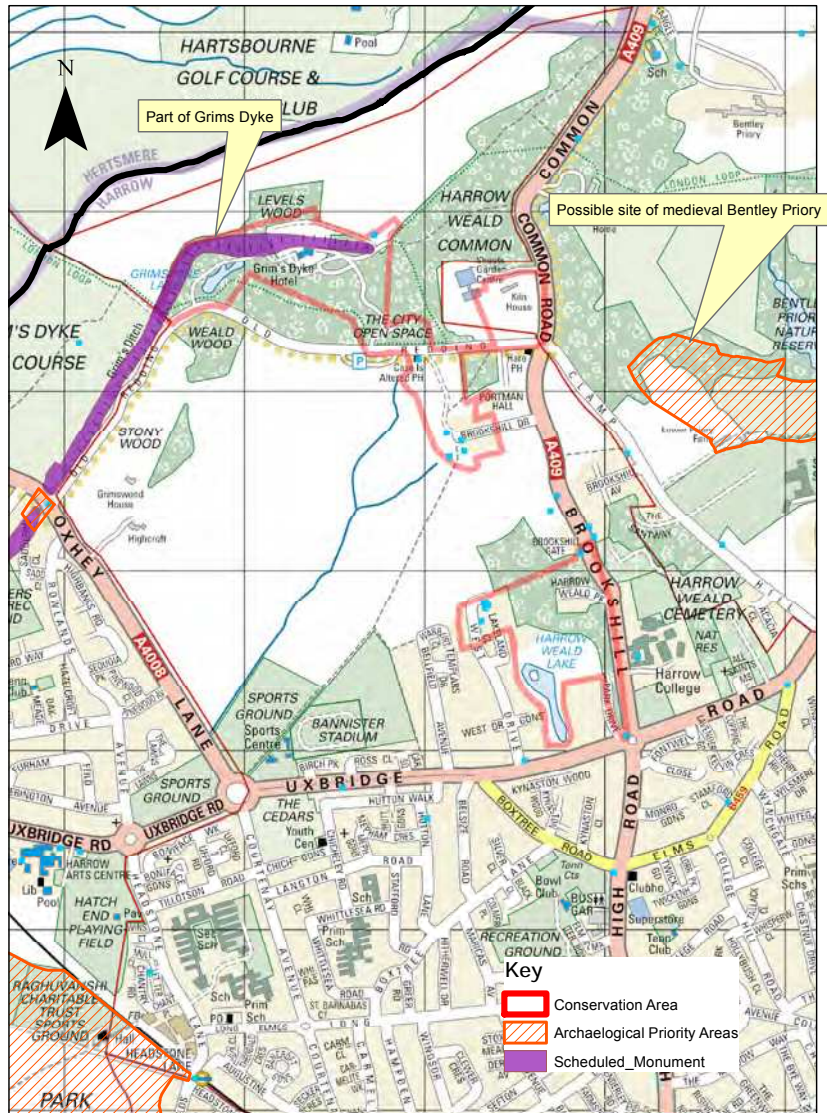
Conservation Area	Designations (may only affect part of the conservation area)
	N.B. All trees are protected in conservation areas
	Bounds: Outdoor sports pitches and cemeteries and churchyards

- **Archaeology**

**3.2.2** Harrow is very important for archaeology. The geology and topography of the area made Harrow popular with early settlers and traces of prehistoric communities have been found in Harrow Weald. In addition, there is evidence of Romans in Stanmore and Saxons in both Sudbury and central Harrow.

**3.2.3** Archaeological designations in Harrow consist of two types. The first are Scheduled Monuments, which are known nationally important archaeological features. The second are Archaeological Priority Areas (APAs), where there are suspected archaeological remains. There is a Scheduled Ancient Monument within the Brookshill Drive and Grimsdyke Estate Conservation Area but no APAs affect these conservation areas.

**3.2.4** The Greater London Historic Environment Record (GLHER) provides a computerised record of information regarding London's archaeological and historic fabric. The information held assists with the early identification of the archaeological and historic interest of an area or site when development is proposed. Historic England maintains the SMR for London.



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Picture 3.1 Archaeology

- 3.2.5 The National Planning Policy Framework pages 30-32 should be read in relation to works that have the potential to affect Harrow Weald's archaeology.
- 3.2.6 A Scheduled Monument is an archaeological feature that the Secretary of State has deemed of national importance. 'Scheduling' is one of the ways we protect our archaeological heritage for future generations and is restricted to the most important sites and monuments. Scheduling is part of the Ancient Monuments and Archaeological Areas Act 1979. Large sections of Grim's Dyke are scheduled. Those areas of Grim's Dyke that are specific to Harrow Weald, are shown on the map above.

**3.2.7** It is recommended that prior to commencing any works owners should check with the Ancient Monuments Inspector at Historic England to establish if Scheduled Monument Consent will be necessary. Residents with queries about Scheduled Monument Consent contact Historic England by providing the appropriate email address London@historicengland.org.uk.

**3.2.8** It would also be wise to check the terms of any lease or licence relating to the land. All activities that will change the site above or below ground need consent. For example, activities that would need this consent include construction, demolition, removal of earth, repairs, any alteration, and tipping. Normal agricultural or domestic gardening works would not usually be affected by this designation, for example, weeding. However consent is necessary for deeper excavations (300 mm or more) such as might be required for swimming pools or tree planting. It is a criminal offence to damage a scheduled monument by carrying out unauthorised works. It is also a criminal offence to use metal detecting on a Scheduled Monument.

#### Harrow Weald's Sceduled Ancient Monument

- Grim's Dyke

Grim's Dyke is a linear earthwork thought to date from before the Saxon period. It can be found in the areas of Hatch End and Harrow Weald, and in Pinner is best viewed at Montesole Playing Fields. It also runs through a number of private gardens and Shaftesbury Playing Fields.

Grim's Dyke is of historical and archaeological importance. When it was built is unclear but it can be described as a linear earthwork that is thought to date from just before the Roman invasion of England. Local legend often dates the ditch to the Saxon period, but this date is probably too late. 'Grim' is however the Saxon word for devil or goblin and was given to various linear earthworks similar to the one in Harrow, and as such it is likely that the earthwork's name was derived from this time. Many Saxon earthworks served as defence lines or boundary markers. Today, Grim's Dyke still marks boundaries between properties and follows the line of a number of residential gardens.

Little conclusive evidence has been found to accurately date the construction of the bank and ditch. However, archaeological excavations at Grim's Dyke Hotel in Harrow Weald carried out in 1979 found a 1st century, or slightly earlier, fire hearth.

Grim's Dyke has suffered considerably from unwelcome attention over the last two centuries. Nineteenth century searches for brickearth and gravel led to the destruction of parts of the earthwork, and considerable damage was caused by construction work in the 1930s. Today it is under threat from motorcycle scrambling and illegal rubbish dumping. In addition, where this forms garden land harm may be caused when digging occurs.

**3.2.9** There are two Archaeological Priority Areas (APAs) in Harrow Weald but none in the conservation areas. However, this is to remain under review since they represent a finite and important resource and record of Harrow Weald's history. The APAs are identified below, and are highlighted on the last map.

### Harrow Weald's Archaeological Priority Areas

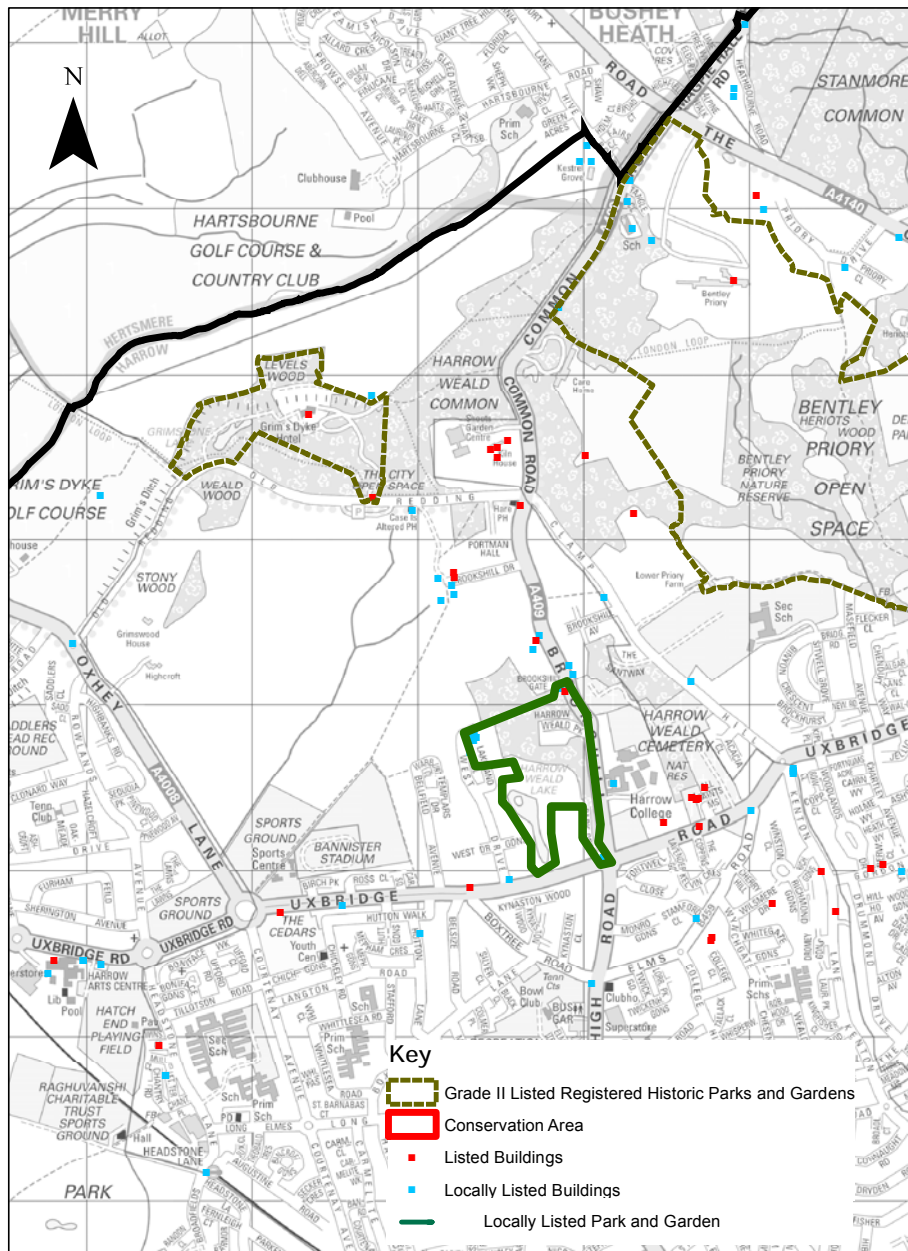
- Part of Grim's Dyke
- Possible site of medieval Bentley Priory

**3.2.10** Development proposals can damage or destroy these remains and require careful monitoring and mitigation measures to avoid or limit damage. Where development is proposed within an APA, Historic England will require applicants to provide sufficient information to assess the archaeological implications of the development. Outside these areas, Historic England can also ask applicants to provide archaeological assessments if they feel that below ground archaeology may be at risk. The Council can choose to consult with GLAAS if it is felt that there may be archaeological issues. The Greater London Sites and Monument Record (GLSMR) can also be consulted to identify whether there is likely to be any archaeological or historic interest within any given site in Harrow Weald. The NPPF would need to be referred to as part of any proposal that could potentially affect the area's archaeology.

- **Listed and Locally Listed Buildings and Parks and Gardens**

**3.2.11** The high quality of architecture and landscaping contributes to the special interest of the Harrow Weald conservation areas. There is generally a high proportion of listed and locally listed buildings within these conservation areas and there is both a nationally listed park and garden and one locally listed park and garden overlapping with the Harrow Weald conservation areas. A listed building is one which is recognised as being of national architectural and historic interest whereas a locally listed building is one which is of local interest to a borough. The same applies to historic parks and gardens. The next map shows where they overlap with the Harrow Weald's conservation areas.





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Picture 3.2 Distribution of Listed and Locally Listed Buildings and Parks and Gardens N.B. The appended conservation area appraisals and management strategies have maps showing the precise addresses of the Listed and Locally Listed Buildings overlapping the Conservation Areas

- **Greenery, trees, biodiversity, open spaces and landscape**

**3.2.12** Historic parks and gardens affecting these conservation areas are explored above. Otherwise, in terms of greenery, biodiversity, open spaces and landscape, the following designations affect Harrow Weald's conservation areas contributing to their

interest in terms of presenting in places an open, green and semi-rural character: Green Belt, sites of significance for nature conservation and the Harrow Weald Ridge Area of Special Character (a local landscape/townscape designation). Amenity green space and natural and semi-natural green space also affect Brookshill Drive and Grimtsyke Estate CA. These designations are shown on the following three maps:



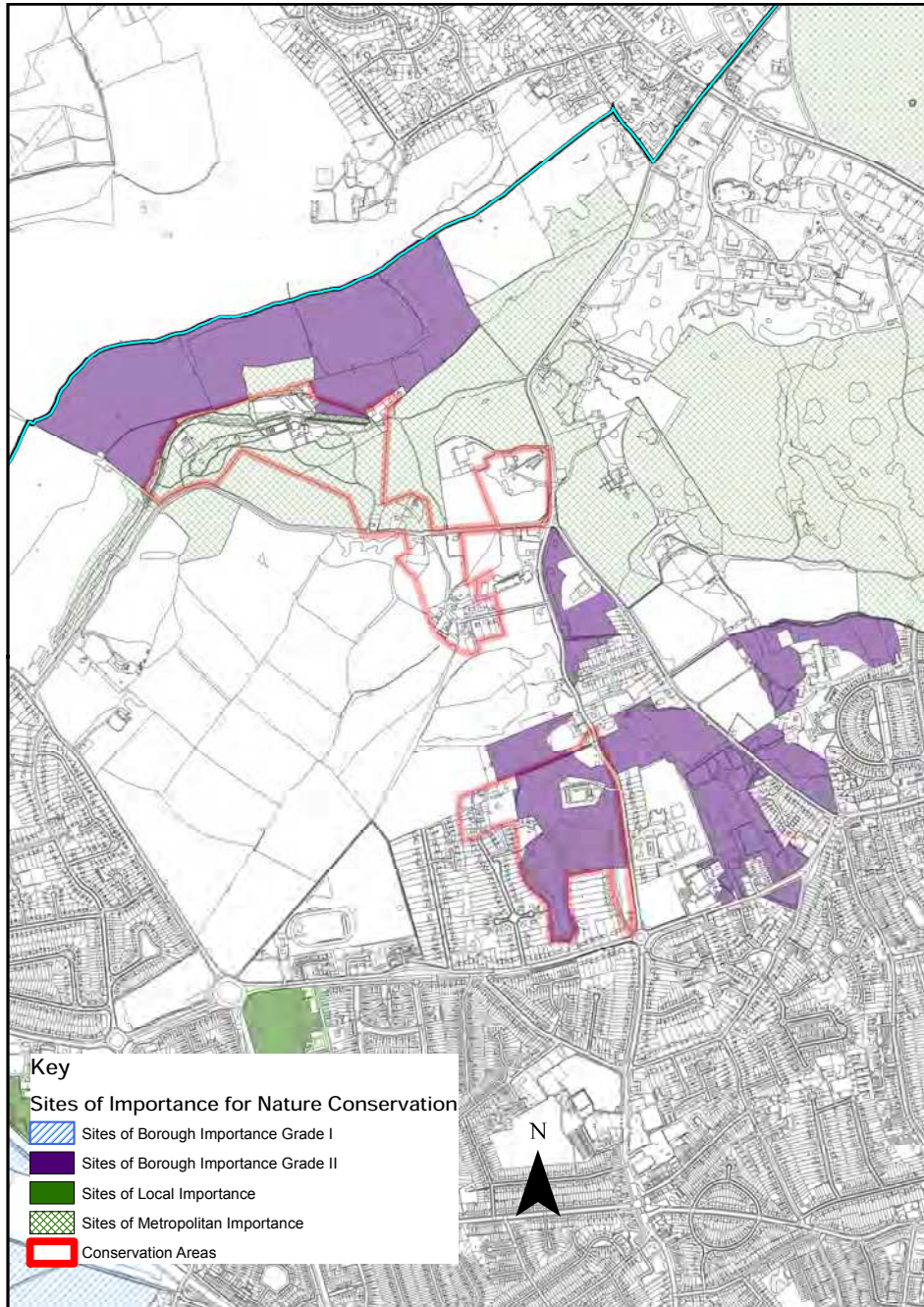
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Picture 3.3 Harrow Weald Green Belt and Open Space

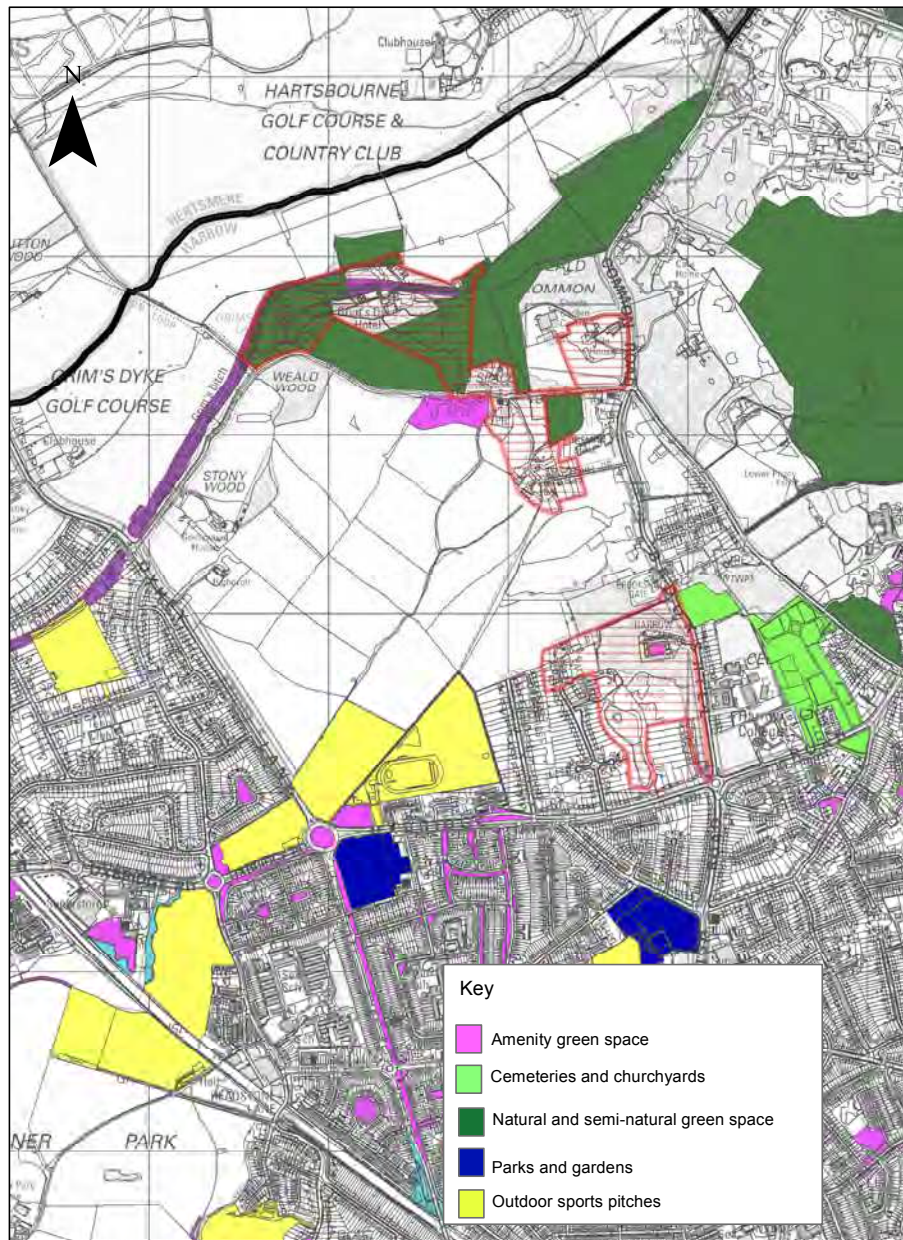
### 3.2.13

Sites of significance for nature conservation include sites of borough importance and sites of local importance for nature conservation. Sites that are important to the borough are graded: grade I which are the best, and grade II which, while containing important wildlife habitats, are not as intrinsically rich as grade I sites. Damage to sites such as this would mean a significant loss to the borough. A site of Local Importance is one which is, or may be, of particular value to nearby residents or schools. All open green spaces contribute to the biodiversity of the area though.



Picture 3.4 Sites of Importance for Nature Conservation

**3.2.14** Amenity green space affects the setting of both Conservation Areas. It is also contained within the Brookshill Drive and Grimdsyke Estate CA. Natural and semi-natural green space is also contained within this CA and is also within its setting. Cemeteries and churchyards affect the setting of the Harrow Weald Park CA.

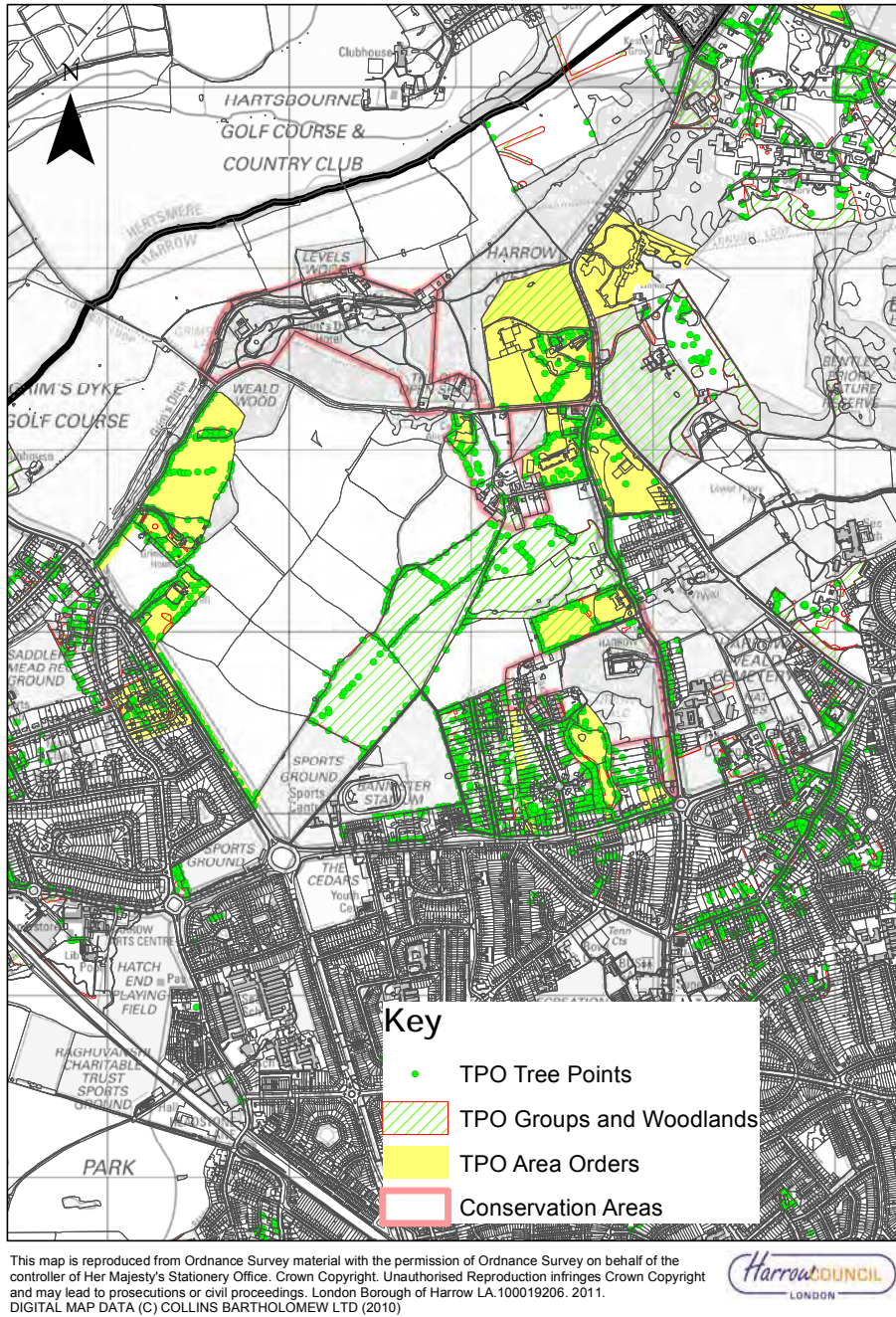


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Picture 3.5 Amenity green space, parks and gardens, cemeteries and churchyards, natural and semi-natural greenspace and outdoor sports pitches

**3.2.15** All trees within conservation areas are protected, but some will still be afforded additional protection via a Tree Preservation Order (TPO). Harrow Weald's tree clusters are highlighted on map 3.5.



Picture 3.6 Tree clusters

### 3.3 Setting

#### 3.3.1

Setting contributes to the architectural or historic interest of the Harrow Weald conservation areas, so development within the setting will be expected to respect the qualities and special interest of the conservation areas. The National Planning Policy Framework defines setting as the surrounding in which a heritage asset is experienced. This can include, for example, land bounding the conservation area, but also areas further away that impact on views into or out of the area. Where the setting of the Harrow Weald CAs is open space this is usually part of its historic

development and significance so development in such areas may be inappropriate. Open spaces can refer to public and private spaces so both front and rear garden land are usually relevant.

**3.3.2** Relevant national policy referring to the need to preserve the setting of conservation areas is listed within Historic England's guidance contained within their document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' published March 2015.

**3.3.3** The key designations section above gives some indication of how designations in the setting of these conservation areas help preserve elements of their setting that contribute to their special interest. For example, in particular, the green, open spaces surrounding both Harrow Weald conservation areas help protect the intrinsic special interest of each conservation area which relates strongly to low densities of development and semi-rural character.

## **3.4 Views**

**3.4.1** Views are considered within each conservation area appraisal which form the appendices to this SPD. These are not exhaustive but indicate the types of views that are important to each area. They tend to be targeted towards buildings of architectural merit or areas of green open space. They also tend to be views available to the public but this does not preclude private views from having equal significance. This is particularly the case where backs of properties can be seen from public viewpoints due to the topography of the area.

**3.4.2** Strategic views across Harrow Weald include those from the View Point car park to the south and south-east and south-west and those to the north-east towards the Harrow Weald ridge from around where Uxbridge Road and Oxhey Lane meet. Harrow Weald Ridge provide an elevated horizon of tree cover and open countryside which spans across the north of the Borough and acts as a visual reminder that Harrow is an outer-London borough, a transition between the highly urbanised characteristics of central and inner London and the more rural character of the counties beyond. It is worth noting that views to, and from, Harrow Weald Ridge have been assessed and found worthy of protection under Policy DM3 Protected Views and Vistas.

**4.0.1** Please note that the two appendices of conservation area appraisals and management strategies contain specific guidance notes for the conservation areas. This section provides an overview of the basis of issues and opportunities facing the conservation areas and related protection, proactive and monitoring measures.

## **4.1 Issues and Opportunities for Enhancement**

**4.1.1** The following table summarises key issues and opportunities for enhancement of Harrow Weald's conservation areas. A summary discussion follows. Please note individual issues are identified more fully in the CAAMS.

<p><b>Conservation area and size</b></p>	<p><b>(a) Designation date</b> <b>(b) Article 4 Direction yes/no</b> <b>(c) Number of statutorily listed building entries (each entry may contain more than one address. Addresses such as 27-31 High St, for example, may be listed as one entry)</b> <b>(d) Number of locally listed buildings</b></p>	<p><b>Key issues and opportunities for enhancement</b></p>
<p>Brookshill and Grimsdyke Estate (19ha)</p>	<p>(a) Designated 1978 and extended in 1986, 1991, 1997, 2006 and 2015.</p> <p>(b) Yes</p> <p>(c) 4 listed buildings</p> <p>(d) 5 locally listed buildings</p>	<p>Pressure for telecommunication masts and other tall structures</p> <p>Views of the Radio Mast from the conservation area</p> <p>Protection of Grim's Dyke from the impact of tourism and planting</p> <p>Overhead cables for Grimsdyke Estate are obtrusive</p> <p>Tarmac of the car park at Grimsdyke Hotel has a deadening effect</p> <p>The gate pier by the stable block would benefit from repair.</p> <p>Elements of Gilbert's planned landscape could benefit from repair, maintenance or restoration, including lake, buildings/structures and pathways</p> <p>There is an opportunity for general enhancement of the Harrow Weald viewpoint adjacent the conservation area.</p> <p>Pressure for signage and lighting in places that could visually clutter the area.</p> <p>Vacant buildings, disrepair and neglect of some buildings and the need to secure their reuse and long term future.</p> <p>Elements of Gilbert's planned landscape could benefit from repair, maintenance or restoration, including lake, buildings/structures and pathways</p> <p>Fly tipping along the road leading from Old Redding to Copse Farm.</p> <p>Increased pressure for security equipment.</p>

Conservation area and size	<p>(a) Designation date</p> <p>(b) Article 4 Direction yes/no</p> <p>(c) Number of statutorily listed building entries (each entry may contain more than one address. Addresses such as 27-31 High St, for example, may be listed as one entry)</p> <p>(d) Number of locally listed buildings</p>	Key issues and opportunities for enhancement
		<p>Streetscape and road maintenance</p> <p>Pressure for hardstanding to front gardens.</p> <p>Protection important for the locally significant Kiln site</p>
Harrow Weald Park (14ha)	<p>(a) Designated 1980 and extended in 2006 and 2015.</p> <p>(b) Yes</p> <p>(c) 1 listed building</p> <p>(d) 8 locally listed buildings</p>	<p>The listed gate piers on Brookshill are missing the eagles that are described in their grade II list description.</p> <p>Pressure for more development including alterations, extensions and outbuildings</p> <p>Existing add hoc extensions and outbuildings</p> <p>Hardsurfacing</p> <p>Need to protect architectural features of interest</p> <p>Pressure for the new formation, laying out and construction of a means of access to a highway, a new driveway and alterations to the boundary treatment</p> <p>Limited protection for aspects of historic open space landscaping and built features of the landscaped grounds namely the locally listed gate pillars to Park Drive and historic walls e.g. to the former kitchen gardens.</p>

- **Altering Existing Boundaries**

**4.1.2** Conservation area boundaries are constantly under review in accordance with their duty under the Planning (Listed Buildings and Conservation Areas) Act (sections 69 part 2 and 70 part 1). They have been amended for both CAs under this review. This



is explained fully in the appended CAAMS. To summarise though the Harrow Weald Park CA had not had a formal written appraisal since it was designated in 1978. Upon this latest review and written appraisal it was recognised that a large part did not meet the criteria for conservation area status so was de-designated. Similarly, the boundary was otherwise extended to include a large area of former estate landscaping and rounds strongly associated with the existing core of the conservation area ie a 19th century enclave of buildings associated with the Harrow Weald Park estate. Similarly, the Brookshill and Grimsdyke Estate CA now includes the Kiln site, Brookshill since it contains an area of local architectural and historic significance that is integrally linked to the history and architectural qualities of the remaining conservation area.

- **Traffic, Parking and Stations**

**4.1.3** The two Harrow Weald CAs are situated to the south of the borough boundary with Hartsmere and are contained to the north of the Uxbridge Road (A404), a principal thoroughfare that runs west to east through Harrow Weald towards Stanmore from Pinner. They are sited to the east of Oxhey Lane and the west of Common Road and Brookshill which like the Uxbridge Road are main London distributor roads. Bus routes run along each of these roads. The roads within the CAs are quieter roads.

**4.1.4** The hierarchy of these major roads is evident by the numbers of vehicles and traffic speeds. The London Distributor roads do not run through any conservation areas but do impact on the entrances of Harrow Weald Park CA. The contrast between the busy main London distributor roads and the CAs themselves emphasises the relatively quiet seclusion of these areas.

**4.1.5** Both conservation areas contains private, unadopted roads with low traffic generation as a result that contributes to their quiet, secluded semi-rural character.

**4.1.6** There are no stations very close to the Harrow Weald CAs which serves to emphasise the semi-rural and relatively remote character of these CAs within Harrow. Pinner station is the nearest and is served by the Metropolitan line. The CAs are well connected by bus routes however with these running up all three of the London distributor roads surrounding the CAs.

**4.1.7** Car parks serve Brookshill Drive and Grimsdyke Estate CA. This is due to those within the Grimsdyke Hotel grounds and View Point, Harrow Weald just off Old Redding. As these are limited to small areas and/or are within the setting of the CA they are not too detracting. Car parks however can easily detract from a townscape and therefore rely heavily on well planted screening to mitigate against the effect of large expanses of hardsurfacing. That within the Grimsdyke Estate CA if increased could be harmful to the conservation area. On-street parking within the Conservation Areas is limited preserving the semi-rural character of the gravel drive enclaves of Brookshill Drive and West Drive.

- **Small Scale Alterations and the Need for Protection Measures**

**4.1.8** Pressure for development exists within every conservation area. Good design and the use of high quality materials are sought as part of the planning process but small scale alterations such as window or door replacement can often be changed without the benefit of this process. Such alterations to homes may not have the same impact as large-scale redevelopments, but cumulatively they can severely detract from the character and appearance of conservation areas. It is for this reason that protection measures have been adopted for a number of Brookshill Drive and Grimsdyke Estate CA buildings through an Article 4 Direction, which removes household permitted development rights with a view to positively managing change.

**4.1.9** Article 4 Directions can cover anything from changes to elevations, to boundary treatment and hardsurfacing of front gardens. Brookshill Drive and Grimsdyke Estate CA and Harrow Weald Park are covered by various Article 4 directions.

**4.1.10** An adequate level of enforcement support is necessary to control unauthorised alterations and, at the same time, greater public awareness on what requires planning permission. This is particularly relevant for flats and businesses, where individual owners and/or occupiers may not be aware of how strict planning controls are.

- **Large Extensions and Demolition**

**4.1.11** Properties within the Harrow Weald conservation areas tend to sit comfortably within comfortable plots. As such, there is pressure to substantially enlarge homes here. This can be due to the overlap with the Green Belt. However the NPPF stresses that development within areas of Green Belt should be restricted to safeguard areas of green and open land. The extent to which dwellings in the Harrow Weald CAs can be extended is therefore limited creating a linked pressure for part demolition and rebuild to allow for the reconfiguration of internal space to enlarge room sizes.

**4.1.12** Pressure on land also creates pressure for demolition. Demolition in conservation areas (in whole or in part) is protected by the planning process. It requires permission. Buildings and structures within Harrow Weald's conservation areas form a vital part of their townscape character. This not only includes buildings but smaller features such as associated outbuildings and gate piers which make a positive contribution to the local streetscene. Whilst the preservation of conservation areas does not prevent any change from occurring, a very strong justification would need to be made to demolish any building or structure that makes a positive contribution to its character and appearance. The individual conservation area character appraisals identify which buildings are considered to have a positive or neutral impact. In order to avoid gap sites within conservation areas following demolition, an acceptable replacement building/scheme would normally have to be agreed before consent was granted for demolition. In this case reference would also be made to NPPF, and in particular, its tests for harm and loss of significance.

- **Pressure for New Housing**

**4.1.13** Harrow Weald's CAs tend to incorporate properties sited comfortably within gardens. These sizeable gardens, in combination with the desirability of Harrow Weald as a place to live, the need to meet government housing targets and the lack of obvious

proposal sites, makes such areas highly sought after to the developer. Building on garden land however in a conservation area, or within its setting, has the potential to harm its character and appearance.

**4.1.14** New housing development is unlikely to be suitable for open green space within Harrow Weald's conservation areas, especially its gardens as this could harm the character and appearance of the conservation area, especially in terms of its biodiversity and amenity.

- **Basements**

**4.1.15** An increasing number of basements are being proposed throughout Harrow. This is a direct result of the lack of land and high land values, appealing to families by providing additional space without the burden of having to move. There are issues associated with this type of development however. Not only are concerns often raised about ground movement, impact on tree roots or the structural integrity of existing and neighbouring structures, but where railings, grills or roof lights are proposed these can be visually disturbing to the conservation area. Therefore, this type of development is not always in keeping with the architectural character of historic buildings or garden settings. In addition, it is unlikely that subterranean development would be permitted where within the vicinity of a Scheduled Monument.

- **Pressure for Development in the Green Belt, Open Spaces or Within Sites of Importance for Nature Conservation**

**4.1.16** New development is defined as being any form of development, from small scale household alterations to larger extensions or whole new build. New development within Harrow Weald's conservation areas is likely and need not be considered as universally negative. If handled correctly, new development can preserve the special character, appearance and setting of Harrow Weald's conservation areas and, in the right circumstances, lead to their enhancement, but they are particularly sensitive in the above circumstances.

**4.1.17** Works affecting the green and open spaces within Harrow Weald need to be carefully considered to avoid detracting from the character and appearance of the conservation areas, or their setting. This applies to both hard and soft landscaping in the streetscene. Private spaces such as front and rear gardens are also included as they contribute to the overall feel of the area. Works to the public realm and green spaces will require negotiations between various departments within Harrow Council, as well as private landowners, statutory bodies and local residents.

**4.1.18** Areas of open space are shown in the maps within section 3.2.

**4.1.19** Parts of Harrow Weald Ridge provide substantial tree cover and extensive tracts of open and natural land. These in turn give rise to environmental consequences that make a positive contribution to their special character. In particular, they provide significant areas of relatively low light, air and noise pollution, as well as places for undisturbed habitat formation and wildlife movement.

**4.1.20** Green Belt stretches across the north of the borough and runs fully across Brookshill Drive and Grimsdyke Estate CA and skims the edges and overlaps parts of Harrow Weald Park CA. The Harrow Weald Ridge area of special character boundaries largely coincide with those of the Green Belt which underlines the strategic importance of the area's openness, to be safeguarded from inappropriate development. Green Belt means planning controls are more stringent in relation to extensions and especially to new development, which relies on very special circumstances. The NPPF provides guidance on what is and is not considered appropriate development within the Green Belt. The designation helps to preserve the openness between dwellings and to fields helping to preserve the character of the area. It contributes to the conservation areas' semi rural character.

**4.1.21** Open spaces do not necessarily have to be publicly accessible park land but can be treed areas, or sports grounds, allotments or cemeteries for example. The physical and aesthetic attributes of open space should not be underestimated. These areas aid views of the historic buildings within the conservation areas and create buffers from surrounding suburban development. The most notable of these are the large areas of natural and semi-natural green space throughout Brookshill Drive and Grimsdyke Estate CA and the large open spaces around the Harrow Weald Park CA. Significantly, there are also small areas of openness that are not designated as open space, but which are valuable in performing the same benefit.

**4.1.22** All developments will be expected to incorporate appropriate elements of open space that make a positive contribution to and are integrated with the wider network.

- **Pressure to Hard Surface - Particularly Front Gardens**

**4.1.23** The continuing loss of front gardens is likely to be as a result of increasing car ownership, off street parking pressures, changes in garden fashions and also the absence in some cultures of any garden tradition. There is often pressure to overly hardsurface front gardens in Harrow Weald Park and Brookshill Drive and Grimsdyke Estate CAs. There is therefore a need for porous alternatives to impermeable materials and soft landscaping to soak up rainfall to reduce flooding, for the protection of building foundations, as well as to provide open spaces for pleasant townscapes. Where this is particularly relevant, this has been highlighted within the Management Strategies at the end of this document and an Article 4 Direction has been proposed unless one is already in place.

**4.1.24** Greater controls were introduced to the General Permitted Development Order (GPDO) in October 2008 which insists on the use of permeable surfaces. To assist in recognising what constitutes a permeable material, the department for Communities and Local Government (DCLG) has produced guidance on driveways. This can be found at:

- <http://www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf>

**4.1.25** It is likely that Harrow Council or local residents given some of the roads are unadopted will want to alter the floorscapes in Harrow Weald's conservation areas. If materials are sympathetic to the area and traditional floorscapes are retained, these measures should be able to be accommodated without detriment to the character of the conservation area.

- **Uses of buildings**

**4.1.26** Although pressure for flat conversions within Harrow Weald is relatively low at present, conversions of large single family dwelling houses could have a significant effect on the character and appearance of Harrow Weald's CAs. Although the physical appearance of the original building may not substantially alter, its character and the character of the wider conservation area would change. The associated increase in car movements, fencing, bins and other features of flat conversions would likely result in a detrimental impact. A separate SPD is currently being produced on conversions and will be available in due course as part of the emerging LDF.

- **Telecommunications Installations**

**4.1.27** The elevated position of Harrow Weald ridge creates the potential for telecommunication demand here. The effectiveness of telecommunication signals varies throughout Harrow Weald and therefore there is likely demand for telecommunication installations. If not carefully sited these add to street clutter which combined with design and height, these can detract from the richness of a conservation area's architecture and spaces and therefore the potential to detract from its character and appearance is high. Proposals for telecommunication developments and other tall structures, such as wind turbines, utility poles or lampposts, should be sympathetically designed and sited and will require careful consideration and discussion. Where telecommunication masts and boxes have already been sited, and where such positions would benefit from de-cluttering, the Council will work with the supplier to re-site the equipment to appropriate alternative locations.

**4.1.28** The digital switchover will put additional pressure on the area for satellite dishes. These would be required to be discreetly and sympathetically sited so as not to detract from the conservation area, and located in gardens if possible.

- **Redundant Buildings and Sites**

**4.1.29** Whilst the quality of Harrow Weald's environment is generally high, there are a few sites, structures and buildings the physical condition of which could be improved upon. Typically these fall in relatively hidden away sites and are buildings that are/were ancillary to the principal buildings e.g. in Brookshill Drive and Grimsdyke Estate CA this comprises some outbuildings and former associated agricultural buildings to the main listed Grimsdyke Hotel. This includes a former greenhouse and stables to the house. It also includes historic agricultural buildings along Brookshill Drive e.g. Copse

Farm barn. Where structures are vacant and lacking in heating and general maintenance they deteriorate. Encouraging better maintenance and new uses for such structures is an essential part of this SPD and associated CAAMS.

**4.1.30** It is important to note that Historic England's annual 'Heritage at Risk' Register lists statutory listed buildings and other designated heritage at risk of neglect and decay. So, it could helpfully be used to highlight redundant buildings and sites within Harrow Weald. In addition, since 2012 SAVE Britain's heritage has published a regular catalogue on buildings at risk (both listed, curtilage listed and unlisted). The Council will consider putting items forward for this register too where appropriate to further highlight heritage at risk to help facilitate resolution of the issue.

- **Quality of the Harrow Weald Environment**

**4.1.31** Much of the public realm within Harrow Weald is owned and managed by Harrow Council, but a significant proportion is in private ownership given parts of the roads are unadopted in both CAs. The streetscapes are in a good condition. The continued and appropriate maintenance of the area is necessary though.

**4.1.32** Valuable areas of open space, within and around both CAs, provide biodiversity, wildlife habitat and also afford scenic views provided by the land. Important wildlife, such as bats, should be respected when considering development and lighting levels within open or garden areas.

- **Energy Efficiency and Climate Change**

**4.1.33** With a growing awareness of sustainable development and the effects of climate change, in combination with increased fuel bills, there is an increased drive at both national and local level for places to become more energy efficient and environmentally friendly. More sustainable and efficient approaches to transport, energy, water and waste management, are therefore encouraged. It is likely that there will be an increase in proposals involving the installation of solar panels and wind turbines. If well designed and carefully integrated, these measures should be able to be accommodated without detriment to the character of the conservation. For example, water efficiency measures can often be retro-fitted with little or no impact on the physical appearances. But, there is potential for harm, especially to traditional built fabric and to the way the building functions.

**4.1.34** Historic England provides useful guidance to help ensure the conservation impacts of such energy-saving and renewable energy measures are well managed: <https://historicengland.org.uk/advice/your-home/saving-energy/>

**4.1.35** Regard should be made though to the potential for district wide heating or cooling power schemes which might support the conservation areas by providing a renewable energy source that would eliminate the concerns that micro-generation technologies can present. However, the infrastructure that such schemes may necessitate could present a further development challenge in the areas. Likewise, climate change adaptation infrastructure in the form of sustainable urban drainage systems or other

forms of flood defence or waste management may also require additional infrastructure which would also require care to ensure this preserved the character of the conservation areas.

**4.1.36** The importance of undertaking basic energy efficiency works prior to opting for the installation of micro-generation equipment should be encouraged. Such works include appropriate loft and wall insulation and draught proofing.

**4.1.37** The Council has produced a Sustainable Building Design SPD to promote and ensure developments will be more efficient and sustainable.

- **Bins**

**4.1.38** Another pressure is for increased waste recycling. Bins stored in front gardens detract from the character and appearance of the area. Bin storage should therefore be considered as part of relevant planning applications to ensure these are concealed as far as possible from the streetscene. The sensitive placement of litter bins in the public realm is similarly important.

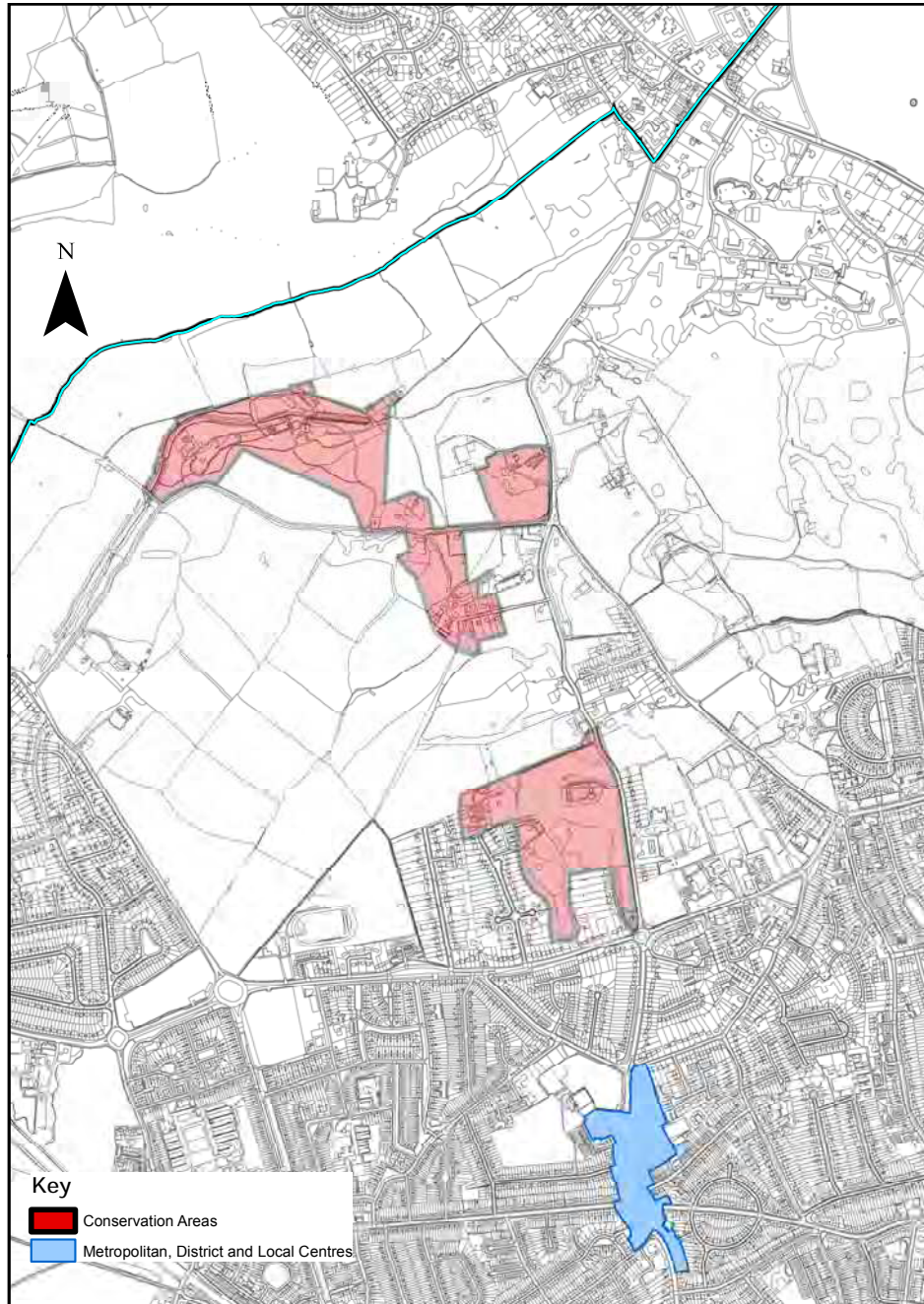
- **Pressure for Works to and Felling of Trees**

**4.1.39** The trees within Harrow Weald's conservation areas are extremely important as they make a significant contribution to their character, historical development and appearance. They comprise a mix of native and exotic species found within the open spaces, in private gardens and as street trees. Trees within the conservation areas are protected by virtue of the conservation area designation and there are numerous individual and area Tree Preservation Orders as well. Tree Preservation Orders (TPOs) are usually only created within conservation areas where a clear need arises, such as where: there is a threat of development; or the tree is badly managed; or there is a change of ownership of the tree, which can often lead to pressure for works. Generally, trees within the conservation areas are well managed by their owners. The main areas of pressure are connected with providing off street parking where there is pressure to fell street and private trees to create car parking spaces or afford access to them, and for extensions or basements which creates pressure on tree roots.

- **Commercial Viability**

**4.1.40** There is one district centres within the Harrow Weald area: Harrow Weald is a district centre as shown on the following map. This is nearest to Harrow Weald Park CA. This has a link with the CAs by virtue of affecting its setting. It has traditionally provided local convenience goods and services. It is worth noting that the London Plan states: 'Developing the capacity of District centres for convenience shopping is critical to ensure access to goods and services at the local level, particularly for people without access to cars' (London Plan Annex 1, para 3).

**4.1.41** It is part of the rural nature of the CAs themselves that they do not contain retail uses but instead any commercial activity is limited to a hotel use and some agricultural uses.



Picture 4.1 Town Centres

- **Employment Viability**

**4.1.42** Harrow Weald employs a number of people via the shops and offices within the area, particularly the district centre. The Grimsdyke Hotel employs various people in the hotel and for its grounds, and is the largest single employer of either of the two CAs.

- **Tourism**

**4.1.43** The conservation areas have both current and potential tourism benefits due to their concentration of buildings of architectural and historic interest. For example, Grimsdyke Hotel provides a draws people from all over to experience and learn about



the interesting and significant architecture and history to the area for example via the Gilbert and Sullivan Society who have organised events and walks here. This matter is considered further within the later section entitled 'Promotion Methods'.

- **Crime and Fear of Crime**

**4.1.44** Although Harrow Weald can be regarded as a relatively safe area within the Harrow and London context, there is still public perception regarding the threat and fear of crime. The relative affluence of the conservation areas is likely to contribute to this.

**4.1.45** There is danger that overly reactive measures could be implemented to safeguard security, and there are already examples within Harrow Weald of CCTV camera installations. Whilst crime and safety are important issues, the need to preserve and enhance the character and appearance of Harrow Weald's conservation areas must not be lost through the provision of inappropriate and unsuitable security measures.

- **Health and Well Being**

**4.1.46** The design quality of buildings, parks and streets to improve health and well being is important. Usable spaces that accommodate diverse needs and reinforce community identity through respect for historic context and heritage is critical. Harrow Arts Centre is therefore a valuable asset in providing arts and culture to Pinner and the wider borough as a whole including Harrow Weald. The Grimsdyke Hotel is of similar importance.

**4.1.47** Improved health and well being can be derived from proper management and maintenance of the built environment. By creating clean, safe and green public places and achieving sustainable development, through the efficient use of resources and adaptability to respond to future change, the quality of life in Harrow Weald would be improved.

- **Education and Social Cohesion**

**4.1.48** Promoting awareness and understanding of the conservation areas has significant potential to increase the enjoyment of these areas. Developing a sense of the background to the buildings within and their design quality can similarly improve social cohesion. This therefore highlights the importance of this SPD and any other measures with the potential to increase understanding of the conservation areas. This matter is considered further within the later section entitled 'Promotion Methods'.

## **4.2 Protection Measures**

**4.2.1** In addition to the management of development proposals, Harrow Council can implement a number of controls and regulations to preserve and enhance the character and appearance of the Harrow Weald conservation areas. These controls are normally connected with wider planning legislation and require public consultation before they are implemented. Such protection measures are discussed in the following paragraphs.

- **Article 4 Directions**

**4.2.2** Small scale alterations to properties, such as replacement windows or the insertion of roof lights can have a cumulative harmful effect on the character and appearance of conservation areas. Harrow Council can implement Article 4 Directions to control such works under the General Permitted Development Order. Article 4 Directions require householders to apply for planning permission for works that otherwise would not normally require consent where such development could harm the special interest of the area. These are not designed to prevent change, but rather to ensure that alterations are carried out sympathetically. New article 4 directions have been introduced for both conservation areas.

- **Areas of Special Advertising Control**

**4.2.3** Under the Advertisement Regulations 1992 (as amended), local planning authorities can ask the Secretary of State to approve Areas of Special Advertising Control to restrain more obtrusive forms of advertisement in designated areas such as conservation areas. Approval will only be given if sufficient justification is made to the Secretary of State and adequate consultation is carried out with local businesses. At this time it is not considered that there is scope for such control within the conservation areas of Harrow Weald Park or Brookshill Drive and Grimsdyke Estate CAs. Such control would be subject to research and analysis.

- **Enforcement Powers**

**4.2.4** Despite the above development guidance and planning controls, there are instances within Harrow Weald's conservation areas of works or neglect that contravene planning legislation. Not all cases are deliberate and at times innocent mistakes can be made by landowners. The following sections discuss the different powers that the council has to deal with inappropriate development. Notably, Historic England's recent expansion of its Heritage at Risk register to incorporate Conservation Areas at Risk should strongly support enforcement activity by the council.

**4.2.5** Unauthorised development (i.e. development that should have obtained planning permission) can have a very negative impact on the character and appearance of Harrow Weald's conservation areas. Where necessary, reports of unauthorised development will be investigated by Harrow Council's planning enforcement officers and appropriate action taken. As unlawful small scale development can impact hugely on the character and appearance of a conservation area. Conservation area related enforcement cases are prioritised for action above others. Such action will range from requesting a retrospective planning permission to the serving of an enforcement notice to secure the removal of works that are considered to have a detrimental impact. Due to the sensitive nature of enforcement complaints, these are kept anonymous and the cases are treated as strictly confidential.

**4.2.6** Where possible, the council will monitor Harrow Weald's conservation areas on a regular basis and note any unauthorised works. Within Article 4 Direction areas, frequent (3 yearly) photographic surveys will allow the council to maintain a snapshot

of how properties look on a particular date, which can then assist enforcement investigations. Many unauthorised works are often on a small scale (such as replacement windows or fencing), but they can still have a significant harmful impact on the character and appearance of Harrow Weald's conservation areas.

- Section 215 Notices

**4.2.7** In addition to using enforcement powers against actual development, Harrow Council can also take action against land and properties that are suffering from neglect and dereliction. Under Section 215 of the 1990 Town and Country Planning Act, local planning authorities can require owners of derelict land and buildings to carry out repairs and improvements to improve the 'amenity' of the local area.

**4.2.8** As part of the Section 215 process, the Council will initially try to negotiate with the landowner to bring about improvements, resorting to formal legal action if necessary. Harrow Council will need to be clear on exactly what requires improvement and will have to demonstrate that the current condition of any given site detracts from the amenity of the local area.

- Urgent Works Notices

**4.2.9** Whilst Section 215 Notices can be effective and are relatively uncomplicated to apply, they have limited impact as can only apply to the exterior of a building or site and the surrounding land. There may be buildings that require more extensive repair to ensure that they are not lost altogether. Within conservation areas, it is possible to serve Urgent Works Notices on buildings to ensure that essential repairs are carried out to safeguard the structure. Such notices are broadly similar to powers that can be used on listed buildings, but they require approval from the Secretary of State before they can be served. Adequate justification would need to be made to obtain such approval and there are significant resource implications on the authority of so doing. Where appropriate, Harrow Council will use its planning enforcement powers to remedy breaches of planning control or take action against land and properties which are suffering from neglect.

### 4.3 Proactive measures

**4.3.1** There are many proactive measures to help manage the Harrow Weald conservation areas:

- **Development/Design Briefs**

**4.3.2** Harrow Council can encourage the redevelopment of problem or unsightly sites within the conservation areas of Harrow Weald by publishing development and design briefs. These briefs could clearly state how the local planning authority intended a particular site to be redeveloped, by assessing the surrounding context and outlining overarching design guidelines that would be expected to be followed by a developer. This is a more positive approach than the punitive enforcement powers described in the previous chapter and could result in significant improvements to Harrow Weald's conservation areas, or within their setting.

- **External Funding**

**4.3.3** Organisations such as the Heritage Lottery Fund and Historic England can offer substantial financial assistance to enable the regeneration and enhancement of specific historic areas. The most recent example for Harrow was the Heritage Economic Regeneration Scheme (HERS) that resulted in a number of improvements to the streetscape and the shop fronts of local businesses on Harrow on the Hill. By improving the streetscene, such schemes often continue to benefit the townscape by encouraging more investment and care in the local area from the local community. Applications for grant-aid schemes relevant to Harrow Weald's two conservation areas will be considered as and when necessary.

**4.3.4** In addition to large grant schemes, there are smaller pots of money that can be utilised for small scale restoration projects. Other small grant bodies include the Harrow Heritage Trust, Heritage of London Trust, and other specialist organisations.

**4.3.5** Whilst Harrow Council will continue to seek to obtain grant aid, it will also support local residents, businesses and other organisations in obtaining funding, and help ensure that the communities are aware they can apply for funding. This may only be in the form of advice and supporting letters, but Harrow Council is committed to ensuring the enhancement of Harrow Weald's conservation areas in all forms.

**4.3.6** In addition to grant funding, the council can secure planning gain funds towards enhancements to conservation area. The Conservation Area Management Strategies set out opportunities for enhancement relevant to each conservation area and will be used as part of pre-application negotiations to secure the right level of contribution on a site by site basis.

- **Council-led Schemes**

**4.3.7** Harrow Council conducts a number of capital programmes each year to bring about improvements to the physical environment of the borough. Public realm projects are led by Landscape, Highway, Traffic and Transport Teams in conjunction with the council's appointed contractors. Schemes can range from the repair of pavements to the implementation of traffic control measures. The Conservation Team will endeavour to influence and assist these projects where appropriate to ensure that the overall character and appearance of Harrow Weald's conservation areas are preserved and enhanced.

- **Community Engagement**

**4.3.8** There are local groups and organisations with an interest in the preservation and enhancement of Harrow Weald's conservation areas, in addition to the residents who live and work in Harrow Weald. Engagement with local people and businesses is critical at all stages, whether it relates to the production of new character appraisals or the promotion of environmental improvements. Some of the principal organisations include the West Drive Residents Association, the Harrow Heritage Trust and the Conservation Area Advisory Committee. There are also numerous schools, residents associations and businesses. Community engagement can take many forms; it can

include listening to the concerns of local people, holding specific workshops and exhibitions, or sending out letters and consultation leaflets. Engagement will follow the guidelines set out in Harrow Council's Statement of Community Involvement.

**4.3.9** In addition to engagement at local level, it is important that regular and meaningful engagement is sought with statutory bodies, including Historic England and national amenity societies such as the Victorian Society and the Society for the Protection of Ancient Buildings (SPAB). Historic England have set up the HELM initiative (Historic Environment - Local Management) to provide local authorities with support and training on conservation matters. Notably, Historic England's expansion of its Heritage at Risk Register to incorporate Conservation Areas at Risk should strongly support promotion and enhancement activities by the Borough by, among other things, helping to target grant funding appropriately. Sharing ideas and experiences with other councils and professional bodies will help Harrow Council to improve Harrow Weald's conservation areas.

- **Tourism and Education Initiatives**

**4.3.10** Parts of Harrow Weald are well known for their historic and architectural qualities. The borough's historic environment forms a key part of Harrow Council's Tourism Strategy, elements of which regularly feature on promotional documents and initiatives. There are walking tours of Grimsdyke Estate and numerous leaflets and books to aid visitors. Grimsdyke Hotel also take part in the annual Open House London event, further promoting Harrow Weald as a visitor destination. The preservation and enhancement of Harrow Weald's conservation areas is therefore crucial to maintain and improve this important tourism function.

**4.3.11** Linked to tourism is an opportunity to create educational initiatives within Harrow Weald that would benefit local schools and communities. Improving people's understanding and appreciation of Harrow Weald's conservation areas will benefit everyone. An estate agents welcome pack could be developed with Harrow Heritage Trust to better inform new residents about the conservation areas. There is further opportunity for the council to work with the Harrow Heritage and the residents associations in the work that they do in caring for the heritage of Harrow Weald for the benefit of all.

## 4.4 Monitoring Measures

**4.4.1** The conservation areas require regular monitoring and therefore the following monitoring actions are proposed:

- Carry out a dated photo survey every three years.
- Refer unauthorised development to Planning Enforcement and ensure that action is taken where appropriate.
- Before new work is agreed in the area, ensure Conservation and Design carry out an on-site inspection.
- Create and maintain links with relevant stakeholders, property owners and interest groups for feedback on issues in the conservation area.

- 4.4.2** A set of indicators to identify which conservation areas are covered by an appraisal and which are covered by a management study, and also which of these are up to date, will be included each year within the Council's Annual Monitoring Report.
- 5.0.1** This SPD has so far provided overarching guidance for Harrow Weald's two conservation areas. The following two Conservation Area Appraisal and Management Strategies (CAAMS) provide specific guidance to explain the special interest of each of these conservation areas in turn and to help help preserve and enhance them.

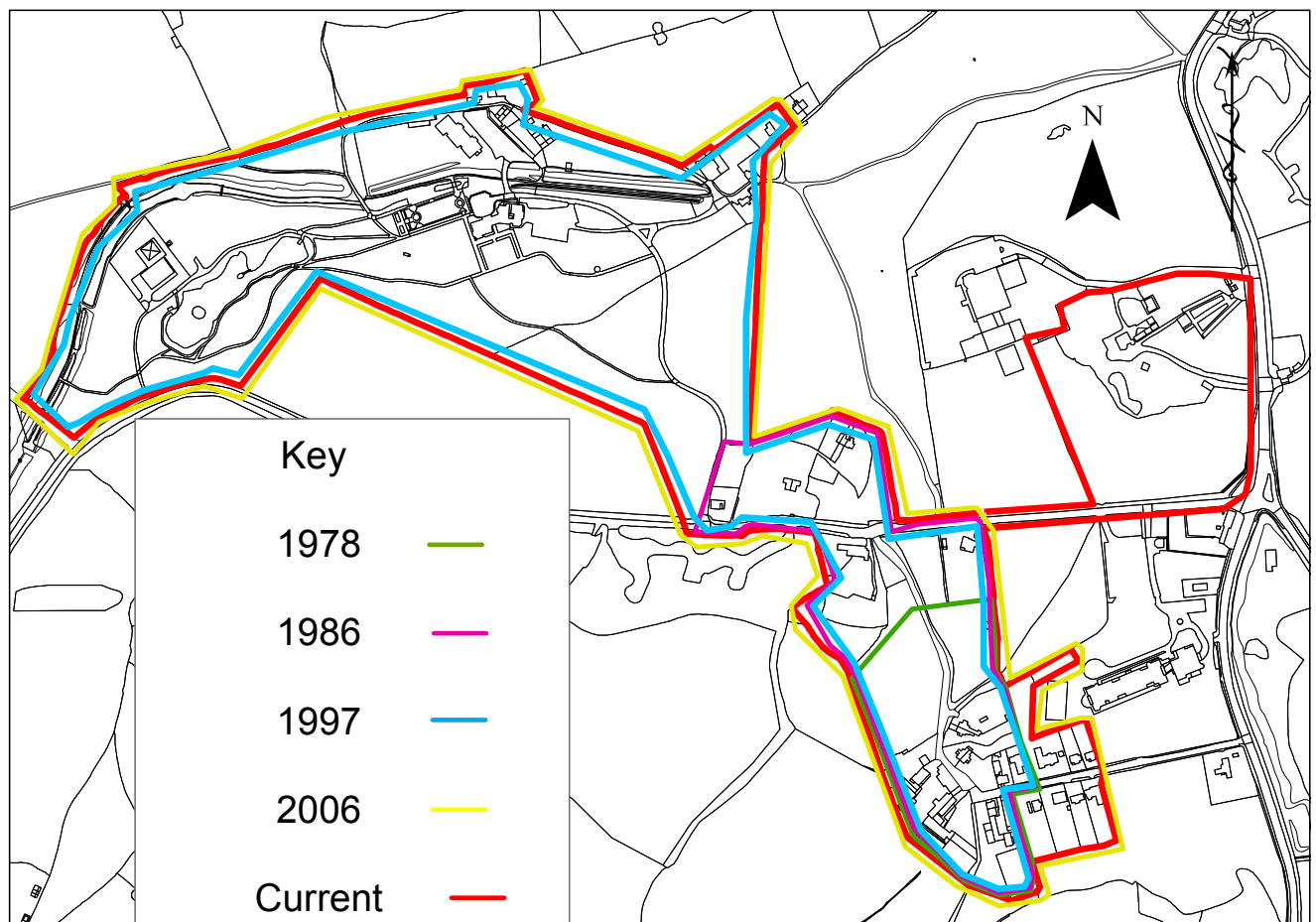
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## 1.1 Introduction to the Conservation Area

### 1.1.1 Introduction

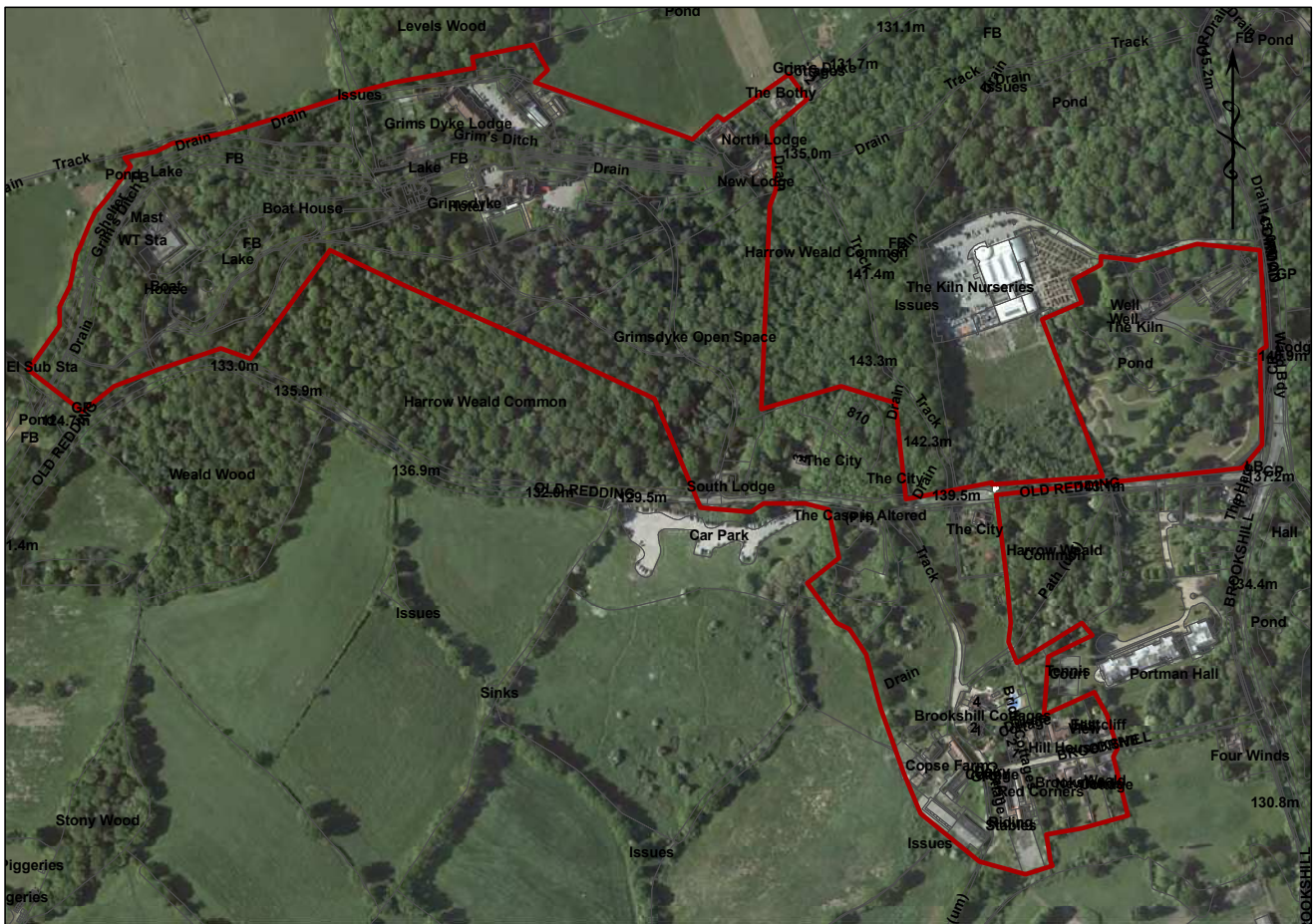
**1.1** The Brookshill and Grimsdyke Estate Conservation Area lies in the north of the borough and is made up of three character areas - Brookshill Drive, the Kiln, and Grimsdyke Estate. Old Redding (formerly Wealdwood Road) links Oxhey Lane with Brookshill High Road and divides the three areas, which are linked by their rich rural characters and limited modern development. Brookshill Drive is largely bounded by fields, whilst the Kiln site on Common Road is surrounded by dense vegetation and Grimsdyke Estate is sandwiched between Harrow Weald Common land, with Scheduled Ancient Monument Grim's Dyke framing the north and east. The layout of vernacular agricultural, domestic and brick production buildings and structures and Tudor style estate properties is essential to the special character of the whole area, which is also derived from its woodland, open spaces and long views over open landscapes. The area is a popular outdoor retreat easily accessible from the city.

**1.2** The conservation area was first designated in 1978 and the boundary was extended in 1986, 1997, 2006 and 2015. The boundary is drawn with regard to protecting the historic layout and buildings of the area, and their informal, green and rural setting. Surrounding openness, whether this be private land or public space, is very important as it serves to provide a significant reminder of the area's rural and agricultural roots.

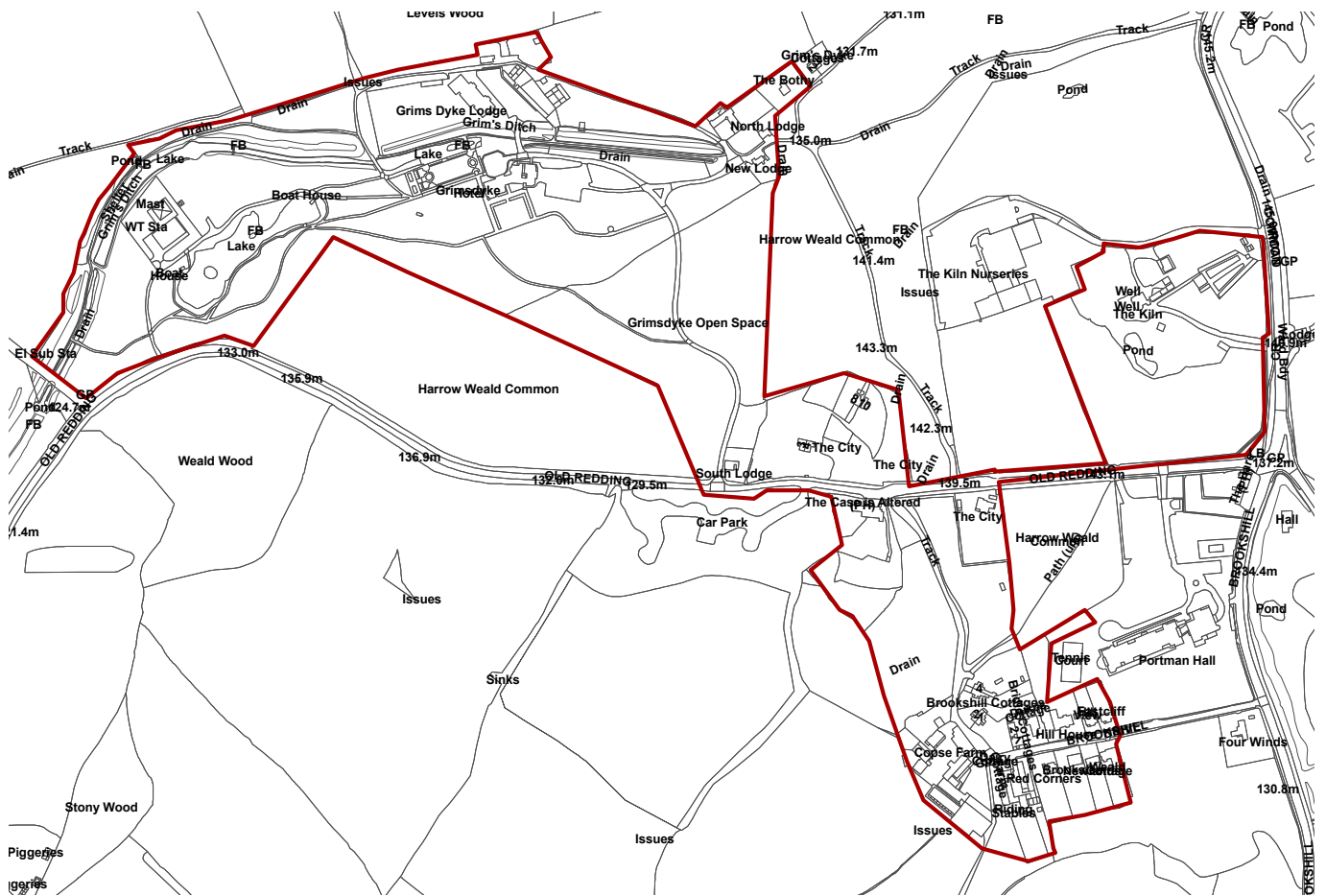


**Picture 1.1 Changing boundary of the Conservation Area including current proposed extension LBH LA.100019206.2014**





Picture 1.2 Aerial Overview of the Conservation Area LBH LA.100019206.2013



**Picture 1.3 Brookshill Drive and Grimsdyke Estate Conservation Area LBH LA.100019206.2013**

### 1.1.2 Planning Policy Context

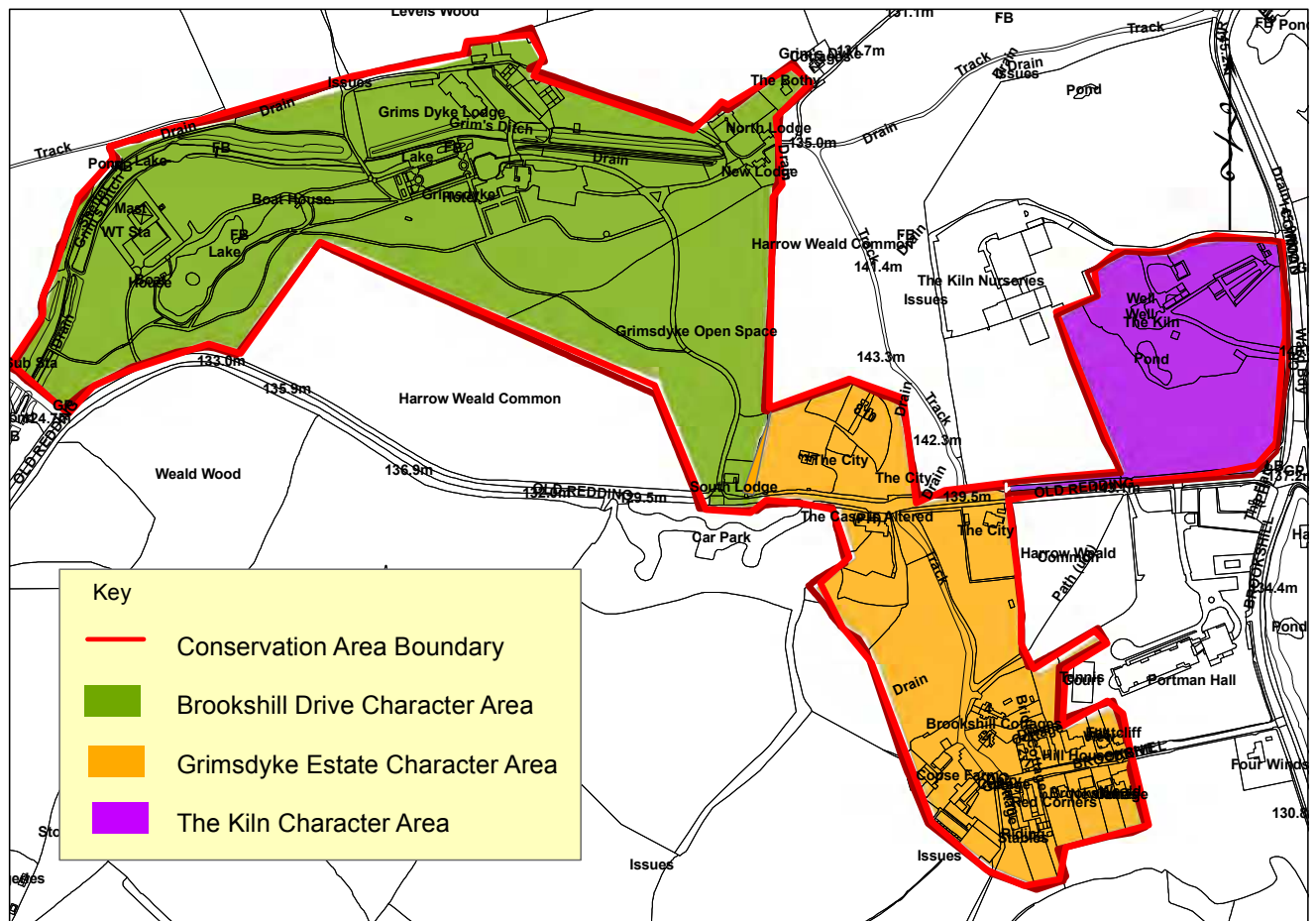
**1.3** Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to determine those areas the environment of which is considered worthy of preservation and enhancement and to make these CAs. A CA is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local Authorities are further obliged to formulate guidance and proposals for the preservation and enhancement of these CAs, and to pay due regard to the views of the residents and public in the formulation of guidance and proposals. These principles are reinforced by the National Planning Policy Framework. The purpose of this Conservation Area Appraisal and Management Strategy (CAAMS) is to provide clear analysis of the architectural importance, character and appearance of the area, to help form the basis for making sustainable decisions about the area's future. It also identifies opportunities for enhancement along with guidance to protect the area's character.

**1.4** 1.7 This document has been subject to public consultation and supersedes the Brookshill Drive and Grimsdyke Estate Conservation Area Appraisal and Management Strategy which was adopted in December 2006. This document required updating to reflect the area's changes. It carries weight as a material planning consideration for assessing all development proposals. This CAAMS forms an appendix to the Harrow Weald Conservation Areas SPD. It is set within the broader context of CA policy guidance for Harrow contained within the Local Plan. It is also set

within the National Planning Policy Framework particularly pages 30-32. It is important to note that: no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of little or no interest.

### 1.1.3 Summary of Special Interest

**1.5** The special interest of the conservation area relates to its high architectural quality and historic interest in a rural setting, with the low density of development and plentiful surrounding landscaping and greenery. With the exception of Old Redding's traffic, there is a largely peaceful and tranquil air. There has been few new developments with little change which has assisted in the continuation of a rural character throughout routed in history. Three character areas can be identified. The Brookshill Drive area's special historic architectural character is largely derived from rural vernacular agricultural building and domestic Victorian dwellings within a farmyard context and historic buildings and structures associated with brick production, one of which dates back to the 17th century. It includes the rural context, layout and setting of these buildings, the spaces between them, and the surrounding openness and key views, particularly notable given Brookshill Drive is set atop a 400 foot contour. The Kiln character area's special interest relates to its history as a brick making site which provided bricks for the workers cottages and other houses in the conservation area, and the associated rural qualities of the site that link in with the remaining conservation area. The special character of the Grimsdyke Estate area is derived mainly from the late 19th century planned form of William S Gilbert's estate (of Gilbert and Sullivan fame) including its integral buildings, elements of grandeur, the relationship between, and architectural qualities of, these and the intimate character created by the lush landscaping and neighbouring woodland.



Picture 1.4 Character Areas LBH LA.100019206.2013



Picture 1.6 Rural setting and Open Spaces

### 1.1.4 Short History

#### Brookshill Drive and the Kiln Character Areas



Picture 1.5 Wooded and Secluded Estate Buildings

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**1.6** The Brookshill Drive area once belonged to the Lord of the Manor and those with farming rights were able to lease acres from his estate for small farms. Sir Edward North was Lord of the Manor during the 16th century. At this time extensive Weald woodlands were heavily coppiced for fuel and timber. During the 17th century there was a move to full-scale clearance in order to provide land on which to graze livestock, and the area adapted to a more arable and livestock-based economy.

**1.7** Brookshill Drive marks a field boundary to the south, as does the hedgerow of White Cottage and the northern part of Hill House's garden wall. Copse Farm, historically Weald Copse Farm, dates from the 17th century, and was developed as a result of cleared coppiced woodland, hence its name.

**1.8** Brookshill Farm sits adjacent to Copse Farm but was developed much later, during the 19th century, when farming began to intensify within the area. The brick kilns owned by Brookshill Farm, and sited north and east of Copse Farm, were built and run by the Bodimeade family in the 17th century, then taken over and adapted by the Blackwell family from 1899 after the marriage of Mary-Anne Bodimeade to Charles Blackwell, remaining in their family until the 1930s. Their son Thomas (1804-1879), was the co-founder in 1829 of the firm of Crosse & Blackwell, food manufacturers.

**1.9** By the mid-C18 these brick kilns had become one of the most significant industrial enterprises in North Middlesex. A 1767 inventory of the works, owned by William Bodimeade (d.1777) in partnership with his son, John, lists 380,000 burnt bricks, 20,000 moulded bricks, 150,000 moulded bricks standing in clamps, as well as 135,000 tiles and 25,000 paving bricks. In 1777 John Bodimeade set up 50 kilns to supply bricks for the mansion being built at Gorhambury, Hertfordshire for the Third Viscount Grimston. The brickworks eventually ceased production in 1912.



**Picture 1.7 The surviving grade II listed kiln, Brookshill**

**1.10** The brickworks had a key impact on the landscape within the conservation area under the ownership of father and son, Samuel and Charles Blackwell. A collection of semi-detached cottages was built for the brick kiln workers in the early 19th century, which became known as the City. By 1831 there were fourteen cottages inhabited by 120 people. However by the mid 1960s, many had been demolished, leaving Nos 1&2, 3&4, 8,9&10 and the City Cottage to the south of Old Redding. Today, only 3&4 remain, amalgamated as one house. In 2012 this suffered fire damage but the shell remains in place ready for repair and restoration. Also, Charles Blackwell later built a number of decorative buildings, including Farm Cottage, Dairy Cottage, and Nos 1 and 2 The Bungalows, now Bridle Cottages, at Brookshill in c.1890, all of which remain.



**Picture 1.8 3&4 The City, Old Redding before a recent fire which part destroyed the building**

**1.11** Importantly the historic buildings within the conservation area were built using clays from a site just to the north of the Kiln site (shown on the 1877 Ordnance Survey map as a brick field) which was in turn was used in brick making from the Kiln site. So, many of the bricks and materials for buildings within the conservation area are likely to have been produced from the Kiln site.

**1.12** The former brick business remains clear today within the site of the Kiln, as the Kiln house (dating back to the 17th century), one kiln (the only survivor of 3 which were in operation between 1795 and 1895), drying sheds (rebuilt in the 1980s to replicate the 18th century ones) and an associated pond and two wells remain today. The formal gardens marked by brick walls within the grounds of the Kiln date back to the 18th century. They are shown as a trapezoid walled garden with a summer house in the north-eastern wall on the 1877 OS map. The summer house dates back to the 19th century and remains today.

**1.13** From just after the 2nd World War, Alan Dalton tenanted Copse Farm, which his brother in law John Rogers managed from June 1954. The farm held some arable land at this time, including wheat and barley. A silage pit, for feeding a small dairy herd of Guernsey cattle, was located on the site that was later used as a car park for Suzanne's Riding School. Livestock also included pigs, and a flock of 80 sheep introduced in 1959 and increased to 200 by 1965, when the tenancy of the farm ceased, as a result of Alan Dalton's death, and the farm gradually closed down.

**1.14** Brookshill Farm was run as a dairy farm from 1939 until the mid fifties by Express Dairies, from where horse-drawn floats would deliver milk to the surrounding area. Dairy Cottages were used to house workers at this time and for many years after the company had vacated the yard. This farm was taken over by Suzanne's Riding School in 1957.

**1.15** Brookshill and Copse Farm tended to be linked by a common owner and leased as separate concerns. They fully amalgamated in September 1967, as Suzanne's Riding Stables. This was the country's longest-running riding school under the same owners when it closed in 2004. A number of structures were built at the farms to enable the schooling of horses and to provide additional stabling and tack facilities. Some of these are large and industrial in style to enable indoor schooling. Since then, a number of buildings have fallen into severe disrepair from lack of occupancy or use and lack of appropriate maintenance, including the locally listed Copse Farm

barn which dates back to the late 18th century or earlier. Historic England have commented on Copse Farm Barn, that it is an interesting building that sits well on the lane and is the visual focal point of the group. The restoration of this site has a strong local backing.



**Picture 1.9 Copse Farm Barn sits well on the lane**



**Picture 1.10 Copse Farm Barn is in need of restoration**

- **Grimsdyke Estate Character Area**

**1.16** Grim's Dyke, or Ditch, runs through the north and east of this area, and is a Scheduled Ancient Monument. It was probably a defence line or boundary marker. Grim is the Saxon word for devil or goblin and it is likely that the name dates from the 5th century Saxon period, however the linear earthwork is thought to date from before the Roman invasion of England. A fire hearth from the 1st century or earlier was found during 1979 archaeological excavations at Grim's Dyke Hotel.

**1.17** The soils of the area supported gravels and sands, which overlay clay. For centuries, materials were removed to the nearby Brick Kilns for brick production, and used for the construction and surfacing of local roads. This produced gravel pits, and caused the destruction of parts of the Dyke.

**1.18** Grimsdyke House, statutorily listed grade II\*, was built in 1872 for the painter Frederik Goodall by architect Richard Norman Shaw. He was popular for his organic and modern version of the Tudor style, and here designed a grand, irregular and rambling house to fill the site built in red brick and limestone, with timber framed gables and a tiles roof. The gravel pits to the north of the estate were reused as small lakes, and a moat was constructed along the line of Grim's Dyke.



**Picture 1.11 Grim's Dyke Hotel 1891**



**Picture 1.12 Grim's Dyke Hotel 2013**

**1.19** During the 16 years between buying the land and building Grimdsyke House, a delay caused by a previous lease taken out on the land, Goodall landscaped the woodland area with trees and shrubs. He left the area adjacent to Grim's Dyke unplanted to allow for the house and landscaped gardens to be built at a later stage. The landscaped area that he created has now been included in the Register of Parks and Gardens as a grade II listed heritage asset.

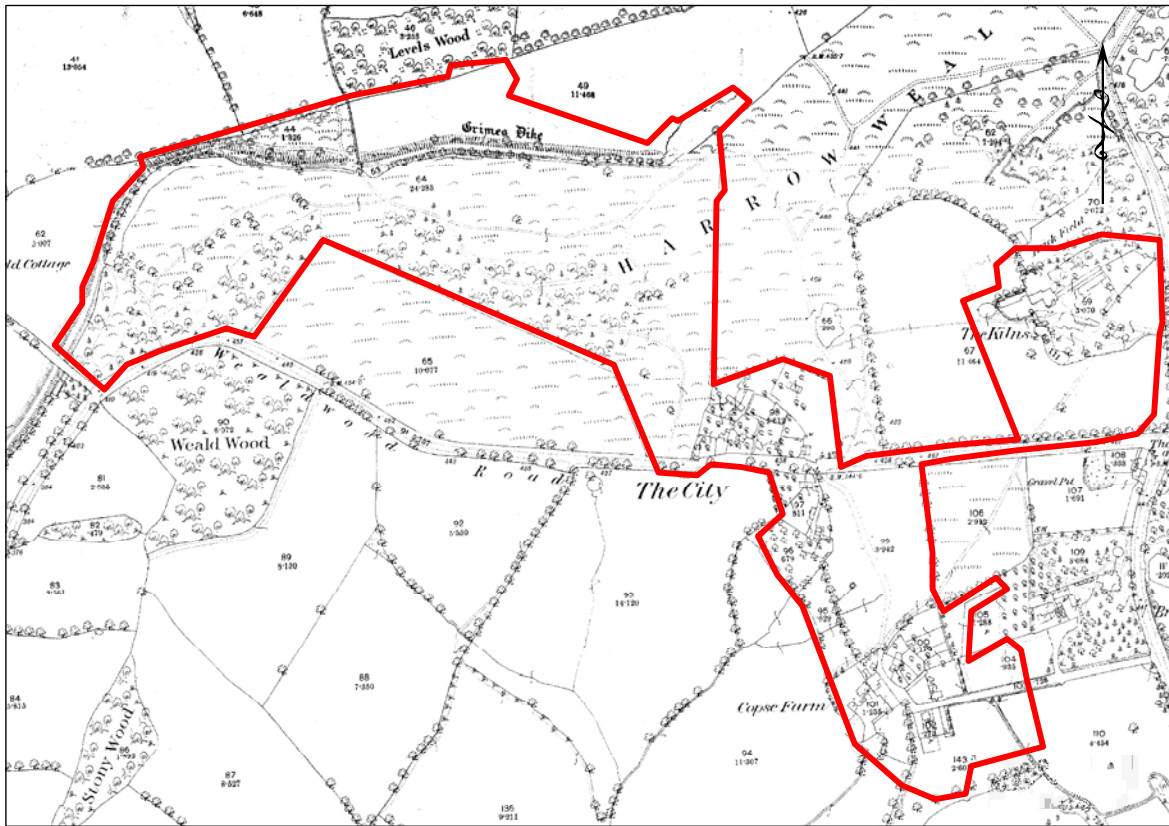
**1.20** The Grimdsyke Estate layout was carefully planned around the principal grade II\* listed house, and as such those buildings which are historically contextual some of which are described next are considered to be curtilage-listed buildings, due to their integral relationship with the house and setting. This includes a number of landscaping features such as bridges in the grounds.

**1.21** Norman Shaw also designed the grade II listed South Lodge, which forms the gatehouse to the estate and was built at the same time as the main house. He almost certainly also built the stable block which now provides staff accommodation. It has always been an ancillary building to the main house. This building was developed as part of a group of three, with two other buildings - The Bothy and North Lodge, which provided staff accommodation - between 1870 and 1896. New Lodge was a later addition to the group, in c.1896-1911, but is virtually identical to North Lodge. As such these buildings are all an integral part of the historical layout of the site.

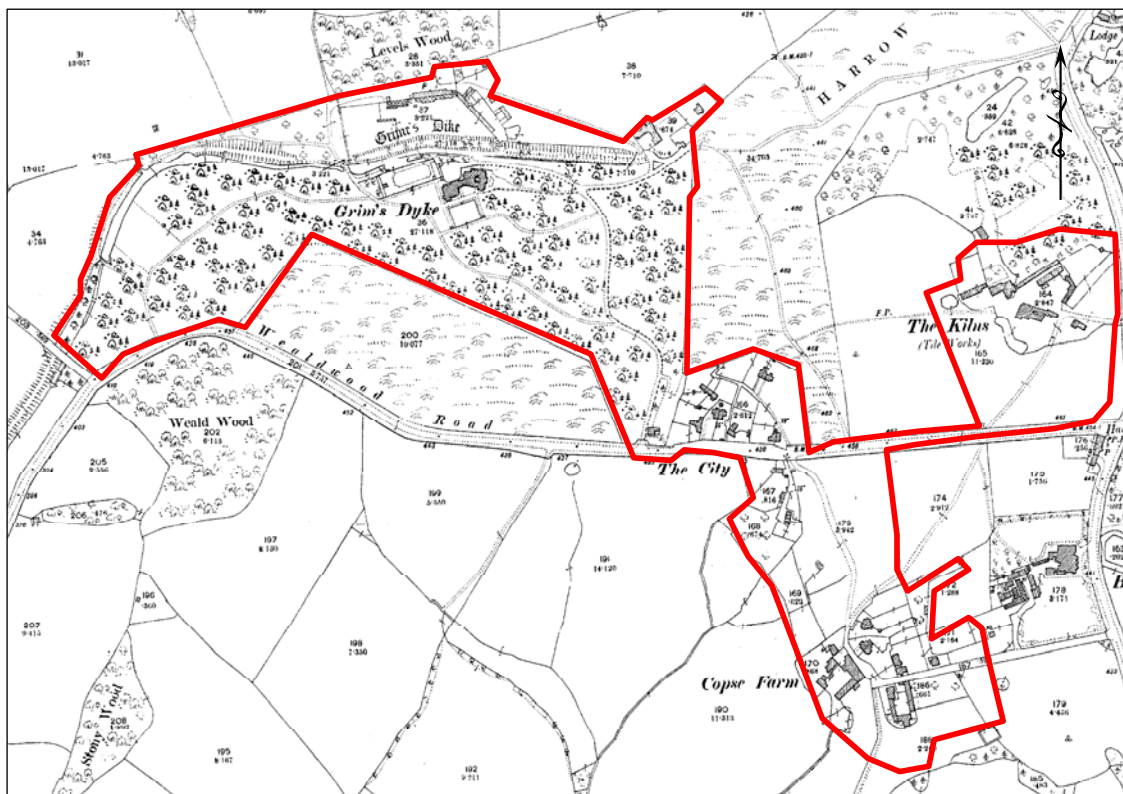
**1.22** In 1890, William Schwenck Gilbert, of Gilbert and Sullivan fame, bought the house. Gilbert planted additional trees and introduced the rhododendrons which famously line the driveway, creating a tunnelling effect. He developed the model farm, a kitchen garden, orchard and vinery. He altered the stable block to accommodate his motor car collection. Lady Gilbert cultivated a sunken rose garden and the larger lake was excavated to create a central island on which to site a boathouse. Gilbert enjoyed many hours swimming in the lake, and it was here on the 11th May 1911 that he lost his life trying to save a local girl from drowning. Lady Gilbert continued to live in the house until her death in 1936.

**1.23** The house was purchased a year later by Middlesex County Council and Harrow Urban District Council and leased to the North West Metropolitan Hospital Board for use as a T.B. Rehabilitation Centre until 1963. The house then stood empty, used occasionally as a film location, until 1971 when it was opened as a hotel after undergoing extensive restoration and refurbishment. A hotel annex was built within the walled kitchen garden in 1983. Further restoration followed a change of ownership in the 1990s.

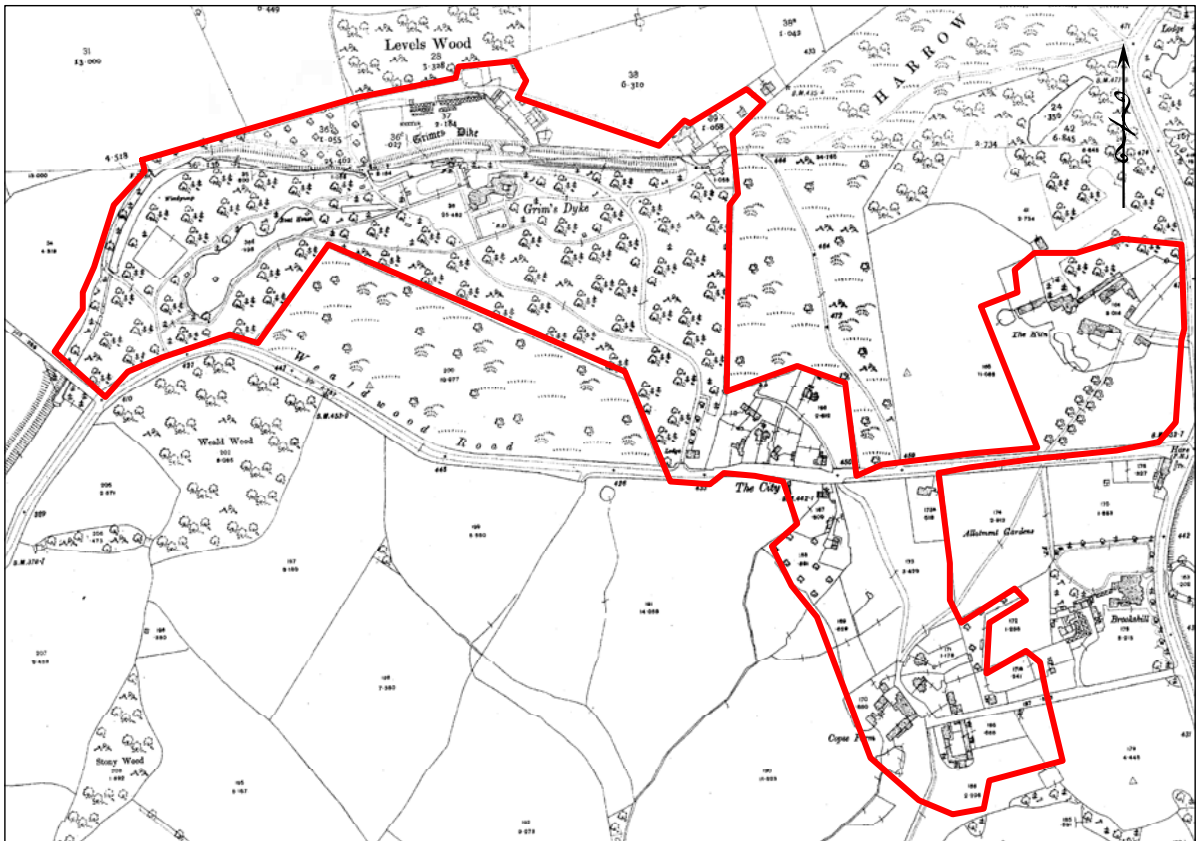




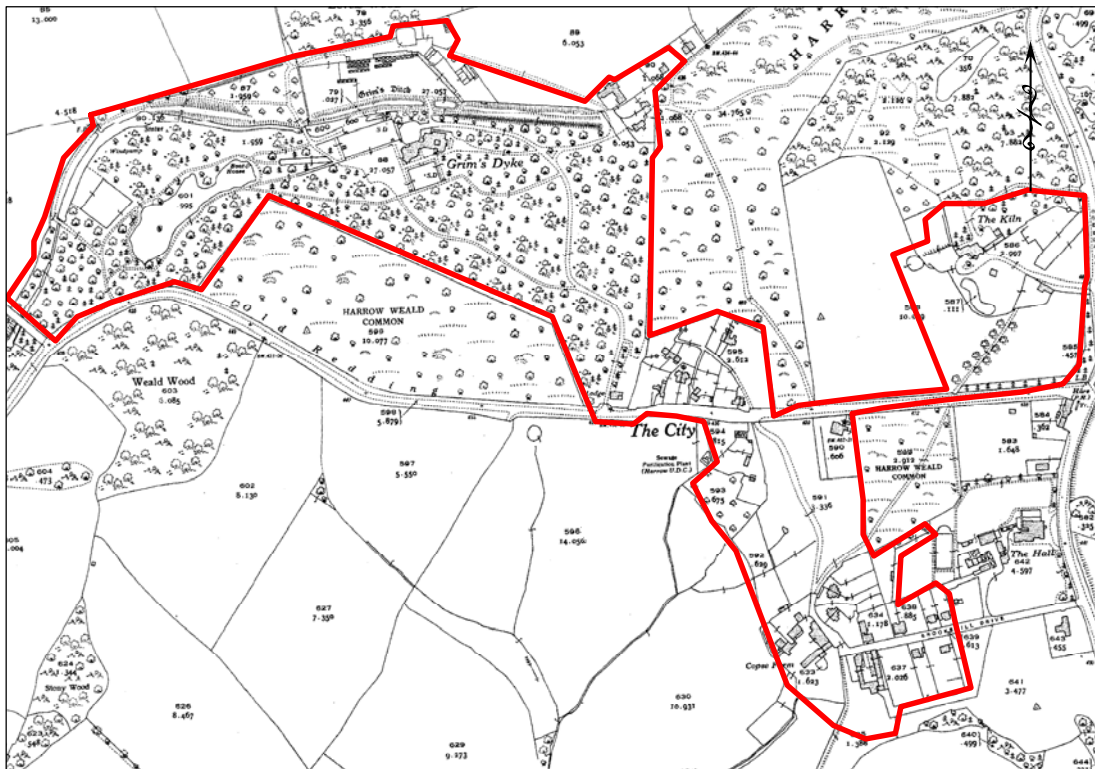
Picture 1.13 OS map of 1864 LBH LA.100019206.2013



Picture 1.14 OS map of 1896 LBH LA.100019206.2013



Picture 1.15 OS map of 1913 LBH LA.100019206.2013



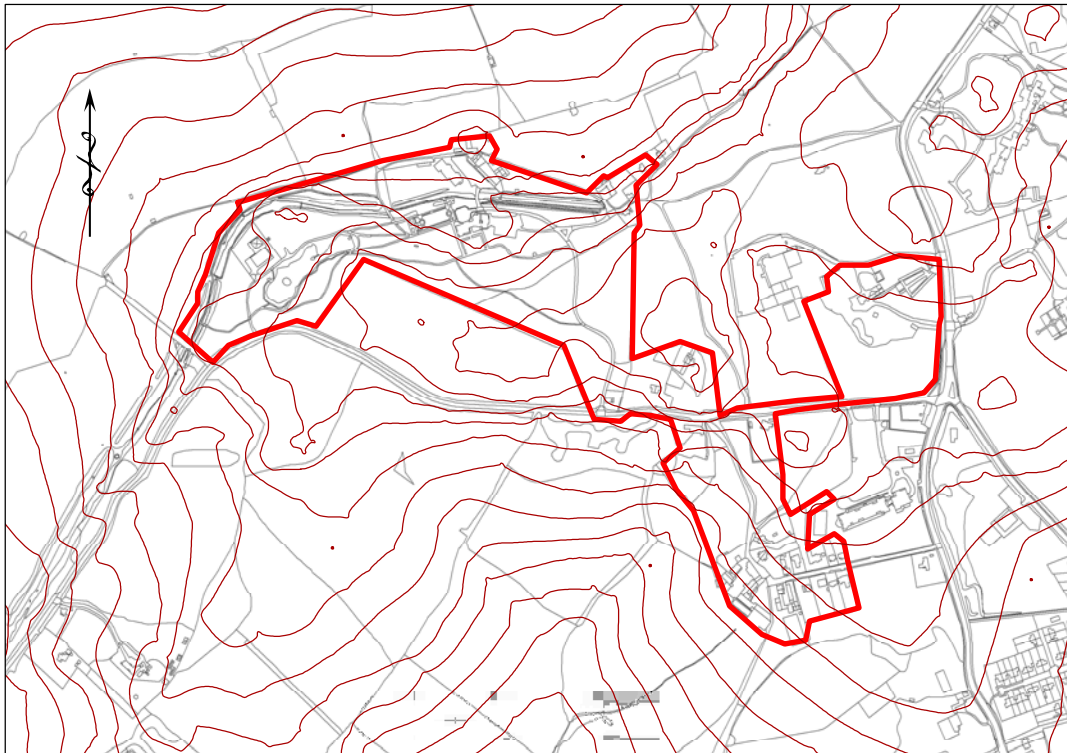
Picture 1.16 OS map of 1932-1941 LBH LA.100019206.2013

### 1.1.5 Archaeology and geology

**1.24** Archaeology and geology for the conservation area is considered within the associated document 'Harrow Weald Conservation Areas: Supplementary Planning Document', in consultation with Historic England.

## 1.2 The Character of the Conservation Area Today

### 1.2.1 Density of Development, Topography and Plan Form



**Picture 1.17 Topographic context LBH LA.100019206.2013**

**1.25** There is very low density of development to the area and its surroundings. The rural context of open fields and woodland, and the gaps between buildings are crucial to its character.

**1.26** The topography adds to the rural character. Brookshill Drive is situated atop a 400ft contour, surrounded by fields and woodland and lies to the south of Harrow Weald Common. The land falls away to the south, providing uninterrupted views over Harrow. Grimsdyke Estate backs onto open fields but is otherwise in dense landscaped and wooded environs. The Grimsdyke woodland's undulated floor is an important characteristic of the area. It is a result of gravel extraction and tree clearance.

**1.27** The plan form of the Brookshill area consists of traditional farmyard groupings of buildings surrounding, or in a horse-shoe shape around a central courtyard with ancillary domestic buildings such as labourers' cottages close by and within the farmyard context. Their layout is reminiscent of the original purpose and functionality of the farms. The road leading to Copse Farm from Old Redding was originally a field boundary. 20th century buildings are positioned in a linear, more suburban, layout.



**Picture 1.18 Brookshill Farmyard,  
Dairy Cottage to right**

**1.28** Within the Kiln character area the rural character of Brookshill is replicated except the layout follows the character of the brick making business, with one associated house in a large open plot with associated ancillary former brick making buildings and structures and brick walls to a small formal garden.

**1.29** The layout of Grimsdyke Estate's buildings and land is of a late 19th century planned estate, and this form is largely preserved as there have been very few new developments. Footpaths wind through the woodland and linearly along the line of Grim's Dyke.



**Picture 1.20 Footpath  
from Old Redding to  
Brookshill**



**Picture 1.19 Woodland  
paths, Grimsdyke**

### **1.2.2 Townscape Character**

**1.30** The key characteristics of these character areas are summarised under the summary of special interest heading above and expanded upon below.

- Brookshill Drive character area

**1.31** There is an integral peaceful, open and rural quality to this area. This is because with the exception of Old Redding, the Brookshill area is quiet with limited traffic, and due to the rough terrain, what traffic there is tends to be slow and considerate to the character of the area. This encourages walkers and joggers to utilise the area's routes. The farm road whilst private is also a public footpath, part of the Harrow Circular Walk, and a public bridleway.

**1.32** Also, it is because Brookshill Drive is situated atop a 400ft contour, surrounded by fields and woodland and lies to the south of Harrow Weald Common. Firmly within the Green Belt, the area provides a rare glimpse of the area's rural past. The changing levels of topography throughout the area cause the land to fall away on approach to the farm and provide uninterrupted views over Harrow. The road leading to Copse Farm from Old Redding was originally a field boundary and today narrows and turns to provide different viewpoints and glimpses of barns and cottages. Vistas are created in the spaces between agricultural buildings or through archways built into the vernacular architecture. The unadopted gravel road is rough and potholed, and sits between two fields, bounded by open post and rail fencing on either side, with grass verges covered in brambles furnishing a particularly rural feel. The limited housing, greenery and open space within the character area helps to protect this atmosphere and sense of openness.

**1.33** The area's high quality historic architectural character is largely derived from vernacular agricultural buildings and domestic Victorian dwellings within a farmyard context. Their character, layout, spaces between them and significance relate directly to their agricultural heritage and accompanying industry and the rural vernacular. Bridle Cottages were built to serve Copse Farm, and are grade II listed. Copse farm house and Copse Farm Barn (with adjoining stables) are both locally listed and, dating from the eighteenth century, are the oldest buildings within the conservation area. Dairy Cottage and Farm Cottage, with the adjoining and surrounding stables, are also locally listed for their group value.

**1.34** The 20th century buildings incorporated within the character area are noticeably modern in comparison and are therefore considered to be of neutral character, neither found to detract from, nor to enhance, the conservation area. However importantly the streetscape remains characteristically rural, softening the linear layout, as there is no pavement and the road remains unbounded and without tarmac until east of the 20th century houses and there is a medium to low density of development.

**1.35** Brookshill Drive marks the original field boundary to the south, as does the hedgerow of White Cottage and the northern part of Hill House's garden wall. The garden wall, in part, forms the western boundary of Portman Hall. The red brick wall, which is approximately 2.5 metres in height, includes an interestingly angled gothic style gateway with stone surround and wood panelled door. Research indicates that the wall formed part of the garden to 'Brookshill', a large, early Victorian house built by Thomas Blackwell and originally located on the site of Portman Hall, and as such this stretch is included within the conservation area for historic interest.

- The Kiln character area

**1.36** There is a similar peaceful, open and rural character to this site. This is because the site has not been subdivided and is set away from the main road by a dense boundary of plentiful greenery and is its own oasis of sweeping garden greenery and pond. Its historic origins and character as a brick making business is clear as the brick kiln remains with the associated pond, two wells and replica drying sheds. The value and supply of bricks to the site is also indicated by

the former formal garden remains within the site comprising tall sections of red brickwork to the north-west and north-east and on the south-west and a summer house partly of decoratively laid brickwork and other surrounding historic garden walls.

**1.37** The striking Georgian appearance of the Kiln house provides an architectural focal point for the site as this house with 16th century origins was remodelled then to create a dwelling of greater architectural pretension, the external walls rebuilt in brick and a new wing added on the west side. The large 1980s east wing and classically inspired porch further increases the intended grandeur of the house. Nevertheless, the original elegant rural vernacular medium scale villa character remains apparent. Similarly the listed Kiln opposite, the pond and the adjacent wells and replica drying sheds to the Kiln house add architectural qualities and historic character of the site as a historic brick making area.



**Picture 1.21 The Kiln house provides an architectural focal point**

- Grimsdyke Estate character area

**1.38** As a result of Grimsdyke's setting and especially the landscaping carried out by Gilbert, the overall character of the estate is rural, dominated by dense trees and shrub planting. The groups of mature trees are important in defining the spaces and settings for the main buildings and lining the main paths and roads. Most of the buildings on the estate are not visible from the mansion house and are only encountered on turning a bend or entering a driveway, such is the extent of the dense tree cover which contributes to the feeling of a low density of development and the hidden character. The single road leading to the principal house is famously lined with rhododendrons, which creates a tunnelling effect again contributing to the intimate character. William S Gilbert, of Gilbert and Sullivan fame, planted these during his period as custodian of the estate at the turn of the 20th century. The carriageway/driveway is half a mile long and leads through copses of pine and silver birch, bordered by these rhododendron.

**1.39** South Lodge marks the estate entrance, through an elaborately decorated cast iron gate with brick piers framing either side, which is suggestive of the initial intended grandeur. From here the estate road curves up to a fork, giving way to routes to Grimsdyke House or to a cluster of ancillary buildings. The Mansion House which suddenly appears in a clearing set on two sides by small, well-tended lawns. It is this build up that contributes to the intended impressive impact of the mansion and its grounds.

**1.40** The planned layout of estate buildings is important to the character of the area and as such those buildings, which are historically part of the original estate plan, are considered to be curtilage-listed. The integral estate buildings mostly follow the Tudor Revival style of the main house, although subservient in scale and detail.

**1.41** To the north of the main house a more recent hotel annex and the earlier farm are located; to the east are the Bothy, North Lodge, New Lodge, and the stable block. The stable block and the Bothy are set back from the dense tree cover and together with the model farm built by Gilbert, offer attractive views across the open farmland to the north. The two lodges are bordered to the south by dense tree cover and offer glimpses across the open farmland through the tree cover to the north. New Lodge, North Lodge and the Stable Block and Bothy are situated at the end of a single un-laid track, which is reminiscent of past gravel roads and indicative of past uses off the area.

**1.42** The whole area has suffered little change with very few new developments, which has assisted in the continuation of an intimate and hidden atmosphere.

**1.43** Grimsdyke Estate backs onto open fields but is otherwise surrounded by dense landscaped and wooded environs. Tree clearings and spaces left between clusters of estate buildings provide surprising glimpses out over Harrow, which offer a pleasant contrast to the feeling of enclosure created by rhododendrons and woodland. Undulating pathways guide visitors through Harrow Weald Common. Some routes deliberately follow the linear earthwork known as Grim's Dyke which bounds the northeast of the character area and frames this part of the conservation area. The estate takes its name from the ancient earthwork. This adds greatly to the historic importance of the area.

### **1.2.3 Activity and Uses Within the Area**

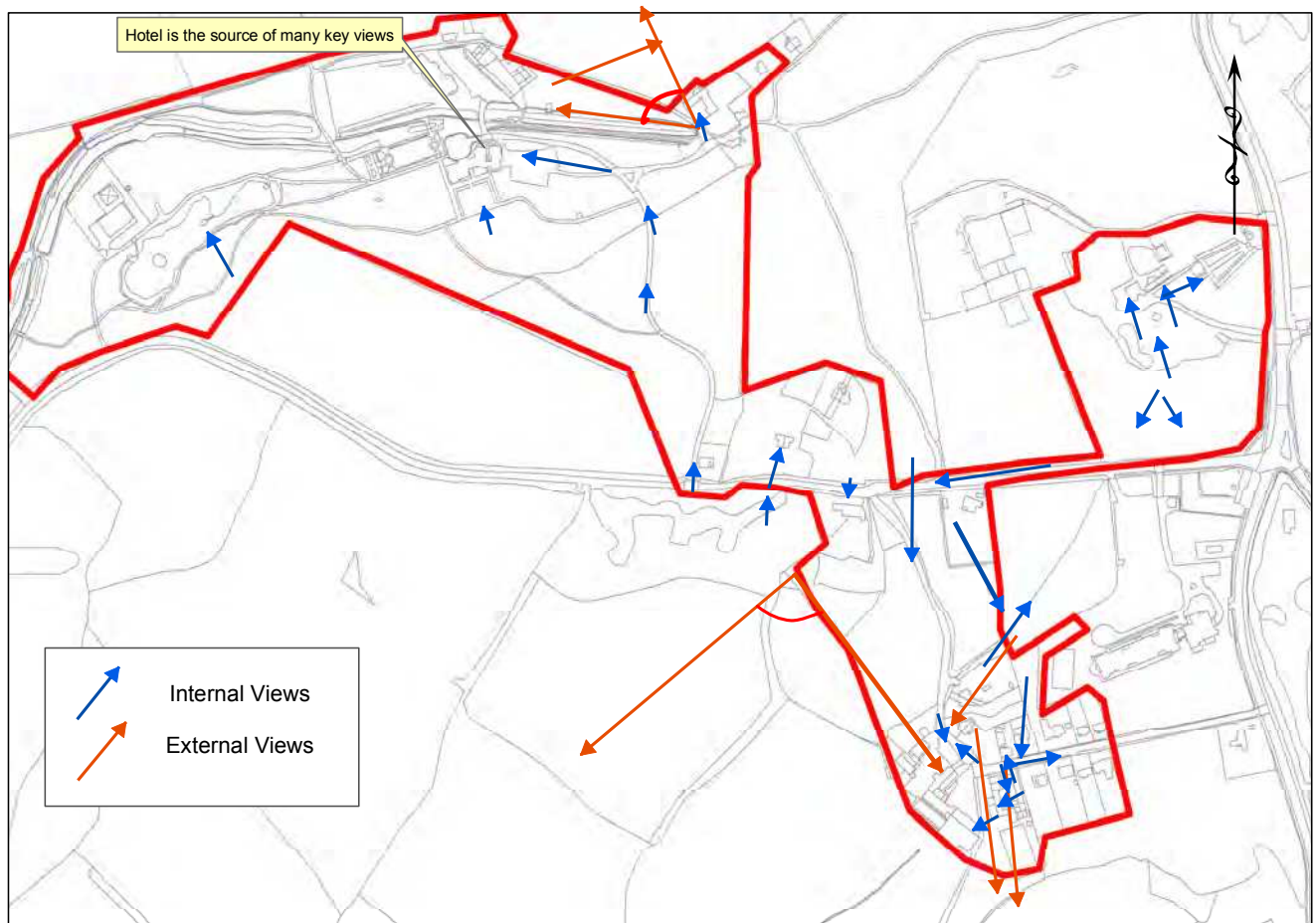
**1.44** Architecture at Brookshill and Copse Farm has developed in response to the changing needs of the agriculture industry. Both farms were adapted to provide additional accommodation for horses, as well as an indoor and outdoor arena for schooling. Although Dairy Cottage and Copse farm house are both occupied, since the former Riding Stables closed the stable buildings and barn have fallen into severe disrepair and require extensive repair, better maintenance and a sympathetic reuse. The ideal use would be the agricultural uses for which each building was designed or relevant rural uses. It is vital that each retains its integral qualities and its future is secured as valuable heritage assets and essential elements of the conservation area.

**1.45** Similarly some of the buildings within Gilbert's model farm appear disused and in need of some repair and maintenance works. Again rural and agricultural uses are most suitable for these heritage assets.

**1.46** The conservation area is set within the Green Belt, where agricultural and outdoor recreation uses are considered central. Tourism generates a large part of the area's income. The hotel, including its restaurant and bar, and its environs are attractive to a great number of visitors. The Case Is Altered pub caters for those who utilize major walking routes through this part of the borough, and visitors to Harrow Viewpoint. The area is well known and is much loved by locals and visitors alike. Walkers enjoy discovering routes through the tree-covered areas. The woodland entrance is sited opposite the Case Is Altered Public House and is marked by a five bar gate. Where Harrow Weald Common abuts Old Redding there are signs to indicate which woodland pathways to take. Otherwise the area is in single family dwelling house use which adds to its peaceful character which helps attract visitors.

**1.47** There are concerns over possible pressure for changes of use in the conservation area, and associated alterations and extensions, particularly in the farm /former agricultural areas which could cause damage to the area, particularly on cherished views.

### 1.2.4 Key Views and Vistas



**Picture 1.22 Examples of key views LBH LA.100019206.2013**

**1.48** This section (including the above map) is not exhaustive but indicates the types of views that are important to the conservation area. Firmly embedded within the Green Belt, the conservation area provides a rare glimpse into the area's rural past which gives rise to many key views.

**1.49** The land falls away to the south, providing uninterrupted views over Harrow. The Case Is Altered Public House sits on Old Redding. The ground falls away from the garden at the property's rear, giving way to fabulous views over Harrow. Copse Farm forms a clear part of the vista from Harrow Viewpoint, which adjoins the conservation area.





**Picture 1.23 Looking from Old Redding Viewpoint towards Harrow in the distance**

**1.50** The road leading to Copse Farm from Old Redding was originally a field boundary and today narrows and turns to provide different viewpoints and glimpses of barns and cottages. The road is rough and sits between two fields, bounded by open post and rail fencing on either side, with grass verges covered in brambles furnishing a particularly rural feel. Roofscape glimpses give way to pitched roofs with interestingly hip-bevel features on gabled elevations and tall angular chimney-stacks. Glimpses of the farmyard at Brookshill can be seen as the road turns the corner away from Copse Farm.



**Picture 1.24 Roofscape glimpses 1**



**Picture 1.25 Roofscape glimpses 2**

**1.51** Vistas are created in the spaces between buildings or through archways built into the vernacular architecture. These vistas, and the surrounding land, are of great scenic importance and provide the farmstead with a rural context.

**1.52** The Kiln site's attractive and historic buildings associated with brick making and the sweeping open garden space provides the source of many key views. The formal walled garden and summer house to the east similarly provides the source of good short distance views.

**1.53** Grimsdyke Estate backs onto open fields but is otherwise surrounded by dense landscaped and wooded environs. Tree clearings and spaces left between clusters of estate buildings provide surprising glimpses out, which offer a pleasant contrast to the feeling of enclosure created by rhododendrons and woodland.



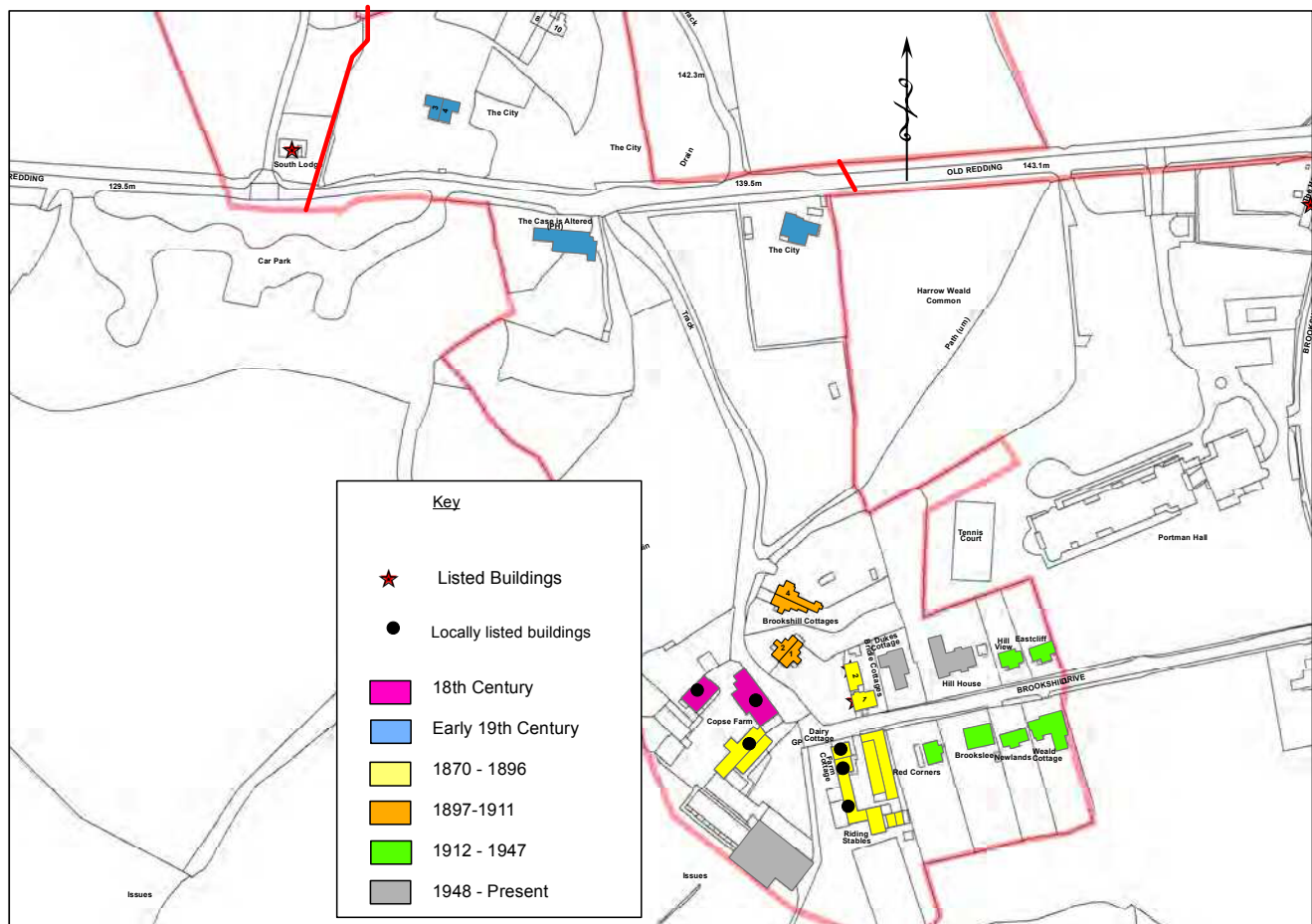
**Picture 1.26 Views across Harrow from Cope Farm**



**Picture 1.27 Open view from the Stables, Grimsdyke**

### **1.2.5 Architectural Qualities**

- Brookshill Drive Character Area



**Picture 1.28 Brookshill Drive Character Area Listed Buildings and Age of Buildings NB All buildings make a positive contribution to the character of the area with the exception of those at the entrance to Brookshill Drive from Brookshill which make a neutral contribution LBH LA.100019206.2013**

**1.54** The historically and architecturally significant buildings relate directly to the agricultural industry, which is often reinforced by their local or statutory listed status. These houses (Bridle Cottages, Copse farm house, Copse Farm Barn (with adjoining stables), Dairy Cottage and Farm Cottage) were built to house farm labourers and brick kiln workers, and have a visual and social relationship with the farms.

**1.55** Copse farm's courtyard and Brookshill's horse shoe shape layout are integral forms, essential to the area's character. They are well constructed vernacular buildings, similar in scale, style and materials, giving the area a cohesive character. The detailing is characteristic of Victorian rural domestic architecture, especially the chimney-stacks and bargeboarding. Small paned windows, pitched tiled roofs and timber doors are also key features. The historic buildings were built using local resources. Clays to the north of the area were used in brick making from the 17th century onwards.

**1.56** On entering the area from Old Redding, the road meanders round to reveal four two-storey semi-detached late 19th century cottages, Brookshill Cottages. The first of these have been rendered white, whilst the other two remain plain brick. However, much of the remaining detailing is very similar. The houses are of red brick in an Arts and Crafts style with brick decorative banding, and brick edge detailing to surround windows and doors. The roofscape is key, consisting of

pitched roofs with interesting hip-bevel features on gabled elevations and tall angular chimney-stacks. Much of the facades are concealed behind high hedgerows, which contribute to an intimate character.



**Picture 1.29 Brookshill Cottage LBH  
LA.100019206.2013**

**1.57** Copse farm house sits opposite Brookshill Cottages. It is locally listed. With early 18th century origins, it was re-faced in brick during the 19th century and given Victorian domestic detailing at this time. Central to the conservation area, it was designed as the principal house within the farmstead, facing in towards the courtyard.

**1.58** Copse farm barn frames part of the courtyard and sits parallel to the road; it is a key feature of the conservation area, and is locally listed along with the adjoining stables. It is an 18th century, three-bay timber-framed barn with queen posts and strutted tie beam, built to store and thresh grain. The grain was threshed with wooden flails in the central bay; the doors at either side of the barn were then opened to create a through draft to sweep any remaining chaff away. Like other threshing barns of this kind, Copse farm barn faces the direction of the prevailing south-westerly wind. The barn is unused and is falling into poor repair from lack of maintenance.

**1.59** The rectangle of buildings forming the former riding stables were added in the 19th century and, with the picturesque cottages Dairy Cottage and Farm Cottage, form a very attractive group. The courtyard space created between Copse Farm Barn and the Farmhouse is as important as the buildings themselves. The group value of these buildings and the spaces they create is highly significant, and essential to the area's character.

**1.60** Glimpses of the farmyard at Brookshill can be seen as the road turns the corner away from Copse Farm. Like Copse Farm, the farm layout has remained virtually unaltered since it was built and is an essential characteristic of the area. Brookshill was designed in a horseshoe shape, which is a common feature of farmsteads throughout the UK. The surrounding land is of great scenic importance and provides the farmstead with a rural context. Vistas are created via gaps in the traditional formation of buildings and wide views are provided over Harrow as the land falls away. Long views can also be seen over the stable roofs at Brookshill.

**1.61** Brookshill Farm includes Dairy and Farm Cottages, which are both locally listed. The late 19th century semi-detached dwellings were built in a Victorian rural vernacular, in a flamboyancy and inventive Gothic manner, which complements the smaller Bridle Cottages sited opposite. It is of a similar period and built by the same family. Dairy Cottage sits on the corner of the farmstead

and this significant location and locally historic value makes it a fundamental part of the conservation area. These cottages were built to house farm labourers and brick kiln workers, and their social as well as visual relationship with the farms adds to their significance within the conservation area.

**1.62** Statutorily listed grade II, Bridle Cottages, formally called the Bungalows, were built by Samuel John Blackwell in 1890 to serve Copse Farm. Constructed from Blackwell Kiln brick, the cottages were built by local bricklayer's apprentices as a testing ground for their techniques. As a result, unusual examples of tuck pointing, face bedded bricks, and alternate bands of yellow and red stock brick decorate the properties. Shaped and coloured tiles have also been woven into the roof design.



**Picture 1.31 Bridge Cottages LBH  
LA.100019206.2013**



**Picture 1.30 Dairy Cottage, Brookshill  
Farm LBH LA.100019206.2013**

**1.63** There are nine 20th century buildings on Brookshill Drive incorporated within the conservation area, the earliest of which were built during the 1930s. This encompasses Four Winds, Eastcliff and Hill View. Red Corners, Brookslee, Newlands and Weald Cottage are all post war development. Hill House and Dukes Cottage replaced Liberty Hall in the 1980s, which was a former Victorian building built by the Blackwell family. Hill House's 2.5m high red brick garden wall includes an interestingly angled gothic style gateway with stone surround and wood panelled door. This wall formed part of the garden to 'Brookshill', an early Victorian house built by Thomas Blackwell, located on the site of Portman Hall. This stretch is therefore included in the conservation area partially for historic interest.



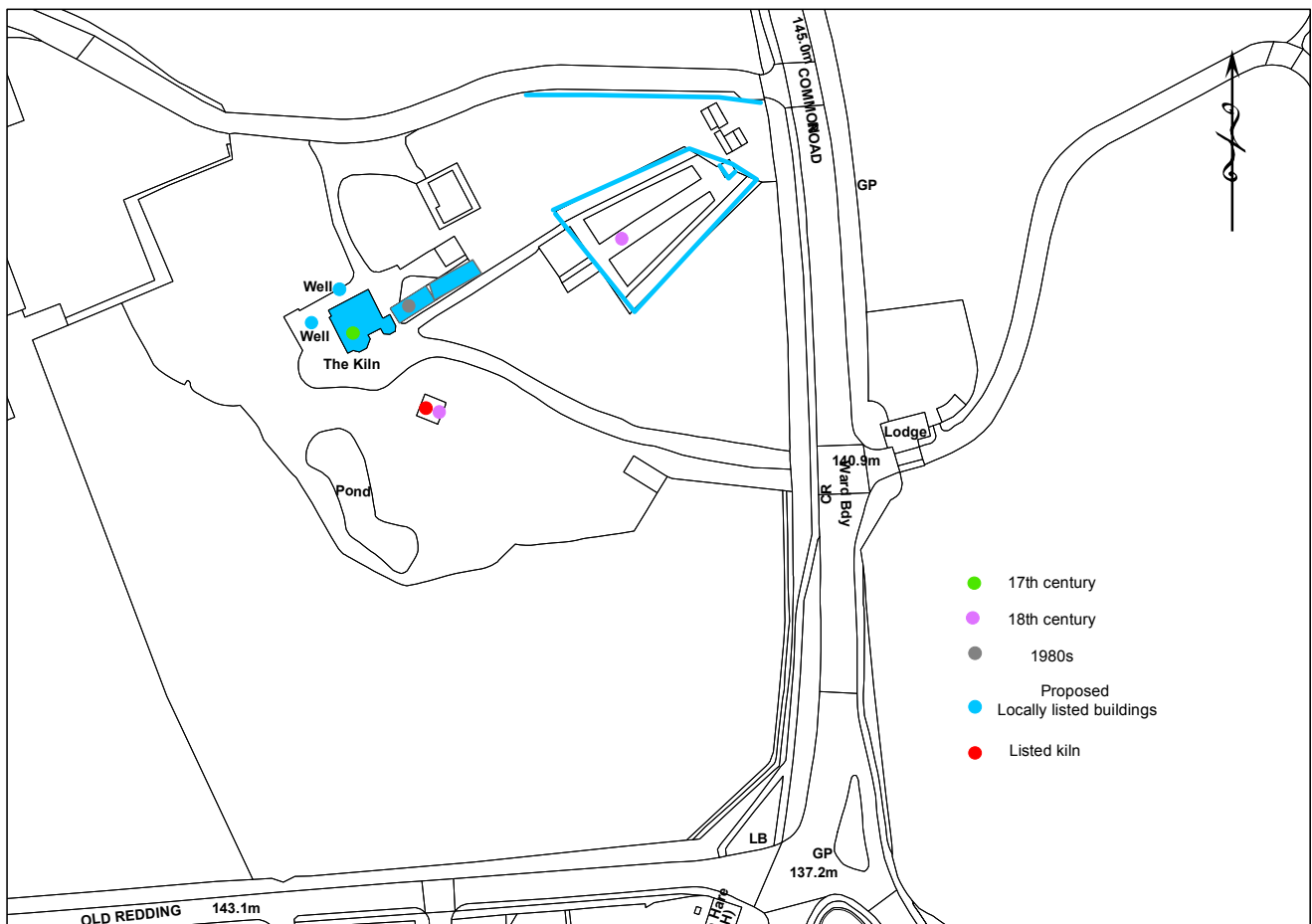
**Picture 1.32 Red Corners LBH  
LA.100019206.2013**

**1.64** The 20th century residential buildings are unrelated to and distinct from the farms, and are positioned in a more suburban, linear pattern on either side of Brookshill Drive. However the architectural characteristics of the buildings broadly reinforce, and do not detract from, the character of the area. Although they are of mixed quality and no uniform architecture exists, a number are of an Arts and Crafts style, which helps to define the area's character. The dwellings tend to be one and a half to two-storeys in height, with simple angles, steep pitched roofs and brick edging.

**1.65** The remaining houses in the character area are widely spread. The City sits just south of Old Redding, and No 3&4 sit almost diagonally opposite. The latter is early 19th century and is set within extensive mature gardens that contribute to the character of the conservation area. 'T' shaped, with a molded brick stringcourse, decorative bargeboards and large prominent chimneystacks to the front and east elevations, the house is constructed in red brick, with a timber framed pitched roof covered with clay tiles. There is pedestrian access to the front of the properties via a woodland trail, and vehicular access from Grimsdyke Estate Road, the position of which - tucked away behind South Lodge – helps to preserve the area's countryside character.

**1.66** The Case Is Altered Public House on Old Redding was originally a cottage. It is one of three Public Houses within the West Middlesex area that share the same obscure name, and is a simple early 19th century vernacular building with spectacular views over Harrow.

- Kiln site



**Picture 1.33 Kiln Site Character Area Listed Buildings and Age of Buildings NB Please note the precise location and extent of proposed locally listed walls and outbuildings is not comprehensive. LBH LA.100019206.2013**

**1.67** Contributing to the architectural qualities of the conservation area, many of the historic buildings within the conservation area were built using clays from a site just to the north of the Kiln site (shown on the 1877 Ordnance Survey map as a brick field) which was in turn used in brick making from this site. So, many of the bricks and materials for buildings within the conservation area are likely to have been produced from the Kiln site.

**1.68** The two storey vernacular rural villa style Kiln house (dating back to the 17th century) provides an architectural focal point given its 18th century remodelling. This is apparent in the red brick laid in Flemish bond with some contrasting burnt bricks, dentilling to the parapet and clay tile roof, a canted west wing and windows are timber multi-pane sash windows with gauged brick arches above, some tripartate, most replaced in 1984. The east wing is an addition from 1984 which increases the intended grandeur of the house.

**1.69** This house is also the focal point given its nature as the principal dwelling to the associated ancillary buildings and structures ie the brick wells, Kiln and re-built in the 1980s drying sheds. Their design and presence is important for illustrating the history of the site as brickworks.

**1.70** The kiln itself is important architecturally as the only survivor of three which were in operation between 1795 and 1895 and a good indicator of its type. They were coal-fired and probably built by John Bodimeade to replace an earlier wood-fired kiln. Historic map evidence and a painting by

Frederick Goodall RA from c1889 show that the kiln was surrounded by lean-to buildings which were probably removed soon after the kiln closed. It is estimated that the kiln would have had a capacity of around 13,500 bricks. They were coal-fired and probably built by John Bodimeade to replace an earlier wood-fired kiln.

**1.71** It stands on a grassed mound and is square in plan. It is built of soft red brick set in lime mortar with an inner lining of bricks set in loam. The walls survive to a height of 5.5m and were topped by a conical stack, taken down in the mid-C20, to give an original height of c11m. The kiln is set on a high thick brick plinth which has relieving arches on the south-west and north-west. The corners are strengthened with angle buttresses. The walls of the kiln have brick relieving arches which supported the weight of the conical chimney and allowed for the necessary repair of the chamber walls. The arch on the north-west elevation has been opened up. On the north-east elevation is a narrow segmental-headed wicket entrance. The solid brick and tile floor is a later replacement. The original floor would have had slots to allow the flames from the below ground fire tunnels.

**1.72** The original drying sheds were thought to be 18th century in origin and were replicated in the 1980s re-using some of the original clay pantiles. For this reason it is a single storey, elongated building. Both the north-east and south-west long elevations have open-work brick panels with timber-framing. These refer to the construction of the original drying sheds where the open-work allowed airflow through the sheds but the rebuilt panels are purely cosmetic as they are backed by solid brickwork.



**Picture 1.34 Replica drying sheds within the Kiln site, Brookshill re-using original clay pantiles**

**1.73** The garden walls are historically and architecturally important for consisting of tall sections red brickwork to the north-west and north-east, laid in Flemish bond with some blue headers and probably of C18 date. A further section, with several internal buttresses, survives on the south-west side where the majority of the C18 wall has been demolished and replaced with low open-work walls to create a fore-garden. These walls are of C20 date and have soldier-course capping and square piers with stone caps.





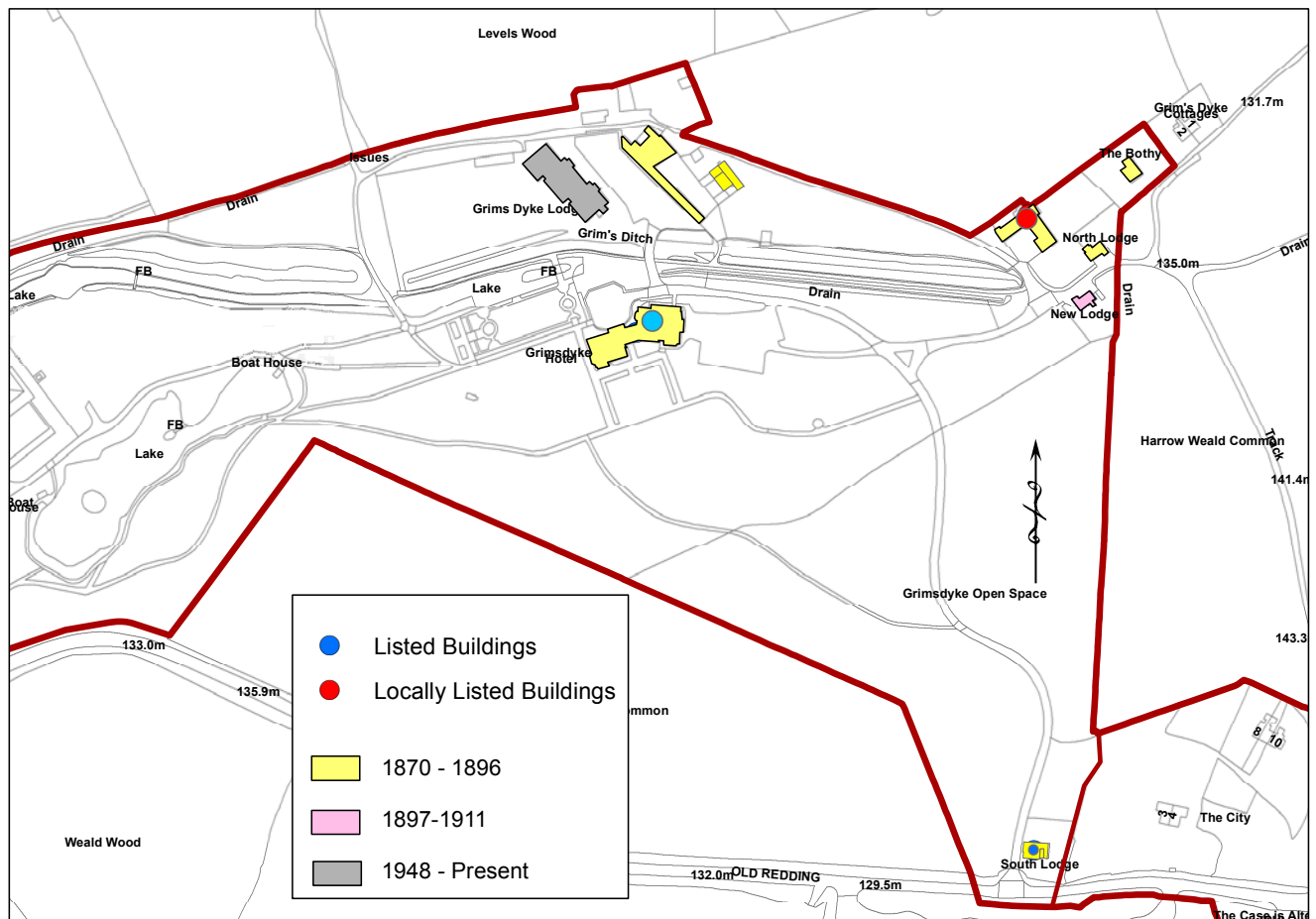
**Picture 1.35 18th century brick walls to formal garden at the Kin, Brookshill with 20th century additions to the front**

**1.74** The small arbour or summer house is incorporated at angle to the north-east wall of probable late-C19 date. This has two faces of solid brickwork, and two of open-brick work which have entrances framed with rustic timberwork. It has a pitched roof with clay pantiles. It provides a good and unusual focal point at the end of the formal walled garden.



**Picture 1.36 Summer house within the garden to the Kiln, Brookshill**

- Grimsdyke Estate



**Picture 1.37 Grimsdyke Character Area Listed Buildings and Age of Buildings NB All buildings make a positive contribution to the character of the area. Most buildings are curtilage listed but this is not indicated by the map. LBH LA.100019206.2013 LBH LA.100019206.2013**

**1.75** The estate architecture was carefully planned by Norman Shaw in a Tudor style, with the smaller ancillary buildings and structures imitating the design of the main house. The ancillary service buildings, stables, kitchen garden, two flint bridges and model farm were designed around an imposing principal house and surrounding formal gardens. The layout of the estate buildings defines the area's architectural character and context and is key to the conservation area.

**1.76** Each building had a specific role within the estate and as such there is a strong architectural, social and historic relationship between them. As such many of the buildings and structures are curtilage listed in association with the principal listed building on the estate. Statutorily listed grade II\* Grimsdyke House is the most important estate building. The house is large and irregular, of two and three storeys in a modified Tudor style, built in red brick and stone with timber framed gables and pitched tiled roofs with tall prominent chimneys. As the principal house it is significantly grander than its ancillary buildings. The house is large and irregular, of two and three storeys in a modified Tudor style, built in red brick and stone with timber-farmed gables and pitched tiled roofs with tall prominent chimneys.

**1.77** South Lodge is a gatehouse marking the estate entrance and is grade II listed in its own right. Although it has lost its original purpose of meeting and greeting, it has survived as an architectural introduction to the grandeur of the main house. It is two-storeys in red brick similar

to that of the principal house. It is much smaller, indicating its subservient status but echoes much detailing of the main house, demonstrating the unity within the estate. The lodge has tile-hung gables and stone dressings, with a pitched tile roof and crested ridge on which is sited a prominent chimneystack. Mullioned windows and door beneath a pointed arch under a cat slide roof also shape the dwelling. It is subservient to, but echoes much detailing of the main house, demonstrating the design unity within the estate.



**Picture 1.38 South Lodge,  
Entrance to Grimsdyke  
Estate LBH  
LA.100019206.2013**

**1.78** Grimsdyke House is centrally situated within extensive gardens. A cluster of ancillary buildings is sited about 200 meters to the east of Grimsdyke House, namely North Lodge, the Stables, New Lodge and the Bothy. Architecturally they reflect their original functions as small domestic buildings to house staff and horses. They were built in a similar architectural style to that of Grimsdyke House and as such have historical and architectural importance, and again demonstrate the design unity within the estate.

**1.79** As its name suggests, the Stable Block originally housed horses. The 'L' shaped building facing two sides of a courtyard now houses hotel staff. Different brick bonding suggests where original arches have been in-filled. The building is of one storey with rooms in the roof, constructed of red brick with leaded casement windows, decorative tile-hanging, a tiled roof with tall brick chimneys, and numerous dormers with tile-hung gable ends. The Stables form an integral part of the estate's portfolio of buildings, and make a positive contribution to the conservation area. It is locally listed. However, some timber windows have been unsympathetically replaced with aluminium and as such there is opportunity for enhancement here.

**1.80** Like the Stable Block, The Bothy and North Lodge are part of the originally planned layout for the estate, built in 1874. They are both of roughly the same scale and are both two-storey dwelling houses, with red brick on the ground floor and rough cast and mock timber framing on the first floor under a clay tile roof. The mock Tudor style mullioned windows and heavy front doors complement the style of the main house, as well as contributing to the rural feel of the area. North Lodge is a picturesque cottage of two storeys with rooms in the roof, with two gabled dormers. It is brick, roughcast, and half-timbering with leaded light windows. The first floor is jettied. The houses pick up on the detailing of Grimsdyke in a greatly simplified and restrained way, appropriate

to their scale. New Lodge is a very slightly later addition to the grouping but because it matches the architectural qualities of those initially laid out it appropriately blends in with its neighbours. All these buildings are recommended for local listing.

**1.81** Otherwise, in the grounds of Grimsdyke estate there are two stone bridges built by Shaw. These incorporate flint from the ruined church at Stanmore. Again this is recommended for local listing.



**Picture 1.40 The Bothy LBH  
LA.100019206.2013**



**Picture 1.39 North Lodge LBH  
LA.100019206.2013**

**1.82** Open fields bound the cluster of buildings on one side, with Harrow Weald Common on the other.

**1.83** The walled compound of Gilbert's model farm still stands along with some of the buildings beyond. The wall is in relatively good condition and should be retained. Similarly a number of the barns and outbuildings/farm buildings survive in good condition looking out over open farmland. The agricultural grouping contributes to the area's semi-rural character and links with the Brookshill Drive character area.



**Picture 1.41 Gilbert's Model Farm**

**1.84** Behind the model farm wall is a car park for Grim's Dyke Lodge. A late 20th century building sits to the north of the main hotel. Its design has assimilated the characteristics of the integral estate buildings with some success, although it is still noticeably modern in design and is therefore considered to be a neutral development within the estate.

## 1.2.6 Streetscape

### 1.2.6.1 Floorscape and Boundary Treatment

- Brookshill character area

**1.85** The streetscape is noticeably rural and semi-rural in terms of road surfacing, boundary treatment, and street furniture. Grass verges and hedgerows bound the roads; Old Redding additionally has limited pavement running alongside. The road leading to Copse Farm is not bound and is still very much a farm track, which emphasises the area's integral agricultural character. This continues until it meets Brookshill Drive where it becomes more solid and finally turns to tarmac after the houses. There are no kerbs throughout though which emphasises the countryside appearance. Where repairs to the road are deemed necessary, the existing character should be retained.

**1.86** The ground covering of each farm courtyard is a mixture of semi-hard and soft landscaping, with lush field boundaries. These materials are continued through much of the Brookshill character area; however some of the 20th century properties on Brookshill Drive have hardstanding driveways, which are too harsh for the semi-rural location and are often detrimental to built fabric by increasing erosion at base level brick. Gravel is a good alternative, allowing water to percolate freely through the ground rather than being absorbed into the built fabric. Many houses are bounded by mature hedgerows and gates, which tend to be timber 5 bar gates, the natural material and design of which appropriately preserves the character of the area.



**Picture 1.42 Informal boundary treatment along Brookshill Drive LBH LA.100019206.2013**



**Picture 1.43 Brookshill Drive informal floorscape**

**and dense green  
boundary treatments**

- Kiln site character area

**1.87** Since this is a single domestic site it comprises a single tarmac driveway with plentiful surrounding garden greenery. The spacious garden greenery surrounded by dense vegetation as the boundary contributes to the intimate rural character.



**Picture 1.44 Dense garden greenery provides a semi-rural character to the Kiln**



**Picture 1.45 Historic brick wall and plentiful greenery bounds the Kiln site**

- Grimsdyke character area

**1.88** There are no pavements, kerbs or road signs alongside, however the roads are tarmac and as such are more formal than those in the Brookshill character area. The softening of these would be much more in context with the lush woodland surrounding. The original gravel style road surfacing does exist surrounding the cluster of ancillary buildings.

**1.89** Gardens and soft boundary treatments complement the open landscapes and woodland surrounds. The similarity of boundary treatment helps to tie the estate together. Cars tend to sit on planned gravel roads or in small drives to the side of houses. There is opportunity to enhance the hard surfaced entrance into the Stable block, which could be improved by some soft landscaping or more appropriate surfaces. The tarmac car park to the side of Grimsdyke House could also be enhanced. There is already evidence of brick erosion caused by the impermeable material.

**1.90** The car park at Grim's Dyke Lodge is a neutral feature since it is situated with the post war development and does not significantly affect the overall character. However the hard surfaced pavements which surround would be better as a pathway through a grass verge. Similarly, timber would be more in keeping with the semi-rural character of the area than the existing metal bollards.



**Picture 1.46 Grimsdyke Rhododendrons LBH LA.100019206.2013**

### 1.2.6.2 Street Furniture

- Brookshill Drive

**1.91** The Brookshill area's few municipal street lamps and wooden telegraph posts are relatively discreet, and the lack of road signs and markings preserves the countryside atmosphere and character of the area. Any tall and intrusive equipment such as telecommunications or wind turbines would not be appropriate.

**1.92** The Case Is Altered Public House is advertised by wooden signage in the front garden. The signage is relatively sympathetic to the area and should be kept to this appropriate size, style and avoid excessive illumination.



**Picture 1.47 The Case Is Altered PH signage LBH LA.100019206.2013**

- Grimsdyke Estate

**1.93** The Grimsdyke area has limited street furniture. The street lights and wooden telegraph poles are not overly obtrusive and do not visually clutter the area. However, some overhead cables for lighting are intrusive, especially where they hang across the road; subtler placement would be welcomed.

**1.94** Due to woodland surroundings and the tunnel effect created by rhododendrons and trees, the area is naturally dark after nightfall, contributing to its rural hidden character. Driveway lighting attached to trees detracts from this, but does not harm the overall character.

**1.95** There are a number of signs to indicate which path to take through the woodland. There are also large signs on the entrance gates indicating forthcoming events at the hotel. These tend to be timber with a sympathetic font size and style and as such preserve the character of the area. The decorative entrance gates and piers have been repaired and restored. There is also an original gate pier remaining at the entrance to the field adjoining the Stable block, the restoration of which would also be welcomed. These items are curtilage listed.



**Picture 1.48 Curtilage listed entrance pier to the stable block**

**1.96** Towards the north east of the Grimsdyke Estate area is a telecommunications installation. This is screened by the dense tree cover for the most part, but occasional glimpses of the mast and associated antenna are seen.

**1.97** Unfortunately a number of overhead cables and lights have recently been installed wrapped around trees along the main driveway to the mansion. These would benefit from being more sensitively designed to protect the trees and preserve the special character of the conservation area.

### **1.2.7 Green Spaces and Ecology**

**1.98** With large areas of open land, formal planting and significant trees, the conservation area has much biodiversity and landscape value. Weald Common is densely covered in woodland. The word weald is thought to derive from the Old English for forest indicating the nature of the area. The wood's undulating terrain is a reminder of the history of gravel extraction here. The ridges and hollows that gravel extraction has helped to create have increased the habitat diversity of the site since operations ceased at the turn of the 20th century. Much of Harrow Weald Common is covered with Oak Birch woodland, although Aspen, Beech and Rowan also occur. Typical woodland birds include redpolls, bullfinches and goldfinches, as well as three species of woodpecker, among



a number of others. Mammals include grey squirrels, foxes, and hedgehogs. Weasels are also likely to be seen. Harrow Weald Common is Council owned and is freely accessible to the public; however the grounds to Grimsdyke House are private. They are also included on the Register of Historic Parks and Gardens.



**Picture 1.49 Harrow Weald Common**

**1.99** Opportunities exist to repair and reinstate elements of the original designed landscape, such as Gilbert's lake, which is silted up and is therefore currently derelict. There have been proposals to reinstate this and as such there is possibility for enhancement here. Gilbert reputedly planted many of the plants growing in and around the lake, such as the great spearwort.

**1.100** Some of the great rhododendrons have been cleared from surrounding Grim's Dyke as the roots were thought to be disturbing archaeological remains. In consultation with Historic England, the earthwork was opened up and flooded to help preserve the site, whilst providing a niche for species preferring wet conditions, such as rushes and sedges.

**1.101** Situated atop a 400ft contour, and lying to the south of Harrow Weald Common, Brookshill Drive is surrounded by woodlands and fields, providing the farmsteads with a rural context. High hedgerows contribute to the intimate character. The road leading to Copse Farm from Old Redding sits between two fields, bounded by open post and rail fencing on either side, with grass verges covered in brambles furnishing a particularly rural feel.



**Picture 1.50 The conservation area has a particularly rural feel LBH LA.100019206.2013**

**1.102** The Kiln site contains biodiversity value given its large pond and plentiful vegetation including many mature trees.

**1.103** All trees within the conservation area are safeguarded by its designation (under Section 211 of the Town and Country Planning Act 1990), which is strengthened by Tree Preservation Orders (TPOs) served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further TPOs may be required where trees are threatened or their future retention is prejudiced. Harrow Council will also consider making orders under any new power that may emerge with respect to important hedgerows.

### **1.3 Summary of Conservation Area**

#### **1.3.1 Summary and Main Assets**

**1.104** The whole area is of great scenic value, with a rich rural character. It stands high on a shoulder of the hill in the Green Belt which separates Harrow from Bushey. The open land, woodland, and views contribute greatly to the character of the area; both private land and public space are significant as a rare survival of the area's rural and agricultural roots.

**1.105** The architectural qualities of the buildings, their agricultural or estate groupings and their historic interest make them well worth preserving in their rural setting; they should be carefully maintained, their idiosyncrasies respected. In general, change, whether by replacement buildings, infilling, or change of detail, should be carefully managed and may be best avoided. The conservation area was designated with regard to protecting the historic layout and buildings of the area, and their informal, green and rural setting.

**1.106** Copse Farm is a main asset of the conservation area, and key to the Brookshill character area. It is one of the original farm units. The farmhouse and barn are 18th century, the rectangle of buildings was added in the 19th, and, with the picturesque cottages Dairy Cottage and Farm Cottage, form a very attractive group. Other cottages to the north were built in the mid-to-late-19th century in a flamboyant and inventive Victorian gothic manner.

**1.107** The important local history of brickmaking mainly apparent in the Kiln site provides historic and architectural significance with bricks for other buildings throughout the conservation area likely to have been produced from this site.

**1.108** The Grimsdyke Estate is an area of architectural, historic, and scenic importance. The estate contains important listed buildings by the noted architect Richard Norman Shaw, a rich and varied landscape setting incorporating informal and formal gardens, extensive woodland, and a surviving section of Grim’s Dyke. The estate layout, and the buildings such as the farm, kitchen garden, stable block and lodges have remained little changed and are reminders of the grandeur of the estate as developed by W.S. Gilbert in his role as country squire.



**Picture 1.51 Architecture by Norman Shaw**

**1.3.2 Problems, Pressures and Potential for Enhancement**

**1.109** Pressures and issues have been touched upon in the previous sections and are comprehensively outlined in the following table. The table includes elements that are found to put pressure on the special character of the area as well as identifying areas where there is opportunity for enhancement. The section below, entitled ‘Management Proposals’ addresses any issues raised. In dealing with development proposals within the area Harrow Council will be mindful of securing opportunities to address or overcome such issues or any subsequent pressures.

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
Pressure for further development/extensions	All buildings, throughout	New buildings, extensions and alterations to buildings may affect the area's open character, the vernacular appearance of buildings, and/or the significant groupings or layouts of the buildings. There may be pressure for additional space for the hotel e.g. function/conference space.
Pressure for telecommunication masts and other tall structures	Throughout	Pressures may derive from telecommunications masts or other tall structures such as wind turbines due to the height and/or openness of the land.

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
Views of the Radio Mast from the conservation area	Grimsdyke Estate	Although surrounded by mature trees the 110ft tall transmitter tower can be viewed from certain areas including the gardens of Grimsdyke House. It is also in an obtrusive location bordering Grim's Ditch.
Protection of natural and archaeological treasures from the impact of tourism and planting	Grim's Dyke; Harrow Weald Common	The area is a popular destination for walkers, including paths running along Grim's Dyke, which may suffer erosion and wear from use. Motorbike use has also harmed the structure of the delicate earthwork. They disturb soil and endanger the linear earthwork and its archaeological properties. Rhododendron roots have previously disturbed the archaeology and have been removed – this situation should be monitored.
Overhead cables along trees along entrance driveway to Grimsdyke Hotel	Grimsdyke Hotel	There is limited street furniture, and the standing street lights and wooden telegraph poles do not visually clutter the area. However some overhead cables for lighting are obtrusive, especially where they hang across the road. There is also an issue with placement of these cables, where some trees appear to be being damaged by tight cables. Subtler, more sympathetic placement would be welcomed.
Car park to Grimsdyke Hotel	Grimsdyke Hotel	The car park tarmac has a deadening effect and has increased erosion to base level bricks at Grimsdyke Hotel.
Gate pier repair and maintenance	Grimsdyke Estate	The decorative entrance gate pier to the stable block would benefit from repair.
Elements of Gilbert's planned landscape could benefit from repair, maintenance or restoration, including lake, buildings/structures and pathways	Grimsdyke Estate	<p>Opportunities exist to repair and reinstate elements of the original designed landscape, such as:</p> <ol style="list-style-type: none"> <li>1) the roads to Grimsdyke Estate have no pavements, kerbs or road signs, which is appropriate for how informal they were intended to be, but these roads were originally all graveled. The softening of these would be much more in context with the lush woodland surrounding otherwise they appear too harsh; the original style of surfacing exists surrounding the ancillary estate buildings.</li> <li>2) The tarmac car park to the side of Grimsdyke House has a deadening effect and could be enhanced with a more appropriate surface as there is already evidence of brick erosion caused by the impermeable material.</li> </ol>

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		<p>3) the original gate pier remaining at the entrance to the field adjoining the Stable bloc, the restoration of which would also be desirable.</p> <p>4) Listed walls to the kitchen garden and lean to greenhouse could benefit from repair.</p> <p>5) Some timber windows to the stable block have been inappropriately replaced with aluminium. As such there is opportunity for enhancement here.</p> <p>6) Elements of Gilbert's model farm remain and require repair and reuse.</p> <p>7) Gilbert's lake, which is silted up and is therefore currently derelict. There have been proposals to reinstate this and as such there is possibility for enhancement here.</p> <p>The planned 'natural' landscaping is as integral as the buildings to the conservation area, and as such the restoration and retention of this is an important objective.</p>
Car park/viewpoint overlooking Harrow	Harrow Weald Common, adjacent to the conservation area	Clear uninterrupted views look out over Harrow and as such the viewpoint is highly popular. There is opportunity for general enhancement of this highly popular viewpoint.
Lighting and signage	The Case Is Altered Public House	There is currently wooden signage sympathetic to the character of the area, and some sympathetic illumination. Excessive signage and lighting would visually clutter the area and be inappropriate.
Vacancy, disrepair and neglect of some buildings and the need to secure their long term future and reuse	Copse Farm	Since the closure of the riding school in 2004, there have been a number of vacant agricultural buildings which have fallen into disrepair, and are increasingly at risk. They require repair, in some cases urgent and extensive, sympathetic re-use, and better ongoing maintenance. These buildings have a strong architectural presence and layout, and as such are

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		<p>essential to the area's character/ Their loss would have a severe detrimental impact on the essential characteristics of the area.</p> <p>There are is a great public interest in ensuring the sympathetic reuse of these buildings and avoiding inappropriate alterations and extensions in this sensitive location.</p>
Fly tipping	Road leading from Old Redding to Copse Farm	Fly tipping is an ongoing problem. It is visually cluttering, often dangerously sited, and may block access for residents and emergency vehicles.
Security equipment	Copse Farm	As a result of fly tipping there have been increased pressures for CCTV and security fencing.
Streetscape/ road maintenance	Brookshill area	This is a quiet area with limited, slow traffic, in part due to the rough terrain. The streetscape is rural, and should remain so. Necessary repairs should be sympathetic. Tarmac should not be extended westwards along Brookshill Drive.
Front gardens	Brookshill Drive	Some 20th century properties have hardstanding driveways, which are too harsh for the rural streetscape (and often increase erosion of base level brick). Softening would be welcomed.
The Kiln house, the kiln, the garden walls, summer house, and replica drying sheds	The Kiln house site, Brookshill	All but the Kiln were recently delisted. Whilst not of national interest, their local interest to the borough remains and has been clearly outlined by this appraisal but local listing would provide more formal recognition of this.
Pressure for sustainability measures	Throughout	It is likely that sustainability measures will lead to an increase in proposals involving solar panels and wind turbines. If well designed and integrated these should be able to be accommodated without disrupting local character. However, the sloping land in places and the great deal of openness and clear views makes this area particularly sensitive to such installations.
North Lodge, New Lodge, The Bothy, Grimsdyke Lodge, stable	Grimsdyke Estate	These properties are of considerable importance for their architectural and historic interest and their association with Grimsdyke Hotel. They were built at

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
block, conservatory, walled gardens, two stone bridges and Gilbert's model farm buildings		the same or very similar time as the main grade II* mansion. They would benefit from greater recognition in their own right.



**Picture 1.52 Copse Farm Yard LBH  
LA.100019206.2013**

### 1.3.3 Public Consultation

**1.110** This document and the following management strategy have been the subject of public consultation. Views were sought from local residents, councillors, the Conservation Area Advisory Committee, Harrow Heritage Trust, the Stanmore & Harrow Historical Society and Historic England. Notification was sent to each resident and it was available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. This document was subsequently amended to reflect the responses received from the consultation exercise and was adopted in due course as part of the Harrow Weald Conservation Area Supplementary Planning Document (SPD), as part of the Council's Local Development Framework (LDF).

## 1.4 Conservation Area Management Strategy

### 1.4.1 Purpose of the Strategy

**1.111** Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area in order to identify those elements that should be protected, as well as opportunities for change, improvement or enhancement. The Management Strategy uses the analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out guidance and controls to protect and preserve the area and actions to enhance it. The following proposal statement provides a list of actions, related to pressures, issues or opportunities identified in the previous section.

**1.112** Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

### 1.4.2 Management Proposals

**1.113** Pressures, issues and opportunities for enhancement are outlined in the above Conservation Area Appraisal and are addressed in the following table.

Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
Pressure for further development/extensions	All buildings, throughout	An Article 4 direction has been implemented to help manage minor works. Any applications for development should demonstrate in sufficient detail how they comply with the guidance in section 4. There is a presumption against the demolition of buildings within the conservation area.
Pressure for telecommunication masts and other tall structures	Throughout	Due to the height and openness of the land, there may be forthcoming pressure, however, proposals from telecommunications masts and other tall structures such as wind turbines are unlikely to preserve the special interest of the conservation area.
Views of the Radio Mast from the conservation area	Grimsdyke Estate	Encourage further landscaping and tree planting to conceal the radio mast where there is opportunity to do so.
Protection of natural and archaeological treasures from the impact of tourism and planting	Grim's Dyke; Harrow Weald Common	Work with Historic England and the hotel management to help resolve this.
Overhead cables along trees along entrance driveway to Grimsdyke Hotel	Grimsdyke Estate	Discuss with Grimsdyke Hotel the overhead cables
Car park to Grimsdyke Hotel	Grimsdyke Hotel	This could be improved by some soft landscaping or more appropriate surface.
Gate pier repair and maintenance	Gate pier by the Stable	This would benefit from repair and maintenance.
Elements of Gilbert's planned landscape could benefit from repair,	Grimsdyke Estate	Work with the hotel management and other relevant stakeholders to develop an overall strategy for repairs, restoration and maintenance



Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
maintenance or restoration, including lake, buildings/structures and pathways		for the area, particularly regarding: estate roads, lake, gate pier, walls to kitchen garden and lean to greenhouse and the model farm.
Car park/Viewpoint overlooking Harrow	Harrow Weal Common, adjacent to the conservation area	Work with Parks to develop an enhancement scheme for the area overlooking Harrow.
Lighting and signage	The Case Is Altered Public House, Old Redding	Lighting and signage should be kept to the current appropriate size and style, kept to a minimum and in sympathetic material. Most illuminated signage will not be found acceptable. Internally illuminated signage would be inappropriate.
Vacancy, disrepair and neglect of some buildings and the need to secure their long term future and reuse	Copse Farm	<p>The situation will be monitored by the Council and action will be taken if repairs and maintenance are not forthcoming.</p> <p>Any future proposals for re-use of the site will be expected to exhibit extreme sensitivity to the special character of the site.</p>
Fly tipping	Road leading from Old Redding to Copse Farm	Work with Highway teams to resolve the fly tipping e.g. installing a timber height restriction barrier at the junction with Old Redding.
Security equipment	Copse Farm	Refer unauthorised security equipment, lighting, CCTV and fencing which impacts on the conservation area's character to planning enforcement.
Streetscape/ road maintenance	Brookshill area	Should be maintained as a traditional gravel farm track, and potholes filled in with scalplings gravel and packed down hard, to ensure a rural personality is kept.
Front gardens	Brookshill Drive	Gravel is a good alternative to hard standing for driveways. It is more sympathetic to the character of the area and by allowing water to percolate freely through the ground limits erosion to built fabric. Similarly, any increase in soft landscaping would be welcomed.

Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
The Kiln house, the kiln, the garden walls, summer house, and replica drying sheds	The Kiln house site, Brookshill	They are all now incorporated into the conservation area and all but the Kiln, which remains listed, are being recommended for local listing and public consultation in relation to the criteria for local listing will take place. An Article 4 direction is being introduced to provide appropriate protection from inappropriate development to the building and within the site. Full justification for this is given under the 'Article 4 Directions' heading.
Pressure for sustainability measures	Throughout	These should therefore be carefully sited to protect streetscene views and historic built fabric. Historic England has a range of guidance on the different considerations involved in the use of micro-generation technologies in CAs which can be accessed on their Historic Environment: Local management (HELM) website by entering energy efficiency into the search engine in the Historic England section of the Guidance Library at <a href="http://www.helm.org.uk">www.helm.org.uk</a> .
North Lodge, New Lodge, The Bothy, Grimsdyke Lodge, stable block, conservatory, walled gardens, two stone bridges and Gilbert's model farm buildings	Grimsdyke Estate	These would likely benefit from local listing, following public consultation. The exception is the stable block which is already locally listed. The possibility of national listing in their own right could also be considered.

### 1.4.3 Reviewing the Conservation Area's Boundaries

**1.114** Local Planning Authorities have a continuing duty under the Planning (Listed Buildings and Conservation Areas) Act (section 69 part 2 and section 70 part 1) to consider whether it should designate new conservation areas, or extend existing ones. Criteria for conservation area status is outlined within the overarching Harrow Weald Conservation Areas SPD. It is appropriate that the conservation area boundary has been amended to include the Kiln site and grounds on Common Road as shown on the map in the introduction. This is because the Kiln house site, including the Kiln, two wells, pond, drying sheds and garden walls, has strong local architectural and historic significance that is associated with, and forms part of, the existing conservation area.

**1.115** The Kiln site comprises the former core of the brick making business which from the mid-17th century to the 1930s was owned by the owners of Brookshill Farm ie the Bodimeade family and then the Blackwell family. The core of the Kiln dates to the 17th century and still retains much of its attractive original later 18th century design and fabric and associated gardens comprising brickwork from the kilns. In the later Georgian period, the old house was remodelled to create a

dwelling of greater architectural pretension, the external walls rebuilt in brick and a new wing added on the west side. The Kiln house was the main house associated with the kilns used to burn brick, tile and lime and the associated drying sheds. The current kiln is the only survivor of three which were in operation between 1795 and 1895 according to a report in the Greater London Industrial Archaeology Society newsletter No. 2 (June 1969). This replaced earlier 17th century kilns on the site. Replica drying sheds remain, being rebuilt in the 1980s to a similar design and scale to the early 18th century ones. An associated well remains in place.

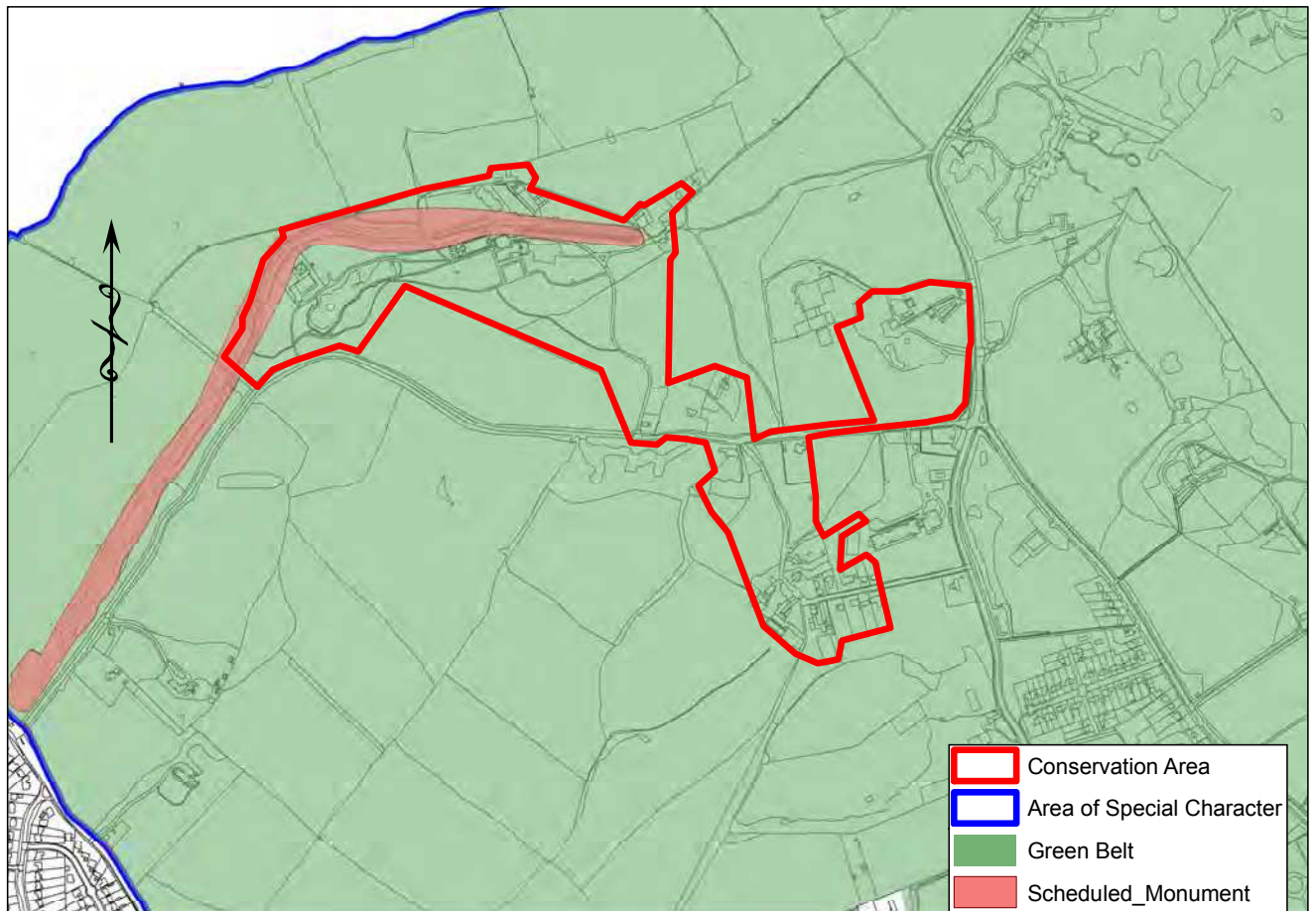
**1.116** By the mid-C18 the Bodimeades' brick kilns had become one of the most significant industrial enterprises in North Middlesex. A 1767 inventory of the works, owned by William Bodimeade (d.1777) in partnership with his son, John, lists 380,000 burnt bricks, 20,000 moulded bricks, 150,000 moulded bricks standing in clamps, as well as 135,000 tiles and 25,000 paving bricks. In 1777 John Bodimeade set up 50 kilns to supply bricks for the mansion being built at Gorhambury, Hertfordshire for the Third Viscount Grimston.

**1.117** Another key connection between the Kiln site and the special interest of the existing conservation area is that the historic buildings within the conservation area were built using clays from a site just to the north of the Kiln site (shown on the 1877 Ordnance Survey map as a brick field) which was in turn used in brick making from the Kiln site. So, many of the bricks and materials for buildings within the conservation area are likely to have been produced from this site.

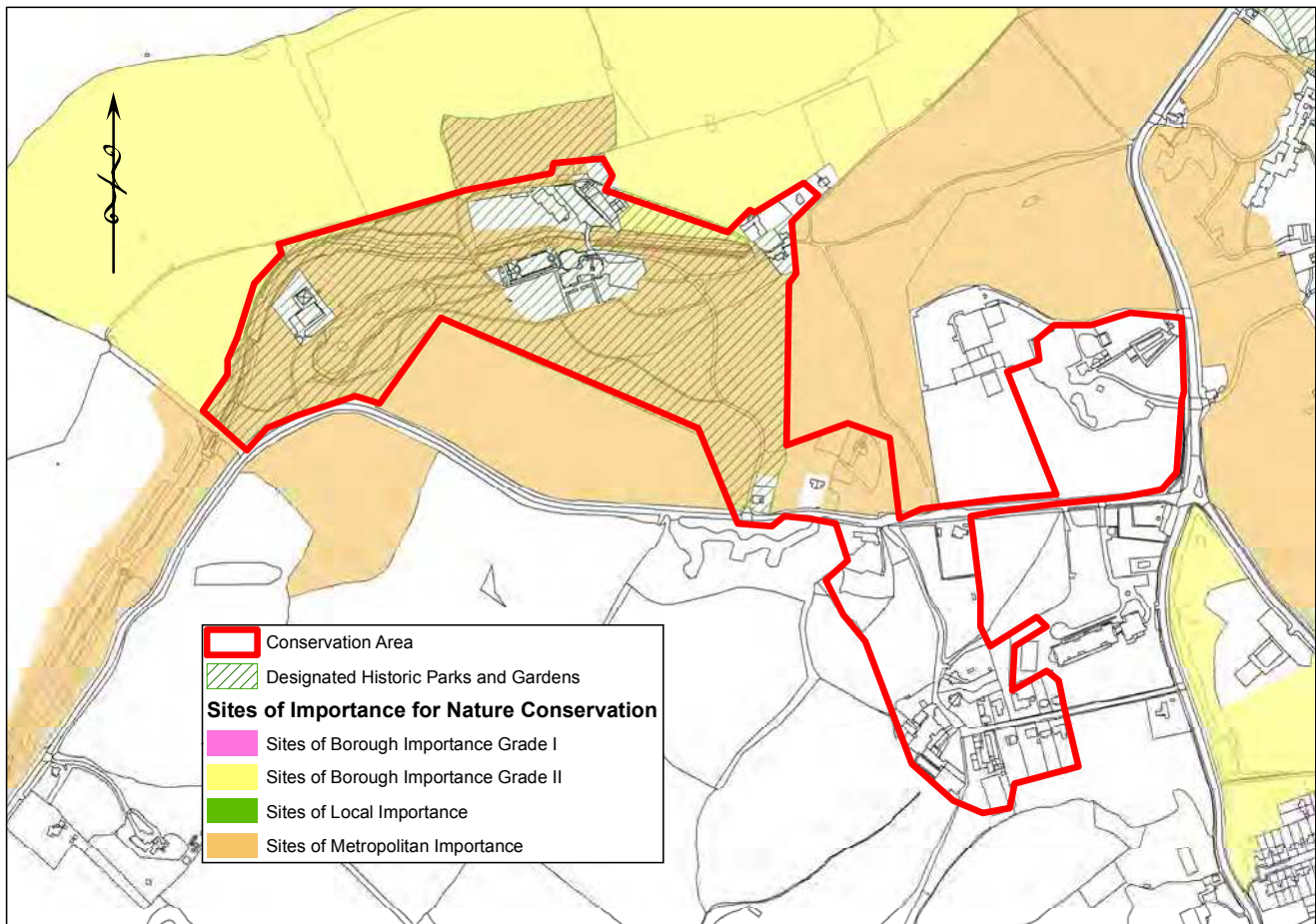
**1.118** Indeed, Charles Blackwell who later owned the Kiln site built a number of decorative buildings within the conservation area including Farm Cottage, Dairy Cottage, and Nos 1 and 2 The Bungalows, now Bridle Cottages at Brookshill in c1890, all of which remain. Similarly, he built a collection of semi-detached cottages for brick kiln workers only one of which remains and is sited within the conservation area as 3 and 4 the City, Old Redding. The Blackwell family later owned the site during the later 18th and 19th centuries, after the marriage of Mary-Anne Bodimeade (1771-1862) to Charles Blackwell (1769-1849). Their son Thomas (1804-1879), was the co-founder in 1829 of the firm of Crosse & Blackwell, food manufacturers. The brickworks ceased production in 1912. The Blackwell family acquired the freehold in 1899, and the Kiln property remained in their family until 1933.

**1.119** The characteristic greenery, open and peaceful character of the conservation area is also present in the Kiln site given the large open garden space and its set away from the road by vegetation and tall brick wall.

**1.120** Otherwise the area surrounding the Conservation Area makes an important contribution to its character as it almost entirely comprises wooded land, open fields and Harrow Weald Common, which is very important in retaining the rural and semi-rural character of this conservation area. These surrounding areas are protected separately though as they are in the setting of the Conservation Area, and development proposed within the setting of Conservation Areas will be considered with its effect on the Conservation Area in mind and the need to preserve those elements within its setting which help preserve its special interest. The area to the south-west of the Grimsdyke part of the conservation area also contains Grim's Ditch, which is separately protected as a Scheduled Ancient Monument. The Conservation Area is also entirely situated within Green Belt land and a designated Area of Special Character whose boundaries extend much further. There is a designated Historic Park and Garden, and several Sites of Nature Conservation Importance adjacent to and overlapping the Conservation Area. This separate and existing protection helps preserve those elements of the setting of the conservation area which are important to it.



Picture 1.53 Surrounding designations 1 LBH LA.100019206.2013

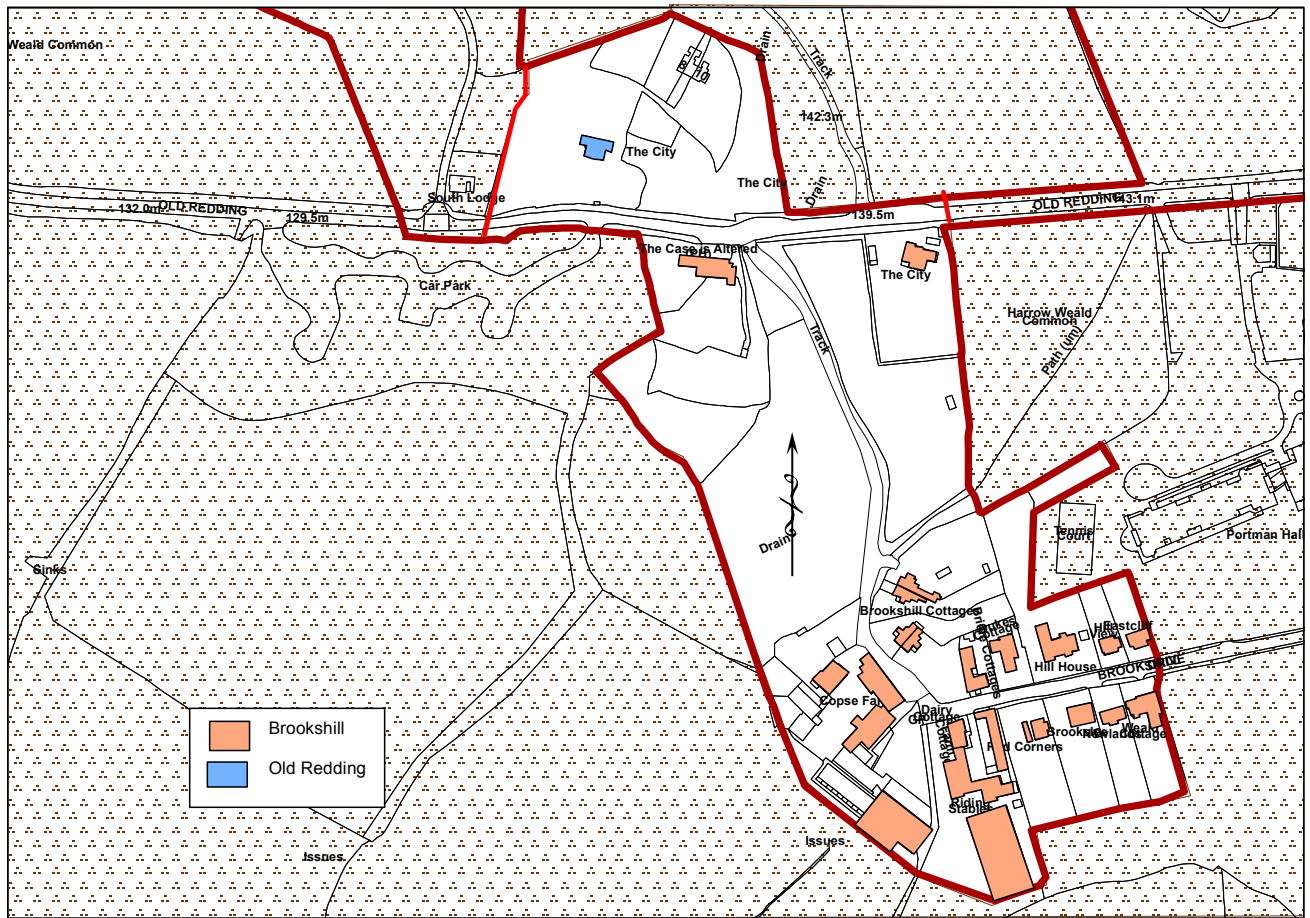


**Picture 1.54 Surrounding designations 2 LBH LA.100019206.2013**

#### 1.4.4 Article 4 Directions

**1.121** Permitted developments are already restricted nationally for any CA (see the Harrow Council’s Conservation Areas Residential Planning Guidelines – Do I Need Planning Permission? leaflet available on the Council’s webpage from: [www.harrow.gov.uk/conservation](http://www.harrow.gov.uk/conservation)).

**1.122** A detailed review of the area and of the development trends suggested that there would be benefits to the character and appearance of the area if Article 4 directions were introduced. They require planning permission for some aspects of development normally classed as ‘permitted development’. This gives greater control over proposals for development, alterations and aspects of design and materials in sensitive areas. There are three sets of Article 4 Directions within the Brookshill and Grimsdyke Estate Conservation Area that help preserve the semi-rural character of the area and key aspects of historic and good quality design.



**Picture 1.55 Brookshill Character Area Article 4 Directions BH LA. 100019206.2014**

- Brookshill Drive: The City, Brookshill Cottages 1&2, White Cottage, Copse Farm House, Dairy Cottage, Farm Cottage, The Hollies, Dukes, Bridle Cottages, Hill View, Eastcliff, Red Corners, Brookslee, Newlands, Weald Lodge.

**Article 4 Direction confirmed on 9th November 2006. The direction withdraws permitted development rights under Schedule 2 of the General Permitted Development Order for the following types of development, where such development would front a highway, waterway or open space:**

Part 1, Class A :The enlargement, improvement or other alteration of a dwelling house.

Part 1, Class C: Any other alteration to the roof of a dwelling house.

Part 1, Class D: The erection or construction of a porch outside any external door of a dwelling house.

Part 1, Class F: The provision within the curtilage of a dwelling house of a hard surface.

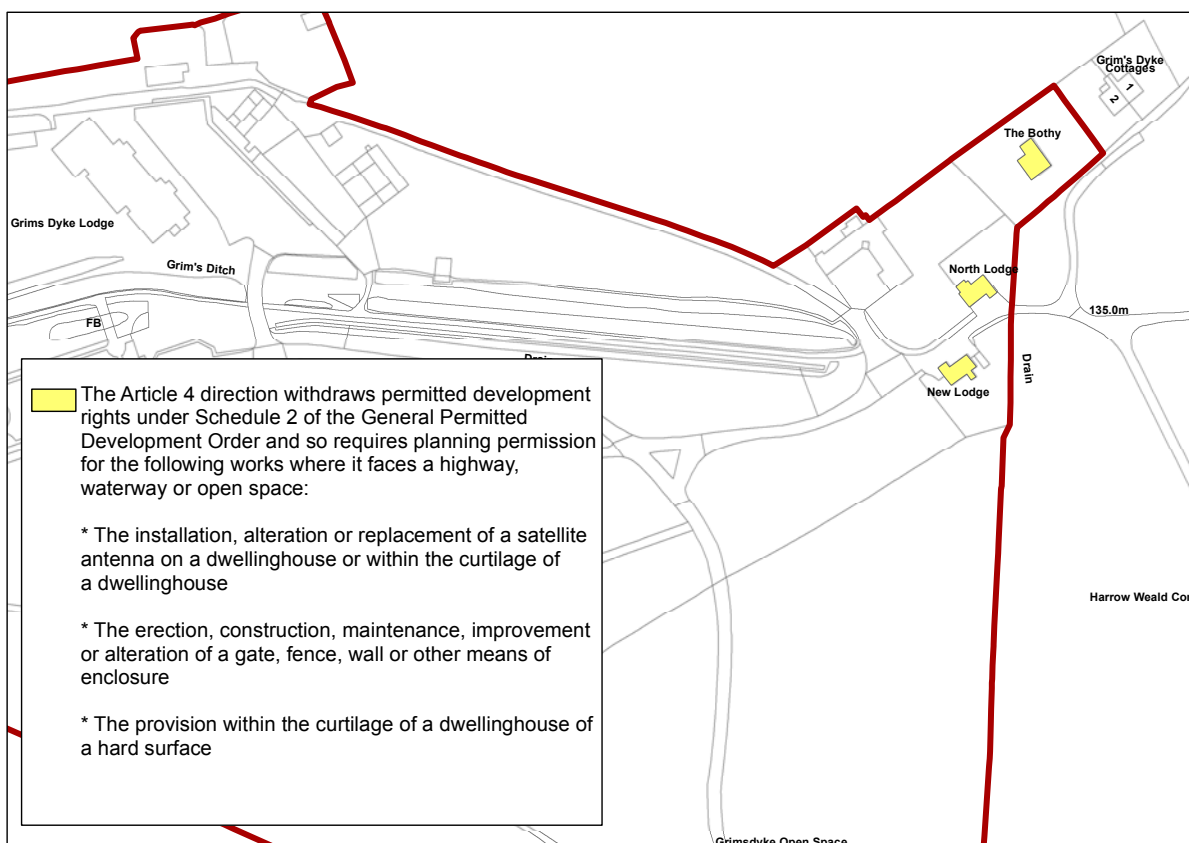
Part 1, Class H: The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house.

- Old Redding: Nos. 3 & 4 The City.

**Article 4 Direction confirmed 8th August 1986. The direction withdraws permitted development rights under Schedule 2 of the General Permitted Development Order for the following types of development:**

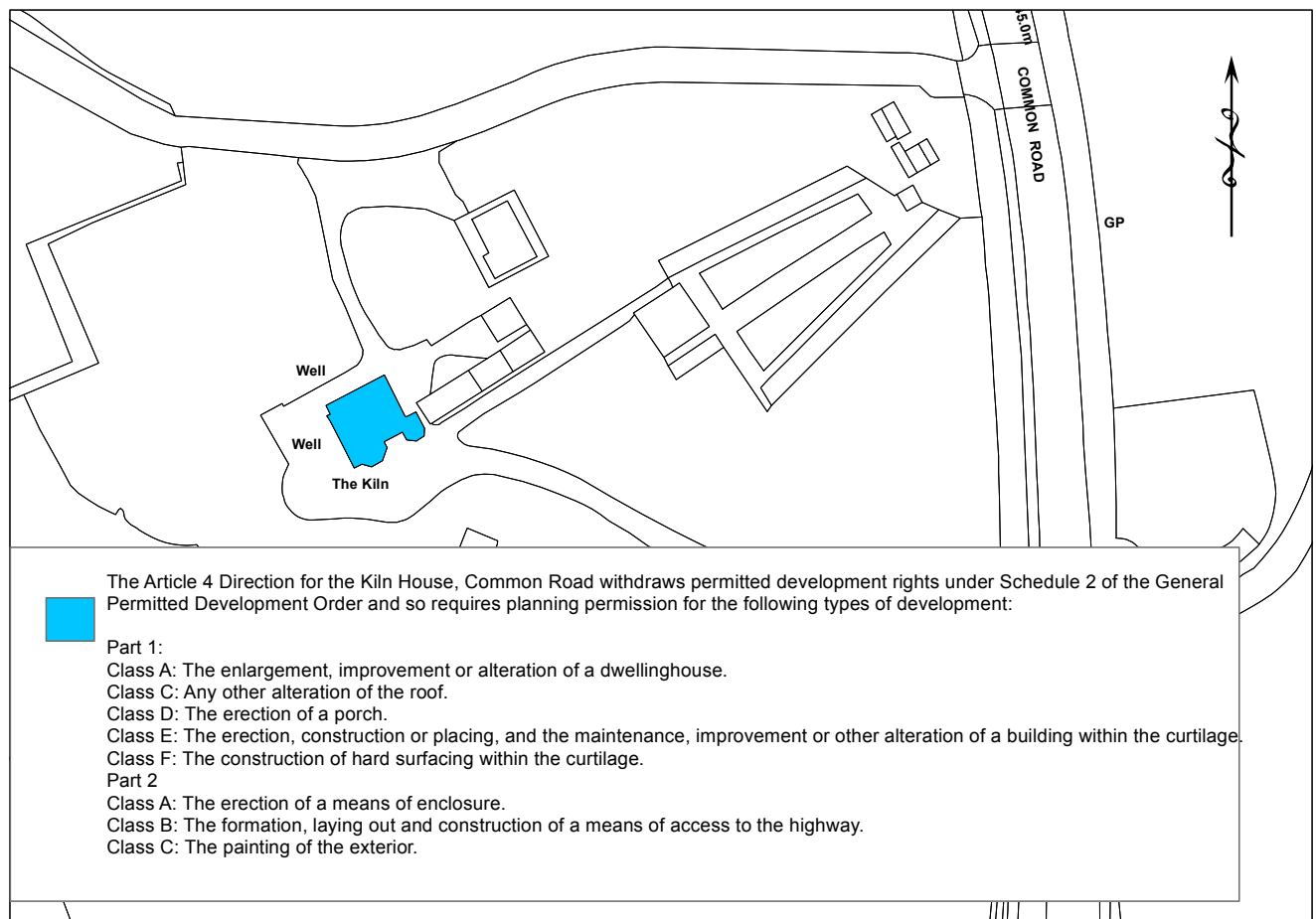
- Part 1, Class A: The enlargement, improvement or alteration of a dwelling house.
- Part 1, Class D: The erection of a porch.
- Part 1, Class E: The erection, construction or placing, and the maintenance, improvement or other alteration of a building within the curtilage.
- Part 1, Class F: The construction of hard surfacing within the curtilage.
- Par 1, Class G: The erection or placing of an oil storage tank within the curtilage.
- Part 2, Class A: The erection of a means of enclosure.
- Part 2, Class B: The formation, laying out and construction of a means of access to the highway.
- Part 2, Class C: The painting of the exterior.

- Grimsdyke Estate character area's article 4 direction confirmed on 9th November 2006 relates to the following houses on Old Redding: Bothy, New Lodge and North Lodge, and is explained by the next map.



**Picture 1.56 Grimsdyke Character Area Article 4 Directions LBH LA.100019206.2014**

- The new Article 4 Direction for The Kiln House, Common Road is explained by the next map. Justification for this is given next.



**Picture 1.57 The Kiln Character Area Article 4 Direction LBH LA.100019206.2014**

**1.123** The house is at the heart of a former brick making site, bricks from which formed part of the development of the wider conservation area. It is of local interest, along with the associated structures on site, as a reminder of the brickworks here, a once important local industry. Whilst the property has undergone significant additions in recent years, its core dates to the 17th century and still retains much of its attractive original and later 18th century design and fabric. It was in the later Georgian period, the old house was remodelled to create a dwelling of greater architectural pretension, the external walls rebuilt in brick and a new wing added on the west side. Notwithstanding the alterations already made, given this local interest and importance of architectural features and fabric to the area, additional management controls benefit the house. For example, without the Article 4 direction additional many alterations could take place that would undermine the house's historic architectural qualities and fabric. Also, large outbuildings could be constructed that could undermine understanding of this group of buildings associated with the former brickworks or a hard urban boundary could be introduced at odds with the semi-rural origins of the area. Similarly, much of the grounds could be hard surfaced undermining the rural qualities of the area or alterations to the house could detract from the remaining integrity of the house. The newly introduced article 4 direction is therefore beneficial.



### 1.4.5 Support

**1.124** Relevant parties can contribute to the preservation and enhancement of the Conservation Area. These include local residents, property owners, and local societies. They should be involved in all stages of devising ideas, management, and enhancement of the area.

**1.125** The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing council budgets but much of the works would need to be completed by private owners. For the public realm works, the Council will continue to pursue funding for high quality conservation grade materials. The Council will continue to apply for grants wherever possible.

**1.126** In line with Historic England's guidance, it is essential when planning works within Conservation Areas that a considered approach which preserves or enhances the area's character or appearance is adopted. Where a conflict with general planning and highways policies occur, special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

### 1.4.6 Guidance

**1.127** To ensure consistent decision making, the following guidance has been identified as being of key relevance to this area with reference to the Conservation Area Appraisal.

### **Maintaining Brookshill Drive and Grimsdyke Estate's Townscape and Built Character**

To ensure that the character of the Conservation Area and its setting is both preserved and enhanced, all new development should:

- a) Respect the existing layout and historic form of the settlement and estate, especially its farmyard layouts, building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings and areas of open space in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- c) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or details of the main building.
- d) Avoid impeding views between buildings or into areas of open space.
- e) Retain original design features (as identified within the character appraisal) and where replacement is necessary, the architectural detailing should closely match that of the original, in traditional materials.
- f) Not involve the painting of unpainted brick surfaces.
- g) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Dormers and rooflights on front and side roof slopes will be discouraged.
- h) Not entail the positioning of satellite dishes and aerials in prominent positions.
- i) Usually avoid change of use to flats and other institutional uses.
- j) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

### **Maintaining Brookshill Drive and Grimsdyke Estate's Greenery and Open Spaces**

To ensure that the soft character of the Conservation Area and its setting is both preserved and enhanced, Harrow Council will:

- a) Encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges.
- b) Discourage development on existing areas of open land that have been defined as contributing to the character of the Conservation Area.
- c) Further protect trees, and groups of trees, by creating additional Tree Protection Orders (TPOs) where appropriate.
- d) Discourage development that adversely affects significant trees.

### **Maintaining Brookshill Drive and Grimsdyke Estate's Archaeology**

a) Harrow Council recognises the archaeological importance of Harrow Weald's Conservation Areas and their settings, and will help to protect these by continuing to consult with Historic England to ensure the appropriate action or works such as surveys are carried out before development commences.

b) Where appropriate, and in discussion with Historic England, new Archaeological Priority Areas will be created and/or existing Archaeological Priority Areas revised, to safeguard Harrow Weald's archaeological remains.

### **Maintaining Brookshill Drive and Grimsdyke Estate's Streetscene**

To ensure that the character of the streetscene is both preserved and enhanced, Harrow Council will:

- a) Refer to existing policy on tall structures where telecommunications equipment or wind turbines are proposed.
- b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage street furniture to be well designed, and for redundant and unsightly street furniture and signage to be removed where opportunities occur.
- d) Encourage the retention of original floorscape materials, and wherever practicable, replacement floorscapes of appropriate traditional materials.

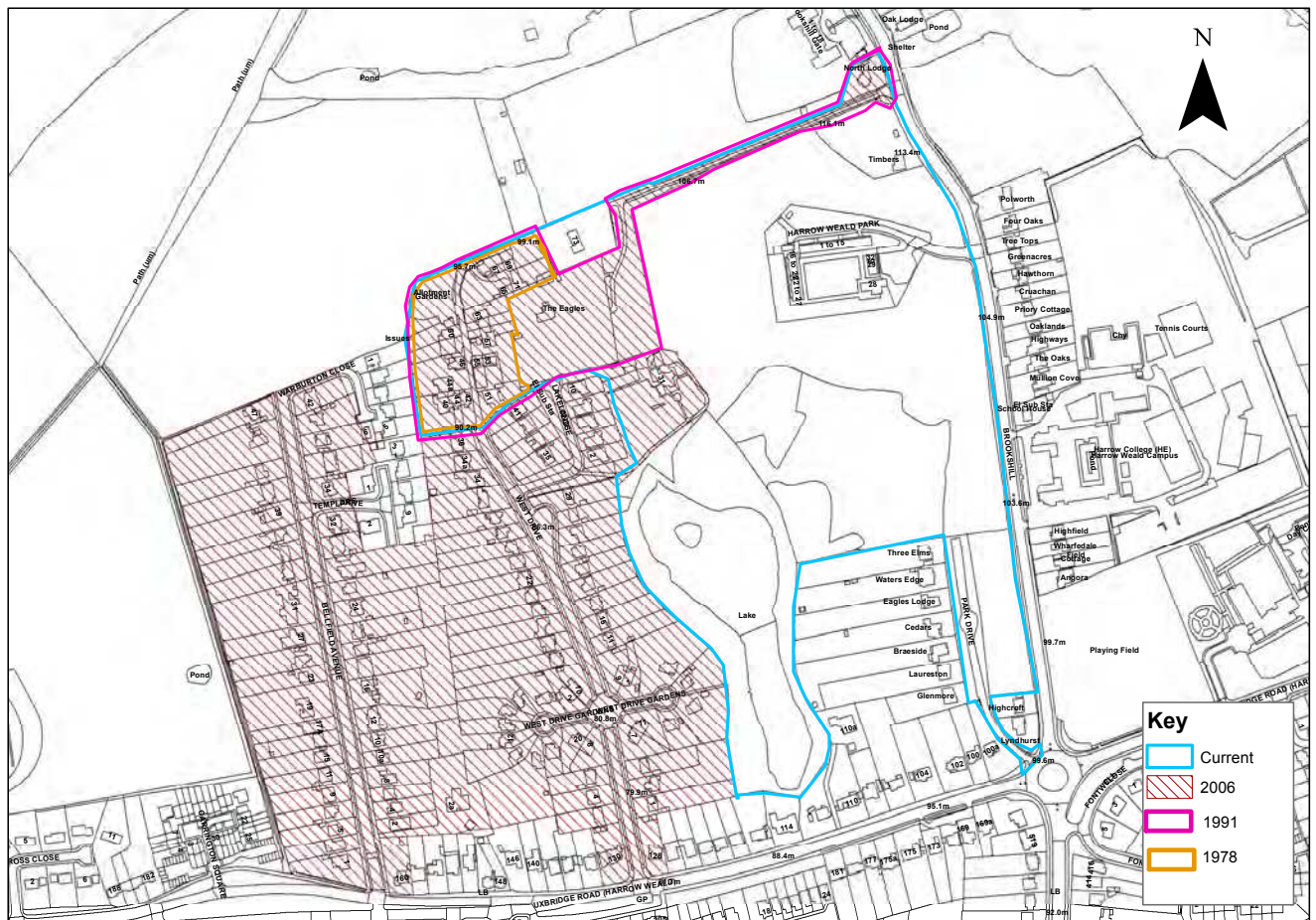
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## 1.1 Introduction to the Conservation Area

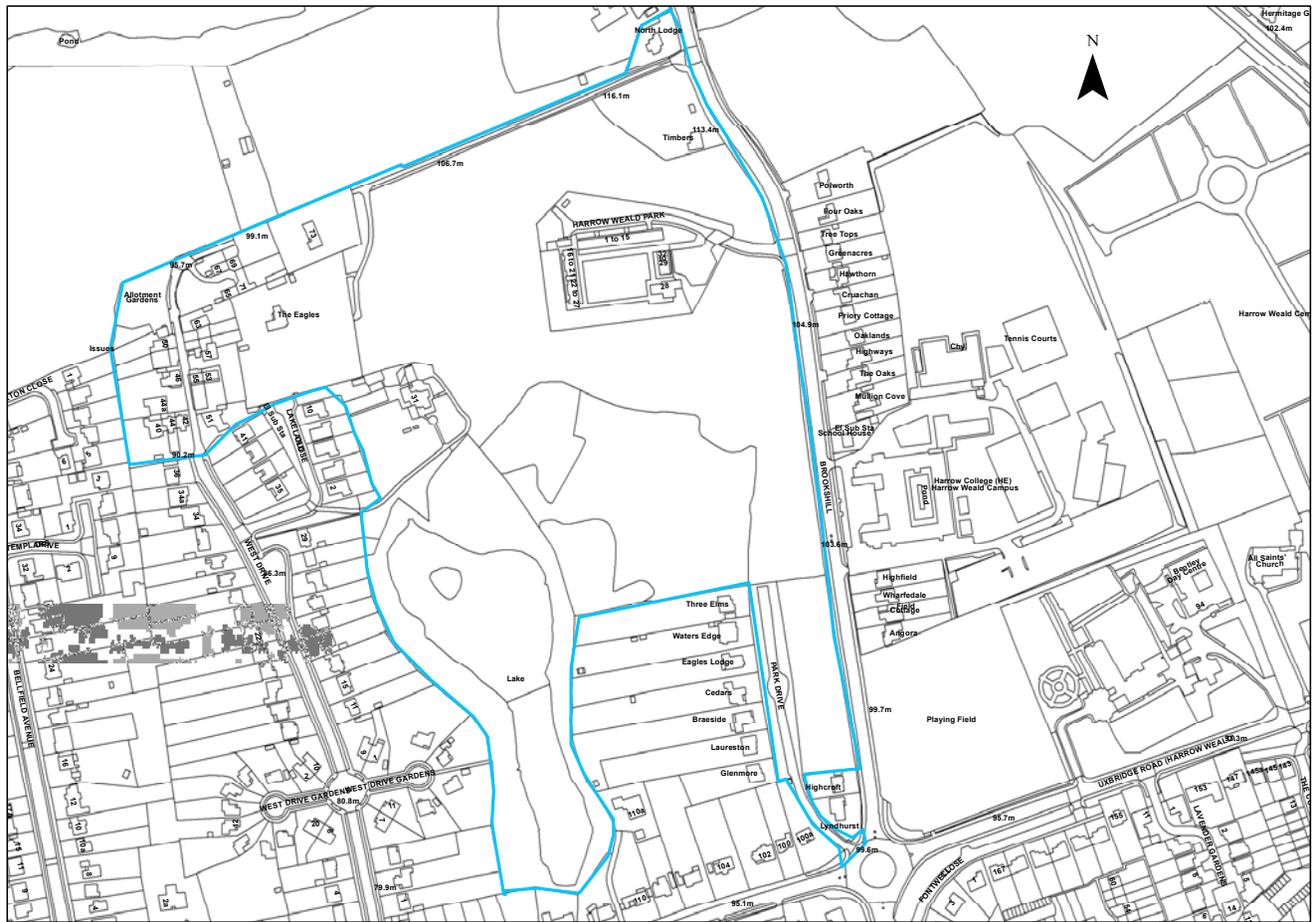
### 1.1.1 Introduction

**1.1** Harrow Weald Park Conservation Area (CA) lies in the north of the borough, to the south of Brookshill Drive and Grimsdyke Estate CA. As it forms the remains of a country estate, it has a rich rural character and designed country estate landscaping with limited modern development. The area is largely bounded by fields and open space to the north, east and partly to the west which makes an essential contribution to its special interest by forming its semi-rural character and providing a significant reminder of the area's roots as a country estate.

**1.2** The Harrow Weald Park Conservation Area was first designated in 1978 and the boundary was amended in 1991, 2006 and 2015. The boundary is drawn tightly with regard to protecting the special interest of the area including its historic layout, buildings, and their informal, green and rural setting. The surroundings help preserve its special interest. These are protected via other designations and are afforded statutory protection via its presence within the setting of the conservation area.



**Picture 1.1 Changes to the Conservation Area boundary LBH LA.100019206.2014**



Picture 1.2 Conservation Area boundary LBH LA.100019206.2014



**Picture 1.3 Aerial overview of the Conservation Area LBH LA.100019206.2014**

### **1.1.2 Planning Policy Context**

**1.3** Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to determine those areas of the environment of which is considered worthy of preservation and enhancement and to make these CAs. A CA is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local Authorities are further obliged to formulate guidance and proposals for the preservation and enhancement of CAs, and to pay due regard to the views of the residents and public in the formulation of guidance and proposals. These principles are reinforced by the National Planning Policy Framework. The purpose of this Conservation Area Appraisal and Management Strategy (CAAMS) is to provide clear analysis of the architectural importance, character and appearance of the area, to help form the basis for making sustainable decisions about the area's future. It also identifies opportunities for enhancement along with guidance to protect the area's character.

**1.4** It has been subject to public consultation and, now adopted, carries weight as a material planning consideration for assessing all development proposals. This CAAMS forms an appendix to the Harrow Weald Conservation Areas SPD. It is set within the broader context of CA policy guidance for Harrow contained within the Local Plan. It is also set within the National Planning Policy Framework particularly pages 30-32. It is important to note that: no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of little or no interest.

## 1.1.3 Summary of Special Interest

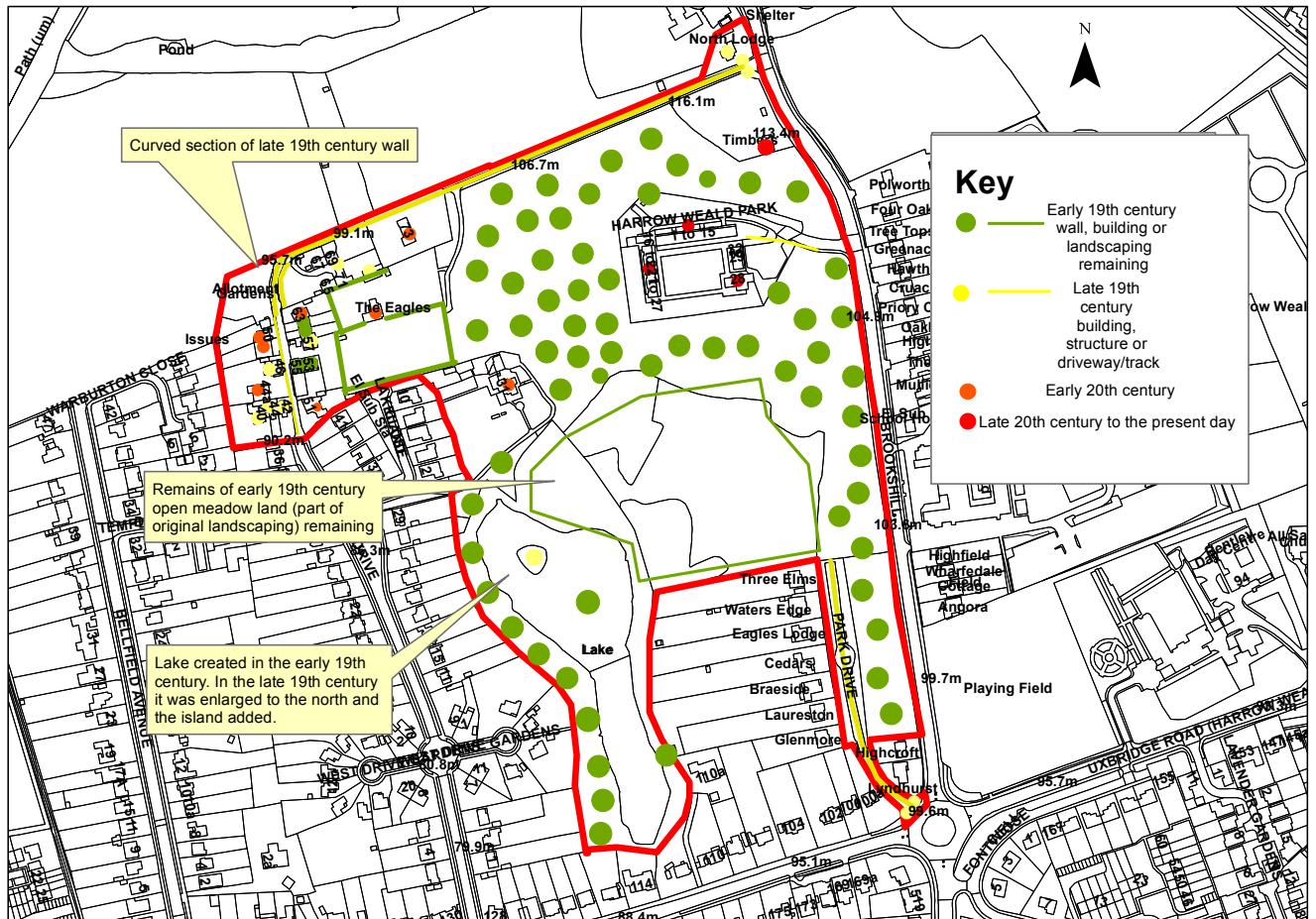
**1.5** The special interest of the conservation area relates to it being a well-defined fragment of the original Harrow Weald Park, a large Victorian country estate, now surviving as a semi-rural enclave along an unmade track, along with surrounding remnants of the original estate landscaping. It comprises: former workers' cottages, coachhouse, stables, entrance lodge and two sets of gate piers for the former mansion house (now demolished), home farm buildings, carriage driveways, numerous mature trees, much open green space, a large elongated lake feature, coupled with a small amount of later modest infill. The area grew up around a mansion house (now demolished) by William Winsdale in 1805 and later modified/rebuilt in the Gothic style by Alexander Sim to designs of Robert Frere in the late 1800s.

**1.6** Its distinctive character relates to its integral historic architectural qualities, and intimate and informal semi-rural character given its low density of development, peaceful and tranquil air, the unmade gravel track, and plentiful surrounding soft landscaping, greenery and open spaces (including the lake) in and around the conservation area, much of which is part of the original designed landscaped for the estate. The open fields and woodland that bound the conservation area to the north, east and partly to the south with fields covering historic field boundaries give rise to important views towards woodland and long views over open landscapes which are vital for preserving the rural character of the area. This is preserved in the wider area by green belt and sites of importance for nature conservation designations. There have been few new developments, extensions/alterations and infill over the years which has assisted in the continuation of the prevailing semi-rural character, rooted in history.

## 1.1.4 Short History

**1.7** To understand an area's character, it is important to consider its history. The following map indicates the earliest known part of any building or landscaping.





Picture 1.4 Age of buildings and landscaping LBH LA.100019206.2014

- **16th and 17th centuries**

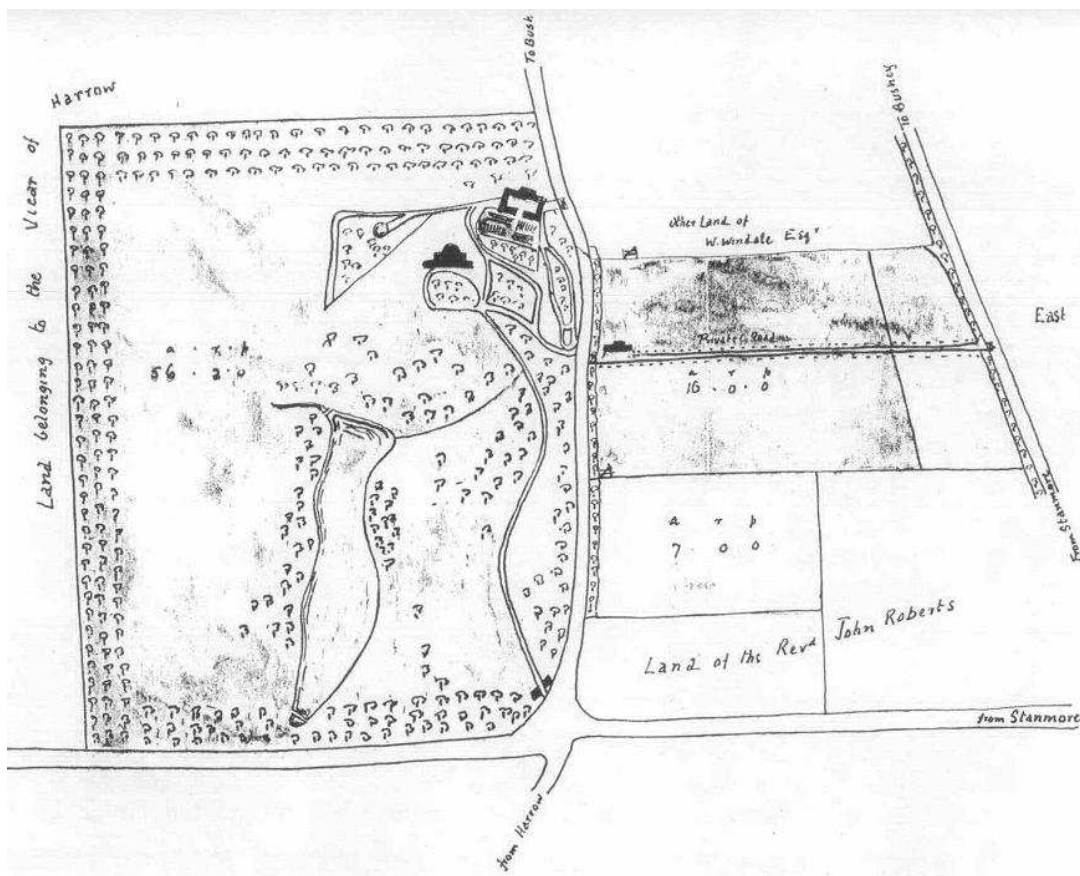
**1.8** The original settlement known as Harrow Weald Park was sited on Brookshill in extensive grounds which before the enclosure was part of the common. The settlement grew up through the sixteenth and seventeenth centuries when a manor house, barns and a mill are recorded.

- **Early 19th century**

**1.9** The origins of the remnants of the current estate relate to the early 19th century. William Winsdale of Mayor's Court Office, London, purchased 26 acres, bounded by Brookshill and the Uxbridge Road, from the enclosure commissioners in 1805. The estate is named Weald Park on the first edition of the OS in 1822 and the house and at least two lodges one on Brookshill and one or two on the Uxbridge Road are shown. He built a main house in the Georgian style on the highest land where the residential development of Harrow Weald Park is now sited, an informal track driveway running where Park Drive now is and north of this, and created an elongated 2 acre lake to the south-west of the main house to form part of key views. Today this lake remains as an important landscape feature in the south of the conservation area, sandwiched between the remainder of West Drive outside of the conservation area and Park Drive. Some of the original

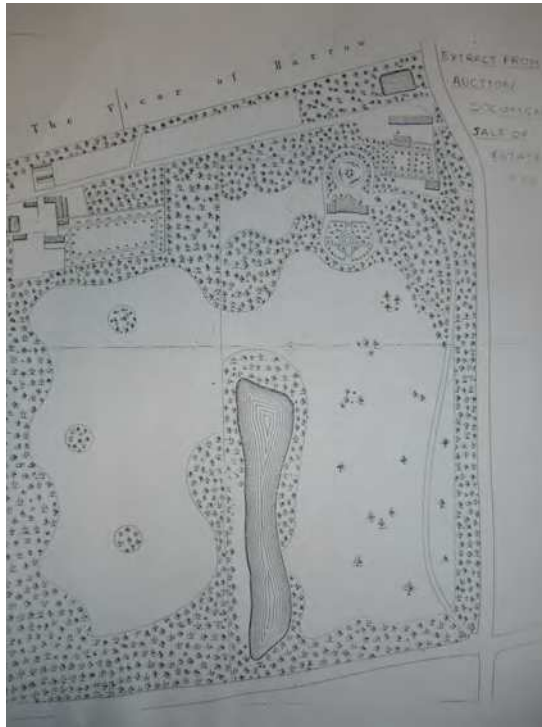
meadows in front (to the south) of the house which were also part of the view that the house commanded remain today. The entrance from Park Drive was set adjacent an entrance gate lodge and pillars (both now demolished).

**1.10** In 1822 William Windale added 27 acres to his grounds in a deed of exchange with the vicar of Harrow who had tithe land and built a small enclave of farm buildings and cottages to the north west of the main house. These form the core of some buildings that remain are today as well as a large walled garden - most of the walls of which remain today. It is considered that the cow sheds (53-55) and piggery (59 and 61) date to this time. Today the boundaries of the estate and some of the estate landscaping and informal track pathways remain.

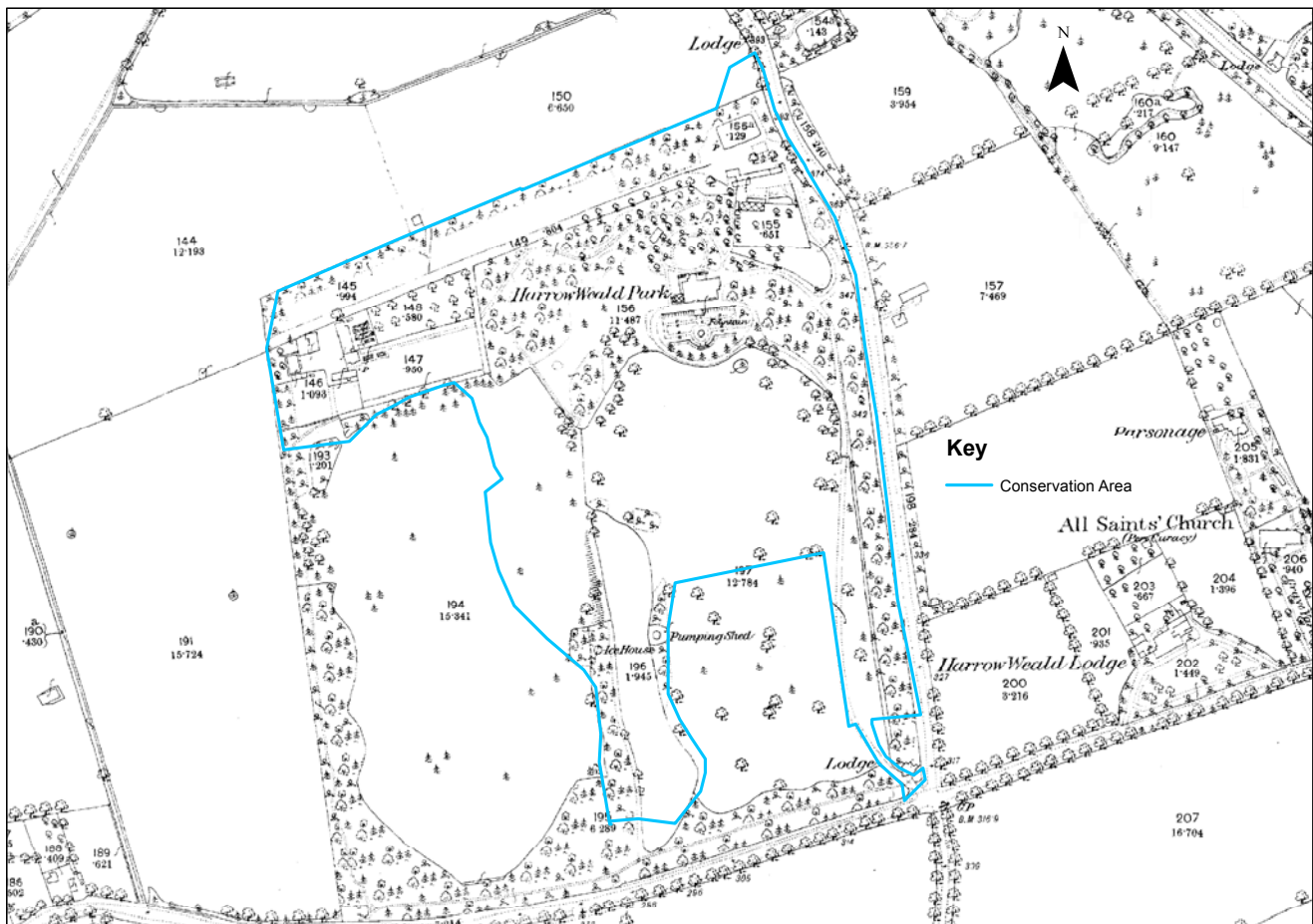


**Picture 1.5 Early 1800s map of Harrow Weald Park LBH LA.100019206.2014**

**1.11** William Crockford (1775-1844), a fishmonger who founded Crockford's club in 1827 and quickly became a millionaire, lived in Harrow Weald Park for the last four years of his life. The estate was sold by auction in 1858 to Robert Smith an East India and China merchant.



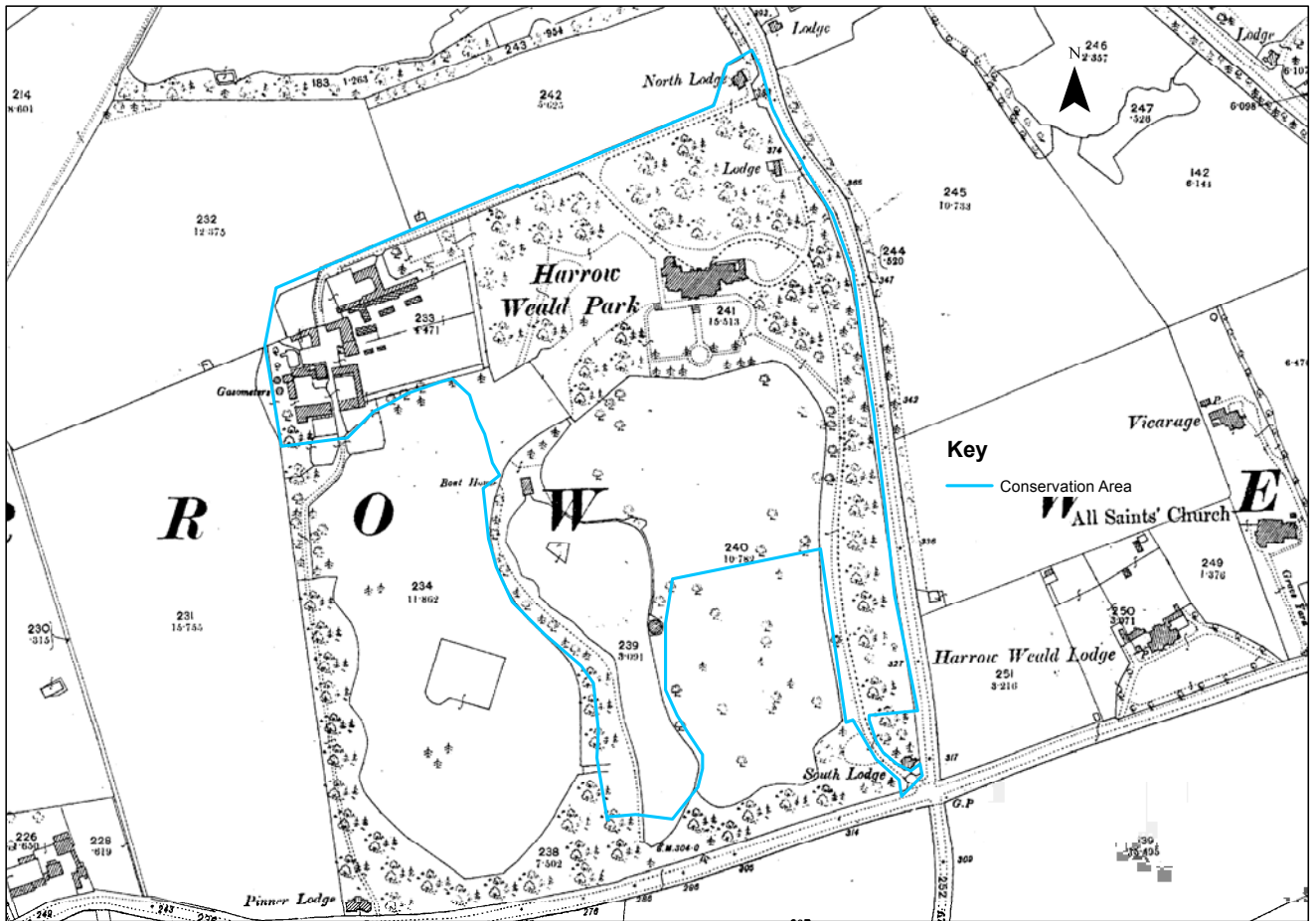
**Picture 1.6 Auction map for sale of estate in 1858. Source: Local history library.**



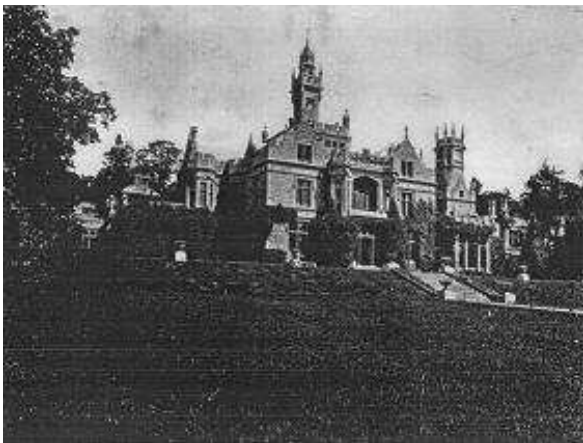
Picture 1.7 1864 OS map LBH LA.100019206.2014

- **Late 19th century**

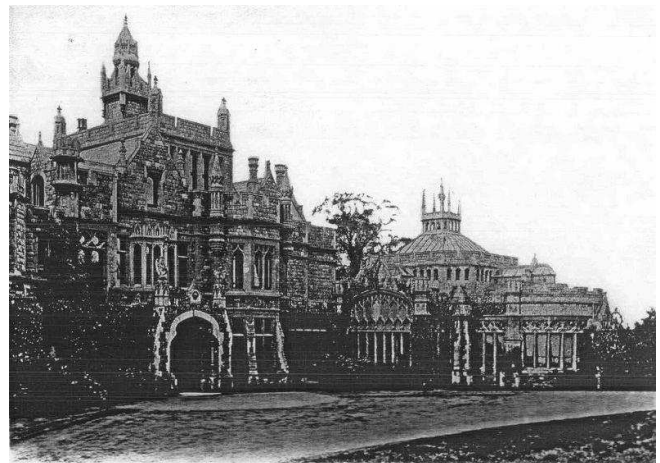
**1.12** In 1867 Alexander Sim, a wealthy timber merchant, purchased the house and the estate. Harrow Weald Park's main house was enlarged and remodelled in a Gothic style to create a castellated effect, to the designs of Robert Frere. The architect, if not a pupil, was largely under the influence of Sir Charles Barry, the architect of the Houses of Parliament. Whilst now demolished its Gothic style can be seen in buildings and structures that remain. This is because it was likely this time that the Gothic style entrance lodges, entrance gate pillars (at junction with Park Drive and by North Lodge, Brookshill), coach house (65-71) and stables developed. The north lodge remains today within the conservation area as do both sets of original flanking stone entrance gate piers. Most of the estate buildings which remain today all date largely to his time. As well as the aforementioned, this includes the, gardener's cottage (57), cottage farmhouse (46), 40-44 (ancillary service buildings), north lodge and 148-150 Uxbridge Road (the gamekeeper's lodge, also known as Pinner Lodge). The gamekeeper's lodge marked another entrance to the estate. North from here run an unmade track directly to the enclave of buildings just mentioned that now form the core of Harrow Weald Park conservation area.



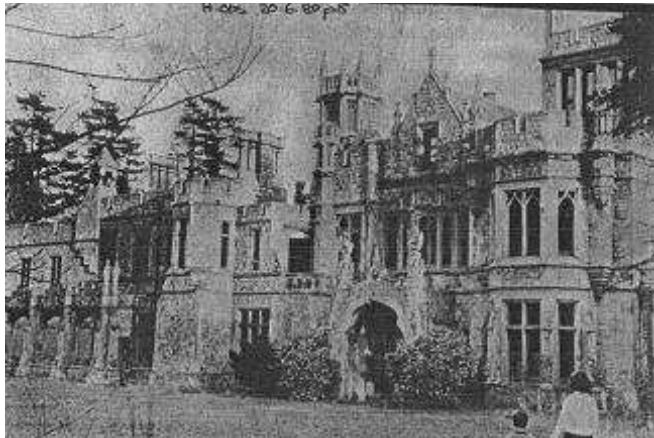
Picture 1.8 1896 LBH LA.100019206.2014



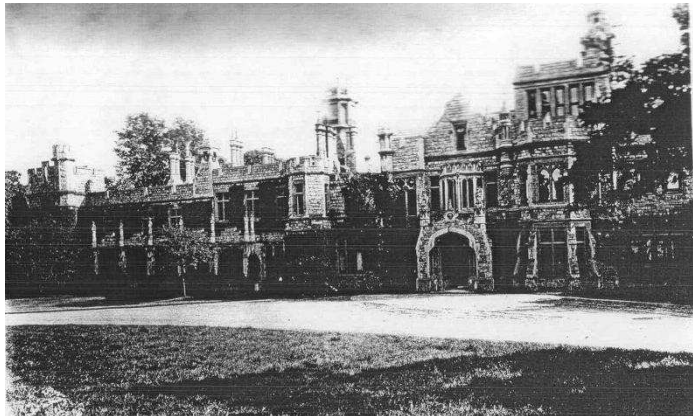
Picture 1.9 19th century photograph of the former mansion house with slope in front part of the landscaping - still in place. Source: local history library.



Picture 1.10 19th century photograph of the mansion



**Picture 1.11** Early 20th century photograph of the mansion. Source: Harrow Observer 1980.

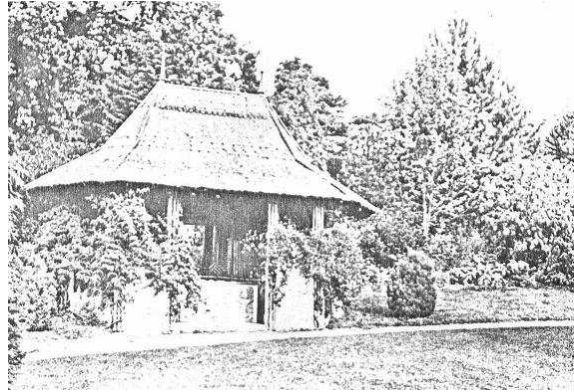


**Picture 1.12** 19th century photograph of the mansion. Source: Local history library.



**Picture 1.13** 19th century photograph of the mansion with landscaping and driveway in front. Source: Local history library.

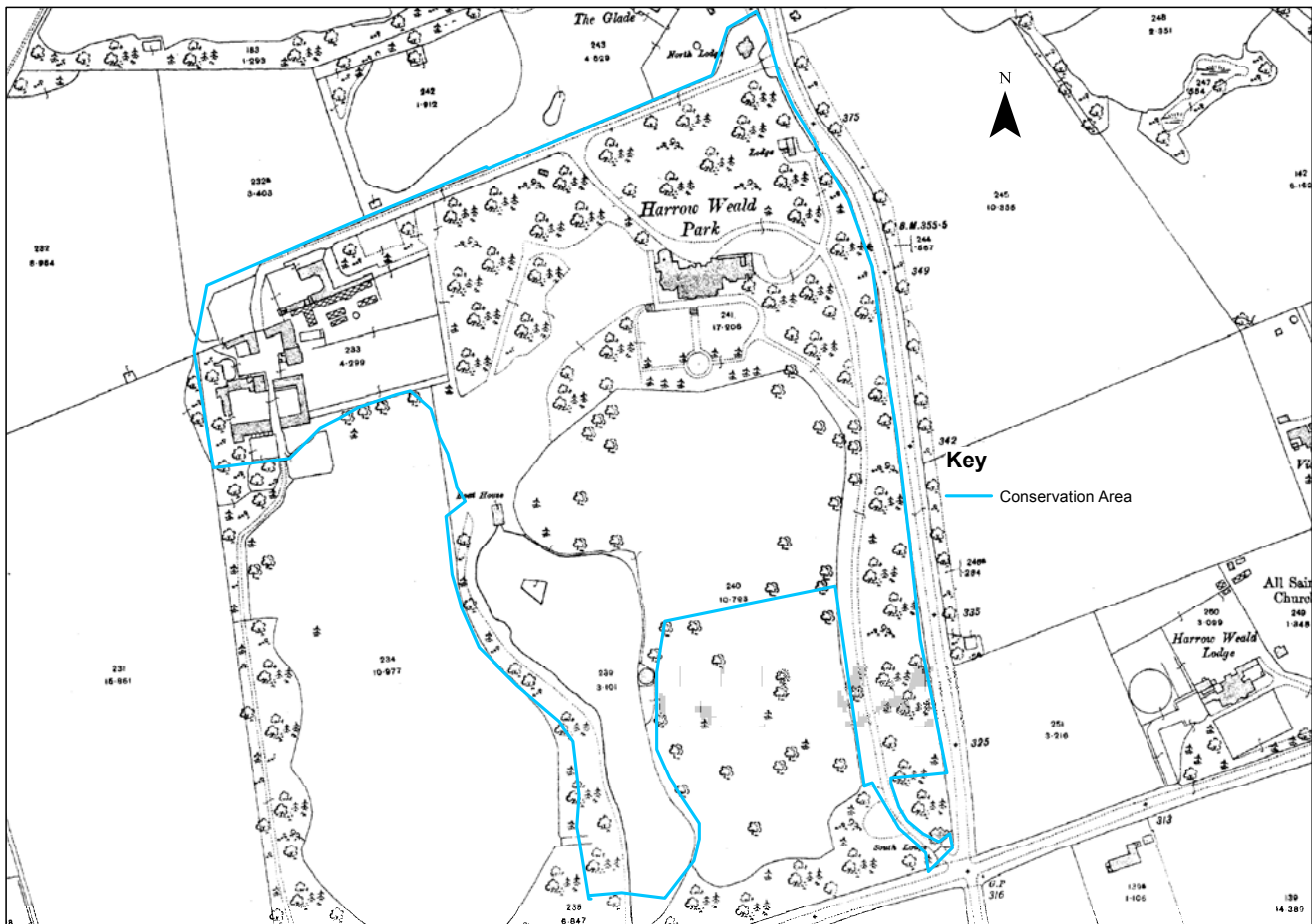
**1.13** In Mr Sim's time the lake was remodelled. He widened the north end and created an island. It became a bird sanctuary sustaining many a different kinds of species of birds and he also collected and planted in the grounds forest trees from many different countries. Since that time these have grown to magnificent maturity. He built a decorative lake shelter unfortunately now gone. He also created the straight tunnelled carriage driveway entrance which remains running east to west from Brookshill Drive.



**Picture 1.14 19th century photograph of the former decorative shelter by the lake**

- **Early 20th century to the present day**

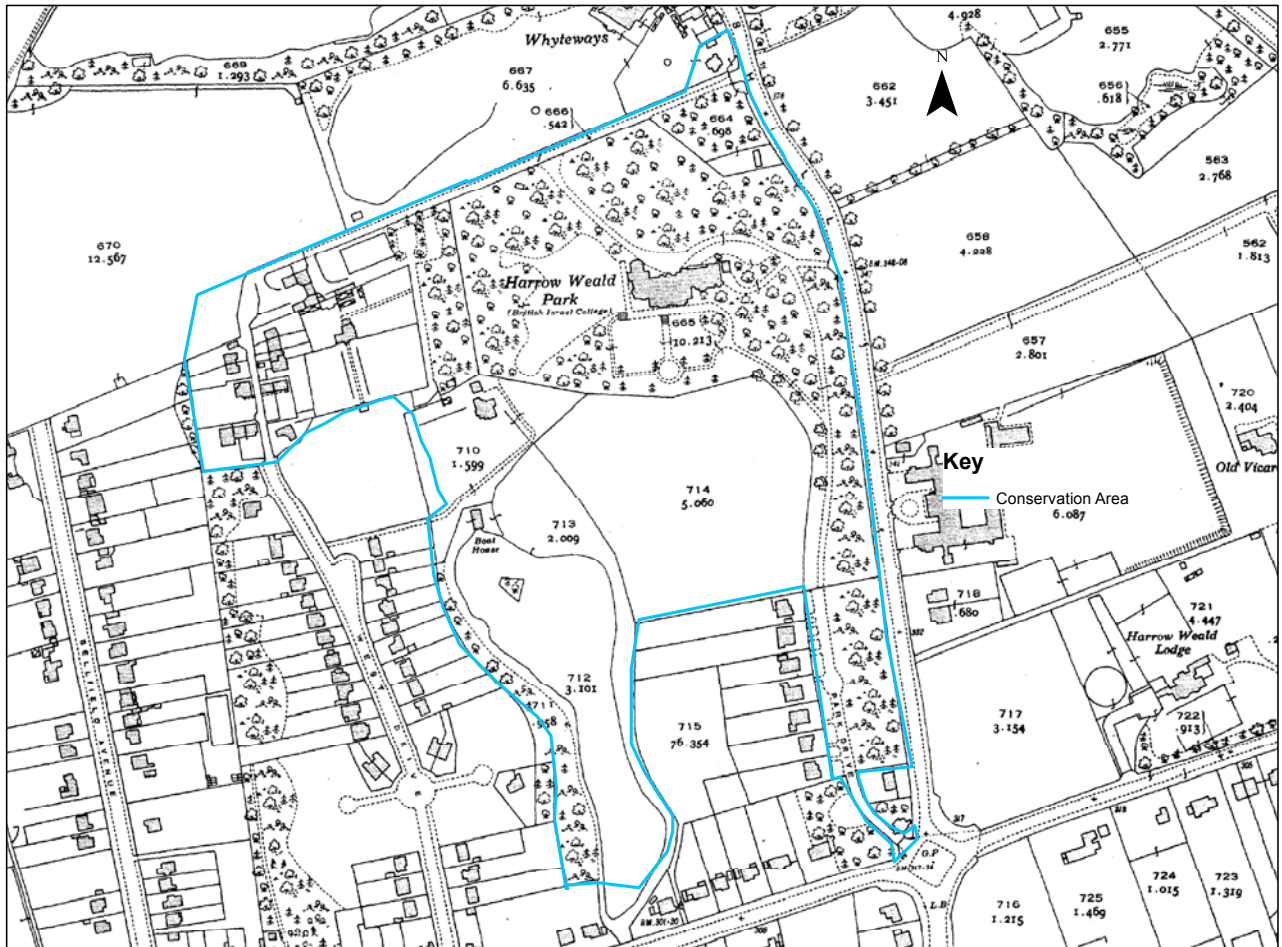
**1.14** Mr Sim was succeeded by Mr Hughes but after his death the house was empty for seven years. It was on the point of being sold to a housebreaker. Mr Walker purchased the house and part of the estate in 1927 to try to save the mansion from threatened destruction. However, following ownership by the British Israel Society in the 1930s and use by the Post Office during World War II, the house was demolished in 1956.



**Picture 1.15 1914 OS map LBH LA.100019206.2014**

**1.15** The land was part divided up, such that the Eagles and 31 West Drive, later developed as large single houses or developments in the case of the Harrow Weald Park residential care home estate, within a large plot of land each, thereby helping to retain the characteristic openness of the area, along with much of the landscaping of the estate. Much of the open landscaped space of the country estate remains as open fields, meadow land and mature trees thereby retaining the characteristic semi-rural feel.





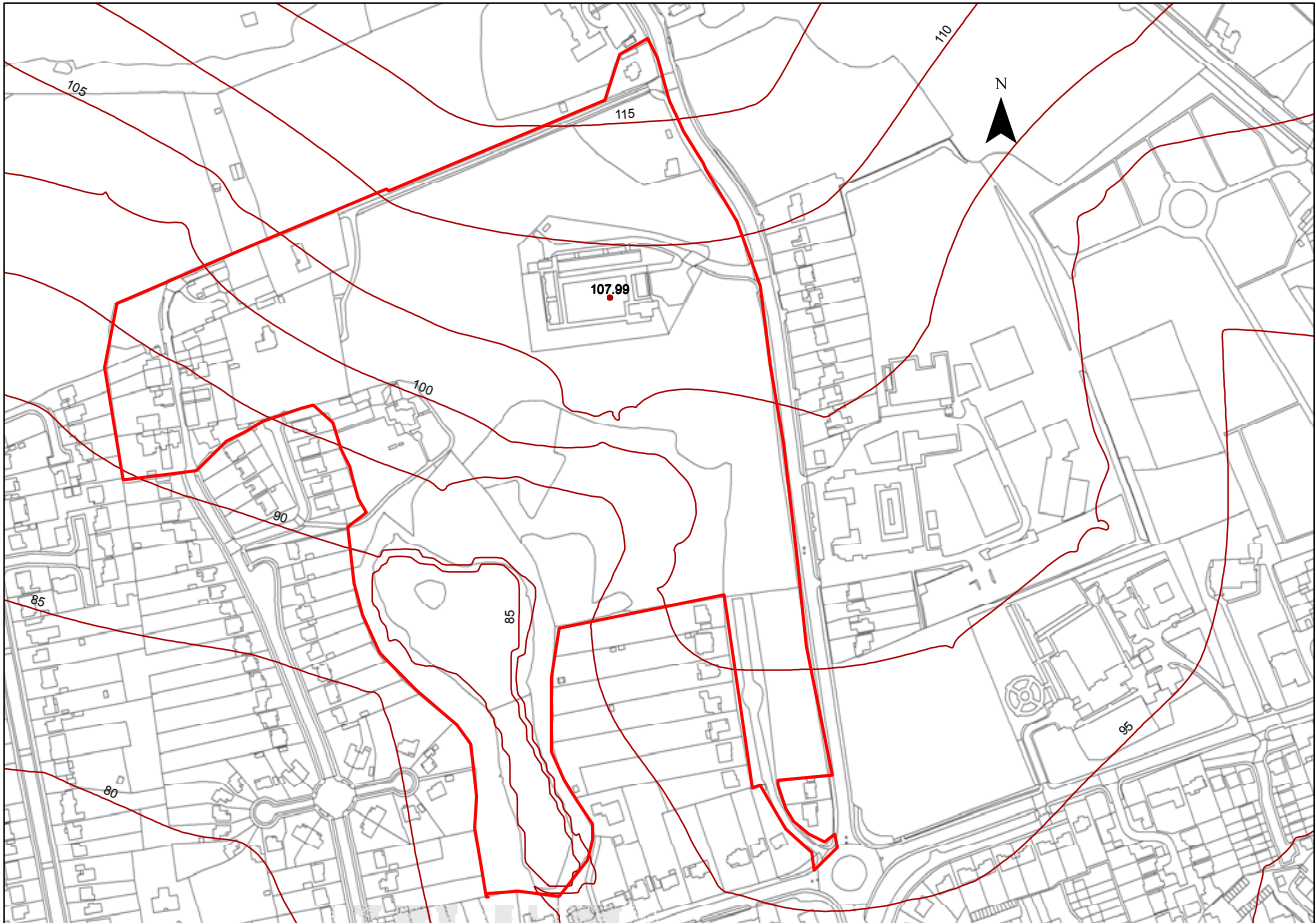
Picture 1.16 1941 OS map LBH LA.100019206.2014

### 1.1.5 Archaeology and geology

**1.16** Archaeology and geology for the conservation area is considered within the associated document 'Harrow Weald Conservation Areas: Supplementary Planning Document', in consultation with Historic England.

## 1.2 The Character of the Conservation Area Today

### 1.2.1 Density of Development, Topography and Plan Form



**Picture 1.17 Topographic context LBH LA.100019206.2013**

**1.17** The very low density of development, gaps between buildings and its rural context of woodland and open fields in and around the conservation area is vital to its special interest as the remains of a country estate. The low density of development is not only protected by the conservation area status, but also covenants imposed when plots on the estate were sold in the 1920s as well as planning decisions in the past against greater density. The relatively flat topography adds to the rural feel at times by allowing long distance views out across the open green fields.

**1.18** The plan form of the area is an important characteristic given the intimate and informal layout of a small group of buildings on an unmade track providing a semi-rural layout. This is quite a distinct plan form from the regular, linear and medium density suburban layout along the remainder of West Drive and adjacent streets, Park Drive and Bellfield Avenue. It is reminiscent of the original purpose and functionality of the route as one leading from a single, isolated entrance gate lodge (North Lodge) to the intimate enclave of labourers cottages, laundry and stables associated with the main house of the country estate, and the mansion house itself.

**1.19** Significantly the plan form of the area as a whole relates strongly to the historic landscaping and layout of the Harrow Weald Park estate. Effectively a large part of the open landscaping remains as an integral part of the conservation area and its setting. The field boundaries and layout

of trees, the lake, fields and open spaces shown on current maps of Harrow is highly similar to the historic OS maps of this estate as outlined in the 'landscaping, green spaces and ecology' section. Such development that there has been has largely observed the original boundaries of the estate thereby preserving the unity of the estate intact, as a distinct neighbourhood.

**1.20** The fact that, with the exception of 73 West Drive, there is no development and woodland east of the enclave of buildings within the conservation area between it and the former main house (where Harrow Weald Park retirement estate is sited) is important. This woodland is part of the desired former landscaping buffer to ensure the workers cottages are tucked away, concealed from view from the mansion house. It is historically important that the coach house and stables was the first building off the unmade track leading from Brookshill Drive since it was always directly and immediately accessible to the mansion house. Whilst 73 West Drive disrupts this slightly, this is just one building and the track still continues through.

## 1.2.2 Townscape Character

**1.21** There is an integral semi-rural and peaceful character to this conservation area. This is due to the extensive greenery and open spaces including gardens and fields, unmade and gravel tracks and because the area is quiet with limited traffic. Also, due to the rough terrain and private nature of this part of West Drive, what traffic there is tends to be slow and considerate to the character of the area. It is also quiet due to the low intensity of uses of the area.

**1.22** There is a keen sense of history throughout as such a large degree of historic landscaping, both built and 'natural' remains. This is true of the carriage driveways, multiple mature trees laid out or retained as part of the estate design and the locally listed gate lodge and the listed and locally listed gate piers. Whilst some of this landscaping is sited on private land this does not undermine its value: its presence is integral part of the historic estate such as the former meadow land in south of where the former mansion house was sited ie the residential care home, and the large lake.

**1.23** The enclave of buildings comprising former home farm, coach house and stables and workers cottages and limited later development at the top of the unmade track forms the core of the area. Their small scale and low density acts as an important a reminder of their origins as ancillary semi-rural buildings related to the main mansion house. That the whole area has suffered little change with very few new developments, has assisted in the continuation of an intimate and distinct atmosphere from surrounding suburban sprawl.

**1.24** Whilst many of the buildings are simply designed, given they were functional home farm buildings, the other former cottages and the coach house have good decorative qualities as they were designed to reflect the relative grandeur of their use and as part of the estate which they formed part of. Their design includes decorative Victorian Arts and Crafts rural vernacular style and for the gate piers, lodge and coach house a Gothic style mimicking in simpler form that of the remodelled mansion that Sim created in the 1870s.

**1.25** Approaching via the main entrance to the conservation area from Brookshill, there is a strong sense of entering a country estate given the tunnelled greenery along the unmade track beyond an entrance which is marked by impressive North Lodge and listed gate piers. The unbroken length of track in dark greenery still provides the intended sense of drama that was desired upon approaching the mansion house (now demolished).

**1.26** The direct link to the former coach house and other ancillary buildings remains as does much surrounding greenery which was intended to conceal them from view from the mansion. There is a much more open, semi-rural character beyond the track from Brookshill Drive once you reach the small enclave of former ancillary buildings to the mansion. This is due to the spaces between buildings, the gardens and the many surrounding open fields providing excellent views. This openness is part of their character as part of the former home farm setting.

**1.27** There is a key informal character given the layout and small scale of the buildings and the way boundary treatments are usually absent, hardsurfacing is usually limited and there is no street furniture. The informal character also relates to the rural vernacular style of some cottages and simple, functional design of others. It is important that any future development respects these characteristics and so for this reason some Article 4 directions are included.

**1.28** The dense greenery and open landscaping by the lake and around where the former mansion was sited gives a good indication of that grand landscaping intended to be seen in commanding views from the mansion. Like the grand Gothic style of the coachhouse, lodge and gate pillars, it provides another indication of the former grandeur of the estate.

**1.29** The tall and very old brick walls to the rear of numbers 57-63 West Drive and in the grounds of the Eagles where the former kitchen gardens were largely remain in tact and provide a key reminder that the whole area formed part of the extent of the estate, that such large gardens were used to sustain it. They are also of importance for marking the boundaries of the former estate.

### **1.2.3 Activity and Uses Within the Area**

**1.30** The conservation area's special character relates partly to its origins and uses as an enclave of ancillary buildings associated with the main house being readily apparent. This is most obvious for the former coach house and stables, as although now subdivided into separate houses there are integral reminders of its former use including: its grand architectural features to mirror that of the main house, its large window openings where there used to be stable doors and its upper windows where there was a hay loft.

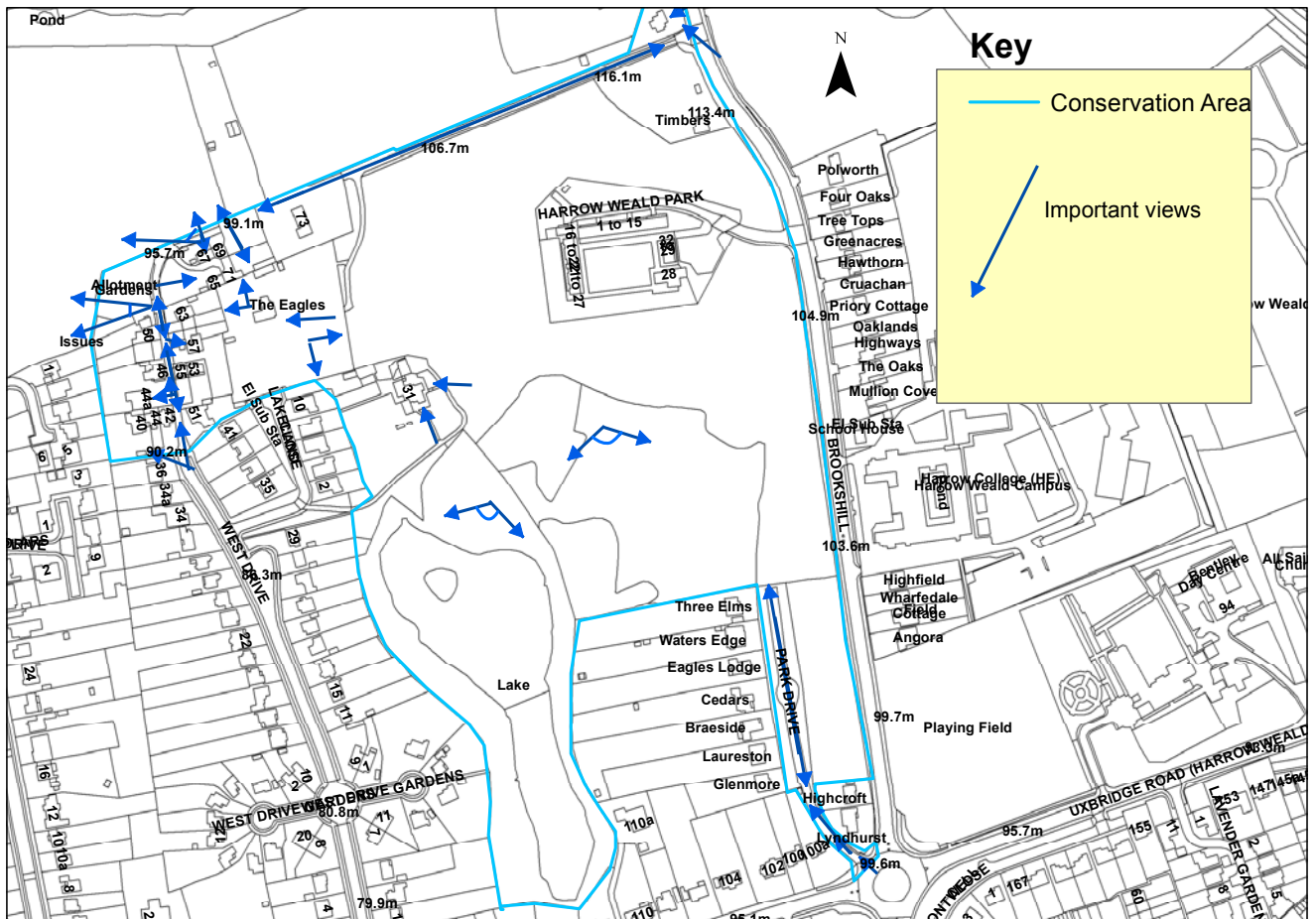
**1.31** The cottage character and scale of the houses (with the exception of the Eagles and 31 West Drive) is in keeping with their long-established uses as, for example former piggery and workers' cottages associated with the main house. The grandest of the houses, number 57, with distinctive tall chimneys and patterned roof tiles is reflective of it having been the former gardener's house who had a relatively high status.

**1.32** The use of all buildings now as single family dwelling houses is important since it contributes to the characteristic low density of development and intensity of use that uses such as flats or many commercial uses would not provide. It also contributes towards its quiet, semi-rural character that is reminiscent of its former use as a workers' enclave associated with a country house estate. Given this conservation area's character is rooted in its history, residential uses or low intensity agricultural uses are most appropriate.

**1.33** The agricultural uses of fields to the north are vital in preserving the important semi-rural qualities of the conservation area. They help retain an undeveloped feel that distinguishes this conservation area from the surrounding suburbs. Since these are protected by green belt and nature conservation designations, the conservation area boundary is more tightly drawn around the buildings. Similarly, the playing fields to the west are important in retaining the characteristic surrounding openness and, positively, such non-agricultural uses are shielded from view.

**1.34** The use of the former site of the mansion house as a retirement estate is suitable as it helps preserve the special interest of the conservation area since it ensures the historic open meadow land landscaping to the south (in front of where it was) and plentiful planted woodland of Winsdale's and Sim's landscaping remains in place. Certainly any use which was more intensive, or sited outside of the general historic siting of the mansion (now demolished), would likely risk compromising this historically significant landscaping, which also has biodiversity value.

**1.2.4 Key Views and Vistas**



**Picture 1.18 Key Views LBH LA.100019206.2014**

**1.35** This section (including the above map) is not exhaustive but indicates the types of views that are important to the conservation area. Key views are those towards the features that contribute towards its special interest as a semi-rural enclave tucked away from surrounding suburban development. This includes its:

1. interesting, attractive and historic architectural details e.g. the interesting roofscape of 57 West Drive (with its decorative tall chimneys and banded, patterned, tiled roof), 46 West Drive with its decorative features, the bell tower atop the former coach house and stables, details of the grand Tudor Revival style of 31 West Drive and good tall chimneys at 40-44 West Drive.
2. informal groupings of buildings and spaces between them reflecting the historic layout of the home farm and associated ancillary buildings to the mansion.

3. plentiful dense landscaped and woodland environs that part-encloses the area as it was originally intended to conceal the area from the view of the mansion house and has always helped provide the intimate area's intimate and hidden character.
4. views towards the lake feature south of 31 West Drive and surrounding trees planted by the owner of the estate Mr Sim in the late 1800s
5. sweeping long distant views and vistas out across the open surrounding fields as the area is firmly embedded within the Green Belt and so provides a rare glimpse into the area's rural, country estate past.
6. the sheltered tunnel of trees along the unmade track leading past North Lodge and the gate pillars leading to the enclave of buildings in the conservation area adds suspense, and a sense of grandeur, as a remnant of the original driveway and associated landscaping leading to the main house.
7. Informal track routes of the conservation area



**Picture 1.19 Tunnel of trees past North Lodge**



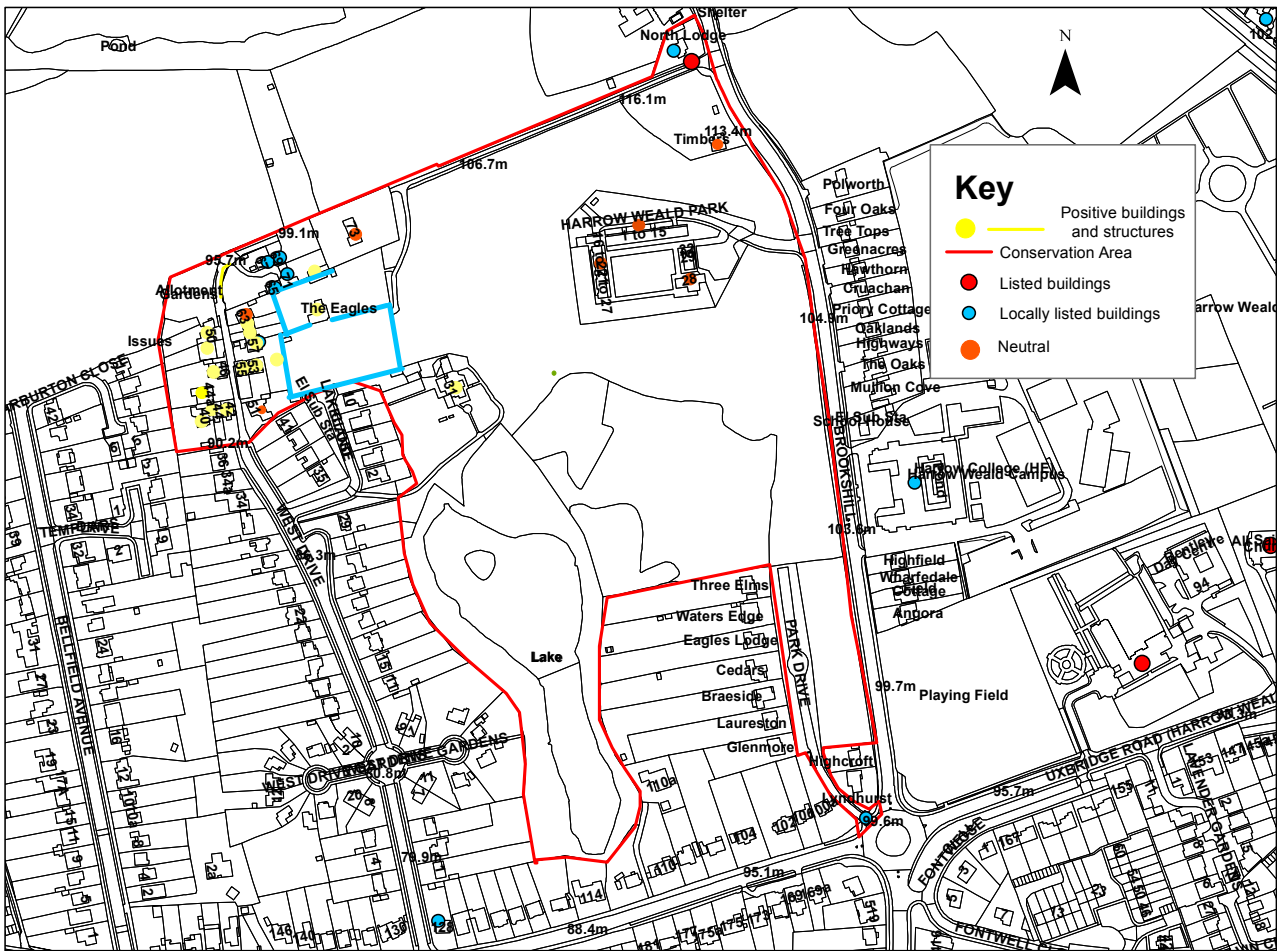
**Picture 1.20 Important long distance view out over greenery from adjacent number 50 West Drive**



**Picture 1.21 Good view towards chimneys and pots of numbers 40-44 West Drive from just outside the Conservation Area**

### **1.2.5 Architectural Qualities**

**1.36** The historical and architectural significance of the buildings within the conservation area relates directly to the remains of the 19th century country house estate with limited later infill. Buildings that make a positive contribution to the conservation area are highlighted on the next map.



Picture 1.22 Positive and neutral buildings or structures LBH LA.100019206.2014

- **19th Century Buildings**

**1.37** Most of these date to 1870 having either been built, or remodelled then, under Alexander Sim's ownership.

**1.38** There is a sense of grandeur in the architecture of the buildings that had the higher status uses e.g. the gate house lodge and associated pillars, the former coach house and stables and the farmhouse and coachman's/gardener's cottage. This is due to the high decorative qualities of these buildings.

- **Coach house/stables**

**1.39** As per the mansion house which was remodelled in 1867 to a Gothic design, this was designed by Robert Frere. The Gothic style of the yellow stock brick coach house is significant since this was intended to echo, in a simpler form, the style of the main house to show that it was associated with it and to provide an indication of the grandeur of the estate. Key elements of this design include its Tudor style timber windows with flat stone lintels above and below, steeply pitched roof (partly undermined now by later dormers on the north and south sides), four pairs of evenly placed decorative tall chimneys (one pair of which has been removed /and another simplified



over time), castellations including castellated gable ends both large and small, decorative finials to the gable ends, and pointed arches picked out with gauged red brick for the central opening for the coaches and horses through to the central courtyard.



**Picture 1.23 Locally listed coach house**

**1.40** The original main U-shaped plan form of the former coach house is very important since it is fundamental to its former use. A few incremental extensions over the years have begun to undermine this, and its original symmetrical design, so it is important that any future alterations / extensions do not prejudice this feature further. Likewise, the central cupola is an integral feature in the centre of the roof, housing the clock with white hands on a blue face, and the bell with decorative metal bracket on its west side. A central cupola was a key feature of many coach houses from this time. Similarly the former entrances to the hay loft remain. A key remaining feature are the three decorative painted timber arches, including dentil courses, either side of the courtyard which mark where the double timber bracketed doors for the coaches were. The dentil courses extend below the castellated corners within the U-shaped courtyard which mark the former entrance doors here too. Another integral feature is the central courtyard tiled area which is in keeping with the original floorscape here.



**Picture 1.24 U-shape of the former coach house**



**Picture 1.25 Three arches mark where the coach house doors were**



**Picture 1.26 Arches mirrored on the other side**

**1.41** Unfortunately the former characteristic air vents that flanked the central cupola have been removed at some point when the building was re-roofed. It would be a positive form of restoration to put these back to match for decorative reasons and to emphasise the symmetry of the design. The two single recessed entrance doors to the coach house sited opposite one another on either side of the central courtyard, and topped by gauged brick arches (ie soft red brick), remain adding to the symmetry.



**Picture 1.27 Original recessed doorway with gauged brick arch above - mirrored on the other side**

**1.42** To the rear of the coach house are the former single storey elongated attached integral associated stables. This character has been retained as it is used partly to house cars. Horses would likely have gone through the centre of the coach house where the central red brick arch is through to the stables where the same red brick arch is on the other side and vice versa.



**Picture 1.28 Central gauged red brick arch**



**Picture 1.29 View towards former stables adjoining coachhouse**

**1.43** Whilst the coach house and stables has been divided into four units the garden area in the central courtyard has only been divided by a very low brick wall. This is important in retaining the characteristic openness. It would be an enhancement though to remove any dividing wall here.

- **Gardener's Cottage (number 57 West Drive)**

**1.44** This late 19th century cottage is most recognisable within the conservation area by its distinctive roofscape and is of recognised significance in its own right given its locally listed status. It has a highly decorative Victorian Arts and Crafts rural vernacular style and is very much akin to those similar cottages within the Brookshill Drive character area of the Brookshill Drive and Grimdsyke Estate Conservation Area. The detailing is characteristic of Victorian domestic architecture, particularly in terms of the tall angular chimneys and chimney-stacks and barge-boarding. Small paned timber windows, the pitched tile roof and timber doors are all typical

features. However, the particularly highly decorative qualities make this building stand out through for example the very intricate shaped soft bricks on the multiple chimney stacks and the shaped and coloured tiles woven into the roof design. The chimneys and roof tiles suggest that, like at the Brookshill Drive cottages, this cottage was used as a testing ground for local bricklayer's apprentices techniques as there were many brick kilns nearby just to the north. Again there are Gothic and Tudor Revival elements to this cottage with castellated detail to the top of the multiple chimney stacks, the black timber beams against yellow rendered background, the pointed red brick arches and the pointed windows.



**Picture 1.30 19th century photograph of the rear of the Gardener's Cottage with associated wall to the kitchen garden. Source: Local history library.**



**Picture 1.31 View towards attractive roofscape of locally listed 57 West Drive**

**1.45** Whilst there have been many alterations to this building which have damaged some of its original form and decorative features, luckily these have been single storey and most of the attractive original form and features remain in place.

- **North Lodge and gate piers**

**1.46** As with the coach house and stables, the Gothic style is highly apparent and important in these as it was intended to echo the Gothic style of the mansion house and to signal the grandeur beyond. The Gothic style of the architect Robert Frere had been influenced by Charles Barry who worked on the Gothic Houses of Parliament.



**Picture 1.32 Two of the listed gate piers and the locally listed North Lodge**

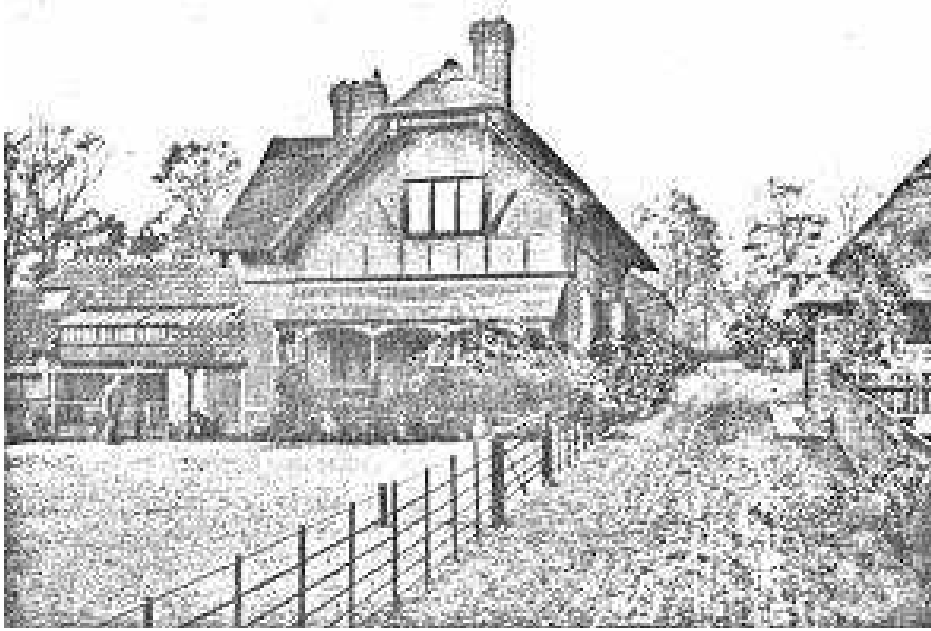
**1.47** The Gothic style in the lodge features prominently in its castellations and the massive stone facing which also produce a castellated effect, 'arrow' slits, Tudor style windows including pointed ones and diamond leaded lights and the tall heavy stone chimney. The stone gate piers' Gothic style is apparent given their castellations and plain domed cap. These used to feature spread eagles, as mentioned in their list description of 1983, but unfortunately these were removed at some point but may remain nearby. Any record of these would be useful so that they might be restored.

**1.48** Grouped with the lodge the gate piers are a real feature since they mark the formal carriage entrance and driveway to the former Harrow Weald Park estate which was an unmade country track in keeping with the semi-rural character of the area.

**1.49** The single storey character of the lodge is important since this lodge was intended as just that, a simple entrance gate lodge of no great scale associated with the main house.

- **Former Farm House**

**1.50** Number 46 (the former farm house) dates to approximately 1880. It has very similar design qualities to the former coachman's / gardener's cottage. It similarly has a decorative Victorian Arts and Crafts rural vernacular style, similar to cottages in the Brookshill Drive character area of the Brookshill Drive and Grimdyke Estate Conservation Area. Its detailing is also characteristic of Victorian domestic architecture, particularly in terms of the tall angular chimneys and chimney-stacks and barge-boarding. Its front elongated porch is a very attractive and integral feature marking the main entrance with the sloping tiled roof and decorative timber framing in keeping with the bargeboard. The red and black encaustic tile floor to the porch is an important and characteristic Victorian feature. Again there are Tudor Revival elements to this cottage with the black timber beams against white rendered background. The intricate shaped soft bricks on the chimney stack help ensure this building stands out but unfortunately another similar original chimney has been removed at some stage. In keeping with its rural farmhouse character this cottage once had a thatched roof but this has been replaced with traditional clay tiles.



**Picture 1.33 19th century photograph of the farm house**



**Picture 1.34 The former farm house -  
47 West Drive**



**Picture 1.35 View looking south  
towards 47 West Drive**

**1.51** This building once had a single storey side extension which formed an agricultural outbuilding. Whilst this has now been removed a single storey addition remains in roughly the same location as shown in the above photograph on the left.

- **Former Piggery**

**1.52** 59 and 61 West Drive are characteristically single storey, very simple, with elongated shape and small windows since these were once the piggery to the home farm. These date to the early 1800s. Now two dwellings, it retains its simple historic character adding to the architectural qualities of the area. This is partly retained as the building does not have a boundary dividing the two buildings.



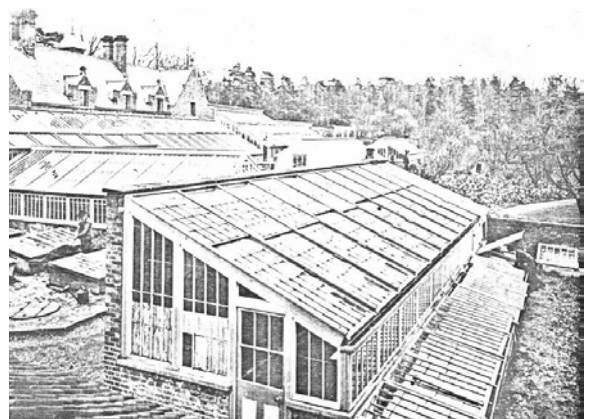
Picture 1.36 59 and 61 West Drive

- **Historic Walls To The Estate**

**1.53** These remain in places throughout and are locally listed. Their age in itself makes these of interest, they date to the early 1800s, but their significance also relates to their practical value since they mark out the layout of the former estate. The architectural qualities map for example indicates the locally listed tall brick walls to the walled gardens that are known to remain. They can be seen for example in the grounds of the locally listed Gardener's Cottage (57), the Eagles and to the rear of the former coach house. Historic photographs of these walls are shown below. They often marked the edges of the multiple greenhouses that were in place. These are shown hatched on the historic OS maps. Also, there are some lower historic boundary walls remaining marking the edges of fields or as in the case of the section of stone walling adjacent the corner of track leading to the coach house, they mark historic tracks.



Picture 1.37 19th century photograph of kitchen garden walls and the rear of the Gardener's cottage (57 West Drive). Source: local history library.



Picture 1.38 19th century photograph of the walls to the kitchen garden to the side of the coach house



**Picture 1.39 Early 1800s walls to the former kitchen garden in the grounds of the Eagles**



**Picture 1.40 View towards the walls to the former kitchen garden**

- **40-44 West Drive**

**1.54** These are yellow brick former ancillary service buildings to the Harrow Weald home farm and date to approximately 1870. In keeping with this, these are simple and single storey. Characteristic features include their tall brick chimneys with stepped red brick upper banding, shaped bricks, tall chimney pots, decorative bargeboarding and black timber cladding to gable ends. The original tiles are an interesting feature. Importantly on some of the elevations, the original timber vent in the timber cladding to the gable ends remain which would have been a feature functional of the original use of the building. These could be retained but simply boarded up on the inside rather than removed and they could be reinstated where they have been removed.



**Picture 1.41 42 West Drive**



**Picture 1.42 Original vents and bargeboarding to 40 West Drive**

- **Former Cowsheds (53 and 55 West Drive)**

**1.55** These date to the early 1800s or before and formed part of ancillary cowshed buildings for the estate as part of the home farm complex. It is therefore characteristically simple and of single storey design with small windows. At one stage this formed part of a U-shaped complex forming



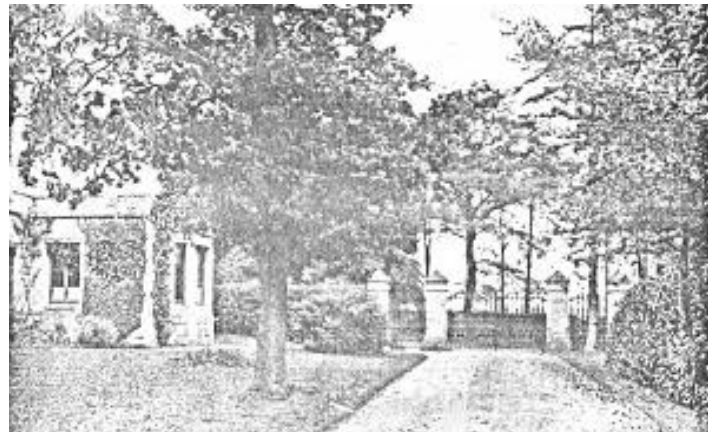
a farm courtyard. It retains its predominantly elongated shape running west to east that formed part of this U-shape, although it has now been extended and the remaining part of the building forming the rest of the U-shape have been demolished. This was once thatched too, like the farmhouse opposite, which explains the steeply pitched roof.

- **Four brick pillars to Park Drive**

**1.56** These are the gate pillars that originally flanked the former south drive entrance to Harrow Weald Park estate. They therefore have local historical importance due to their association and construction as part of the former Harrow Weald Park estate. A south gate lodge was built alongside which has now been demolished. As per the design of the pillars on the junction of West Drive and Brookshill which marked the northern entrance to the estate, the design of these is Gothic, but the specific design differs from those on Brookshill since these have a brick base and a decorative stone cap. The gate piers consist of an inner pair either side of the carriage drive with piers flanking these for two pedestrian entrances. All the piers are of yellow stock brick, with darker bricks laid at the corners to give a quoin effect, and have stone caps. The inner piers have domed caps decorated on two sides with a wreath design in relief. These caps originally had acorn finials which are now lost but would benefit from restoration. The outer piers are more slender and have plain domed caps. As with the piers to the northern gate they would appear to date from the later C19, possibly when the house was remodelled in 1867.



**Picture 1.43 19th century photograph of the locally listed gate piers to Park Drive and the lodge (now demolished)**



**Picture 1.44 19th century photograph of the gate piers, carriage driveway and lodge from the other side**



**Picture 1.45 Late 19th century pillars to the former carriage driveway, now Park Drive**



**Picture 1.46 Pillars to Park Drive**

- **148 and 150 Uxbridge Road (also known as the Gamekeeper's Lodge or Pinner Lodge)**

**1.57** These are very significant buildings in the setting of the conservation area since they are the former gamekeepers' cottages that formed part of the Harrow Weald Park estate. These are protected via a grade II listing which recognises them as being of national architectural and historic importance. Many of its design features are in keeping with the decorative Arts and Crafts rural vernacular features of the gardener's cottage and farm house such as the tall, angled conjoined chimneys, shaped tiles, gable ends and bargeboards. The list description reads: 'Circa 1880. Red brick asymmetrically designed pair with tiled roof. Two-storeys with tile hung bargeboarded gable to each house with single-storey link. Right hand house has entrance under pointed arched porch set at 45° to main facade. Left hand house has porch formed in extended roof slope. End wings gabled and tile hung. Casement windows.'



**Picture 1.47 19th century view of the Gamekeeper's cottages. Source: Local history library.**



**Picture 1.48 148 and 150 Uxbridge Road (former Gamekeeper's lodge)**

- **Early to Mid-20th Century Buildings**

**1.58** This has largely respected the scale and informal layout of the earlier buildings they replaced. This is particularly the case for number **63 West Drive** and **number 44a West Drive**. Although the latter disrupts some of the farmyard frontage to number 46 (the farm house) in front, this has been as sensitively designed as possible by being set well back from the track so views towards number 46 are maintained as well as a large part of the former farmyard/front garden frontage. Also, its single storey, very small scale helps maintain the prominence of surrounding historic home farm buildings. The Modernist design with strong lines is interesting in itself.



**Picture 1.49 44a West Drive**

**1.59** Whilst numbers **51 West Drive** and **48 and 50 West Drive** do not wholly respect the original siting of buildings within this enclave buildings relating to Harrow Weald Park estate, their informal siting, simple style and reasonably small scale does. The symmetrical relatively plain Arts and Crafts style of 48 and 50 is also attractive in itself with good bay windows, interesting roof profile and tall chimneys with stepped banding at their top, helping respect the quality and the traditional character of development in the conservation area. However, their design is more reminiscent of other more typical suburban development in the conservation area. Unfortunately the single storey flat roof addition to the north of number 50 does not enhance the character of these houses but being single storey helps retain characteristic openness.



**Picture 1.50 51 West Drive**



**Picture 1.51 48 and 50 West Drive**

**1.60 31 West Drive (the Squirrels)** is a large late 19th or early 20th century house designed in a competent neo-Tudor style with close studding and decorative bargeboards. It is very attractively sited at the head of the lake with woodland bounding on three sides and is one of the few surviving large houses in Harrow Weald.

**1.61 The Eagles** is an attractive, early 20th century Arts and Crafts style detached house of medium scale. It features angular chimneys, projecting chimney stacks, steeply tiled roof, bracketed eaves, and white render with red brick corners. Its name may be a reference to the Eagles that were once on the listed gate piers adjacent North Lodge. It retains the historic walls to the walled garden that are an important remnant of its estate.



**Picture 1.52 View towards The Eagles**

## **1.2.6 Streetscape**

### **1.2.6.1 Floorscape and Boundary Treatment**

**1.62** It is clear where the conservation area begins along West Drive since the streetscape becomes noticeably rural in terms of road surfacing, boundary treatment, and street furniture. Grass verges, hedgerows, and open timber fences bound the roads and tracks - there are no pavements or kerbs throughout. The road is not bound which emphasises the area's integral semi-rural, countryside character. Where repairs to the road are deemed necessary, the existing character should be retained.



**Picture 1.53 Informal track pathway of the conservation area with plentiful greenery**



**Picture 1.54 Unmade track route with plentiful hedging provides a rural character**

**1.63** With the exception of the former coach house and 57 the Lodge (the former coach house or gardener's cottage), houses do not have any front boundary treatments of gates which is important as it retains the informal, semi-rural style of the conservation area. The front boundary treatment to the coach house is informal and semi-rural in character being timber, permeable and less than a metre in height. Number 57 is an exception with a formal front boundary treatment reflecting the relatively grand status of this house, but still it has a characteristically permeable, informal style timber gate. The brick pillars with banding and stone caps are a good historic feature.



**Picture 1.55 Absence of front boundary treatments helps preserves the informal, semi-rural character**



**Picture 1.56 Lack of front boundary treatments**



**Picture 1.57 Permeable and low front boundary to the former coach house**



**Picture 1.58 Front boundary to 57 West Drive is an exception**

**1.64** Where boundary treatments exist to fields adjacent the farm track these are hedging or as low, permeable and simple timber design allowing for important through views. Otherwise where boundary walls exist these are usually the historic former masonry boundary walls to the estate. Those that were the walls to the former extensive walled gardens are simple, tall brick walls (see photographs in the 'architectural qualities' section). These are of historic importance in themselves and of importance for marking the boundaries of the estate. They are mainly in the grounds of the Eagles, but also to the rear of the coach house and stables and in the garden of the gardener's cottage. Also, at the top of the track by the coach house/stables there is a dry stone wall design typical of farm walls.



**Picture 1.59 Characteristic hedging as boundary to the fields**



**Picture 1.60 Dry stone wall along the top of West Drive**

**1.65** In terms of front gardens these are similarly in keeping with the semi-rural character as they are of grass or on occasion unbound gravel. Gravel is also a good alternative to hard surfacing since it allows water to percolate freely through the ground rather than being absorbed into the built fabric. 59 and 60 and the front and side garden of number 50 have a great deal of more formal hard surfacing which would all benefit from softening either with gravel or a softer style of hard surfacing. This is partly the case at numbers 63 and 48 but this is offset by a fair amount of soft landscaping too and the driveway tends to be set to one side which ensures the cars can sit to the side of houses to retain the open, uncluttered feel and views towards the houses.

**1.66** The floorscape of the conservation area also adds to the historic character of the area as the courtyard of the former coach house has the typical historic tiled flooring. Also, the encaustic tiles within the porch to number 46 adds to the decorative Victorian character of the house.

**1.67** A timber 5 bar gate is used at the junction of 73 with the drive to the North Lodge, the natural material and open design of which appropriately preserves the character of the area.



**Picture 1.61 Timber 5 bar gate at the junction with 73 West Drive**

**1.68** Gardens, the absence of boundary treatments and the presence of informal, low and open boundary treatments otherwise, complement the open landscapes and woodland surrounds.

### **1.2.6.2 Street Furniture**

**1.69** Since this is a private road there are very few street lamps. The street lights and wooden telegraph poles are not overly obtrusive and do not visually clutter the area. The lack of road signs and markings preserves the countryside atmosphere and character of the area. Any tall and intrusive equipment such as telecommunications or wind turbines would not be appropriate. Due to semi-rural open and woodland surroundings the area is naturally dark after nightfall, contributing to its rural hidden character.

### **1.2.7 Landscaping, Green Spaces and Ecology**

**1.70** There is much historic landscape importance to the conservation area and surroundings since it forms the former historic grounds to the Harrow Weald Park estate. This is clear when comparing current OS maps with historic ones. Effectively a large part of the grounds remain either as open ground, fields, woodland, the lake or as gardens with mature trees and shrubs. The limited extent of development since the Harrow Weald Park Estate broke up has to a high degree retained the essential rural character of the original estate.

**1.71** Many of the historic boundaries and features remain in place. Thus for example the fields to the north of the conservation area respect and follow the **historic field boundaries**. Similarly it is clear that there are many historic long-standing trees.

**1.72** Many of the open spaces and tracks in and around the conservation area are of value as they formed part of the former picturesque landscaped gardens to Harrow Weald Park estate mansion. The Council owned **heavily treed tunnelled straight unmade track adjacent North Lodge** leading towards West Drive for example is the former north carriage driveway to the estate constructed under Sim's ownership - intended to present a sense of anticipation and drama as visitors approached the mansion. It is important that this is not undermined by offshoot roots from it or near it since it would take away from the intended significance of this as a main route to the estate. Similarly, the **gravelled, slightly curved track along Park Drive** adjoining Uxbridge Road and within the grounds of the residential care home of Harrow Weald is the remnants of the other earlier main carriage driveway constructed under Winsdale's ownership to the mansion house. It is typical that the house was approached by a sweeping, curvilinear drive – such grounds were meant to be experienced in motion – allowing the carriage-borne visitor to catch varied glimpses of the lake and house between the parkland clumps and plantations to build a sense of grandeur. The well-planted spinney of trees on the east side of Park Drive, focusing views towards the lake and to the north is shown in historic OS maps and remains.

**1.73** The **large lake** to the south of 31 West Drive forms the source of key private views being semi-wild with a small island to the north. This was once intended to form part of the main vista from the mansion house and over the years has housed a boat shed, ice house and pumping shed. It was constructed under Winsdale's ownership and remodelled (enlarged and an island added) and many more trees planted on its west side by Alexander Sim from 1867 to 1895 when it became of great ecological value, particularly as a bird sanctuary. This is explained further below.

**1.74** The large open space to the south of the former mansion is significant as the remains of the **original meadows** intended to form part of the open vista for commanding views from the mansion. Importantly this character remains today, now relating to the retirement estate.

**1.75** The former **walled gardens** to the rear of the Gardener's cottage, 53 and 55 West Drive and in the grounds of the Eagles are significant as they relate to the earliest part of the estate (early 1800s) and the related open green spaces remain largely in place as the gardens to rear of the numbers 57-63 and particularly the Eagles. These were the kitchen gardens to the mansion house. Otherwise, within the conservation area hedges, shrubbery and low walls mark the boundaries of the estate (see the 'floorscape and boundary treatment' section).

**1.76** The large extent and range of **mature trees** forms part of the remains of the intended landscaped grounds to Harrow Weald Park mansion particularly from Winsdale's and Sim's times. These for example shelter the semi-rural enclave of former workers cottages and home farm from views from the mansion. They also line the former driveways to the house for example along Park Drive and to the north of this and surround the lake - those on the west side of the lake are part of the historic landscaping. The variety of trees in the conservation area is of special interest and dates from Mr Sim's time as he collected and planted trees from many lands - Scotch and Corsican pines, cypresses, Lebanon and Mount Atlas cedars, a locust acacia, and also planted additional elms, oaks, Norway spruce, chestnuts, graceful beeches and Irish yews, and a weeping willow from a sprig plucked from Napoleon's grave at St Helena. Other notable trees include a Californian redwood, an arbutus or strawberry tree of unusual size and one of the largest sea-buckthornes in the country. There is a wonderful collection of smaller trees and shrubs.



**1.77** Many of the **historic buildings** that formed part of the landscaped estate such as the coach house and North Lodge and the listed and locally listed gate pillars form part of the historic landscaping but are described further in the 'architectural qualities' section.

**1.78** In recognition of the local historic landscape significance the area is already on the London Inventory of Historic Green Spaces. A large part of the conservation area, as shown on the next map, is now also designated as a **locally listed park and garden** ie a designed garden, ground or other historic open space of local architectural and/or historic importance. Local designation helps increase awareness of its landscape value and encourage suitable protection and due care by owners and those who otherwise have a role in its protection and future. It allows for the management of its local heritage through the planning system and provides an opportunity to engage with local communities. The National Planning Policy Framework also highlights the contribution of local listing to the development of the evidence base used to support local plan making.

**1.79** Criteria for locally listed parks and gardens was agreed by the unitary development panel in 2002 and follows that for nationally listed parks and gardens but with additional local criteria outlined below in relation to how Harrow Weald Park and Garden meets this criteria:

- Age e.g. sites with a main phase of development between 1820 and 1880 which is of local historic or landscape significance and survives intact or relatively intact.

**1.80** The area is of local significance for retaining much of the designed park and garden landscaping of the former Harrow Weald Park Estate which was laid out between 1817 and the 1880s, in two main phases: one after William Winsdale purchased the land in a more 'natural' landscaped style and the second in the 1880s when Mr Sim purchased the estate and remodelled elements in a more formal landscaped style. Winsdale laid out the lake and meadow land which were intended to form part of commanding views from the main house and the south carriage driveway (along Park Drive and into the ground of the residential care home). He also built the kitchen gardens and commenced home farm buildings and which Mr Sim added to and remodelled and today form the core enclave of buildings up the semi-rural track. Mr Sim added or remodelled the lodges, gate posts, coach house and stables and north carriage driveway that remain today and remodelled the lake and added many trees from all over the world which largely remain today. For example they shelter the lake (providing a bird sanctuary) and the former grounds of the mansion.

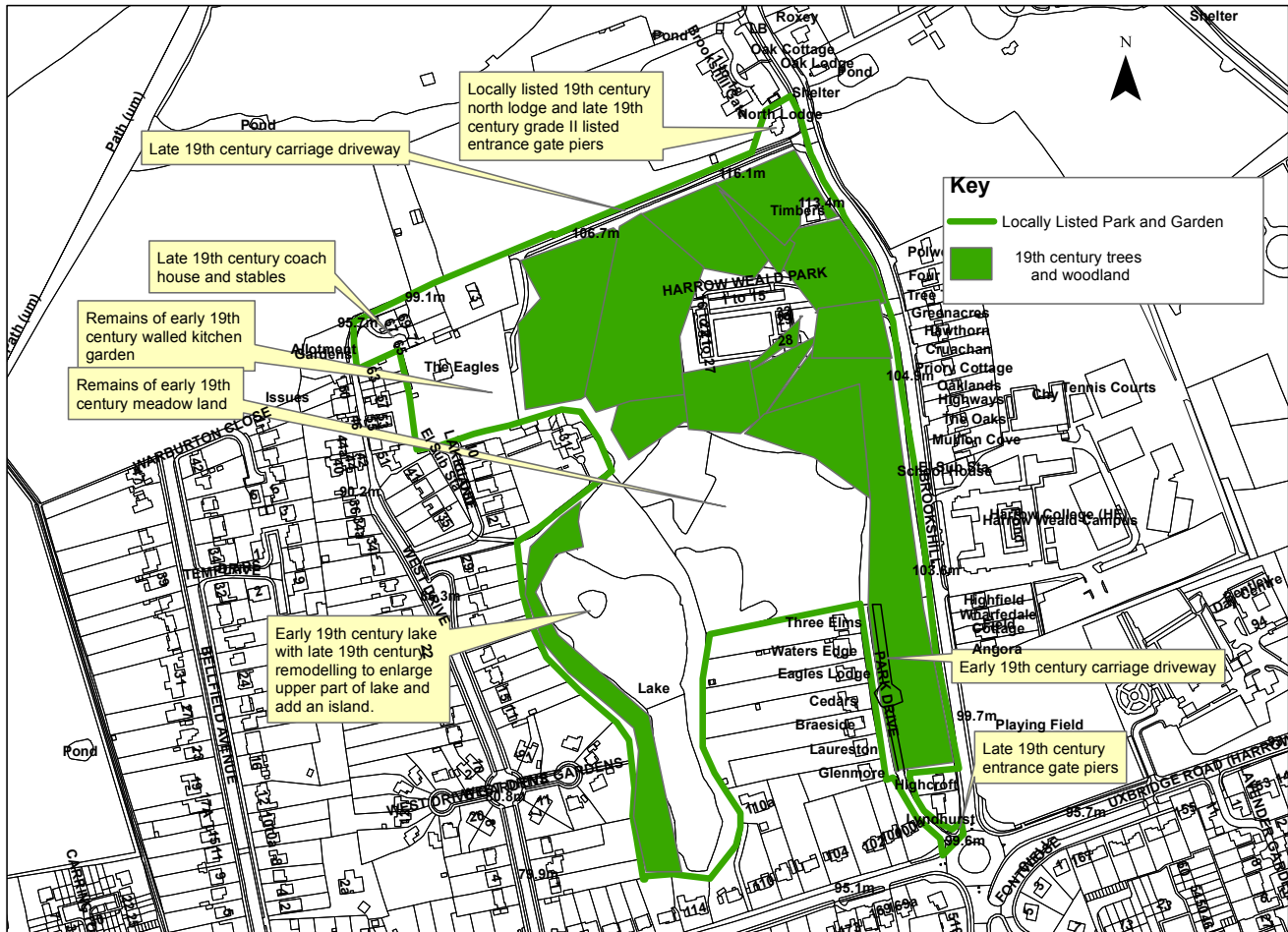
- Sites which are early or representative examples of a style of layout, or type of site, or the work of a designer (amateur or professional) of local or national importance

**1.81** The style is a representative example of two phases of development, the first being the 'natural' Picturesque style and later slightly more formal Victorian landscape style of layout, still retaining a Picturesque quality.

- Sites having an association with significant local persons or historical events

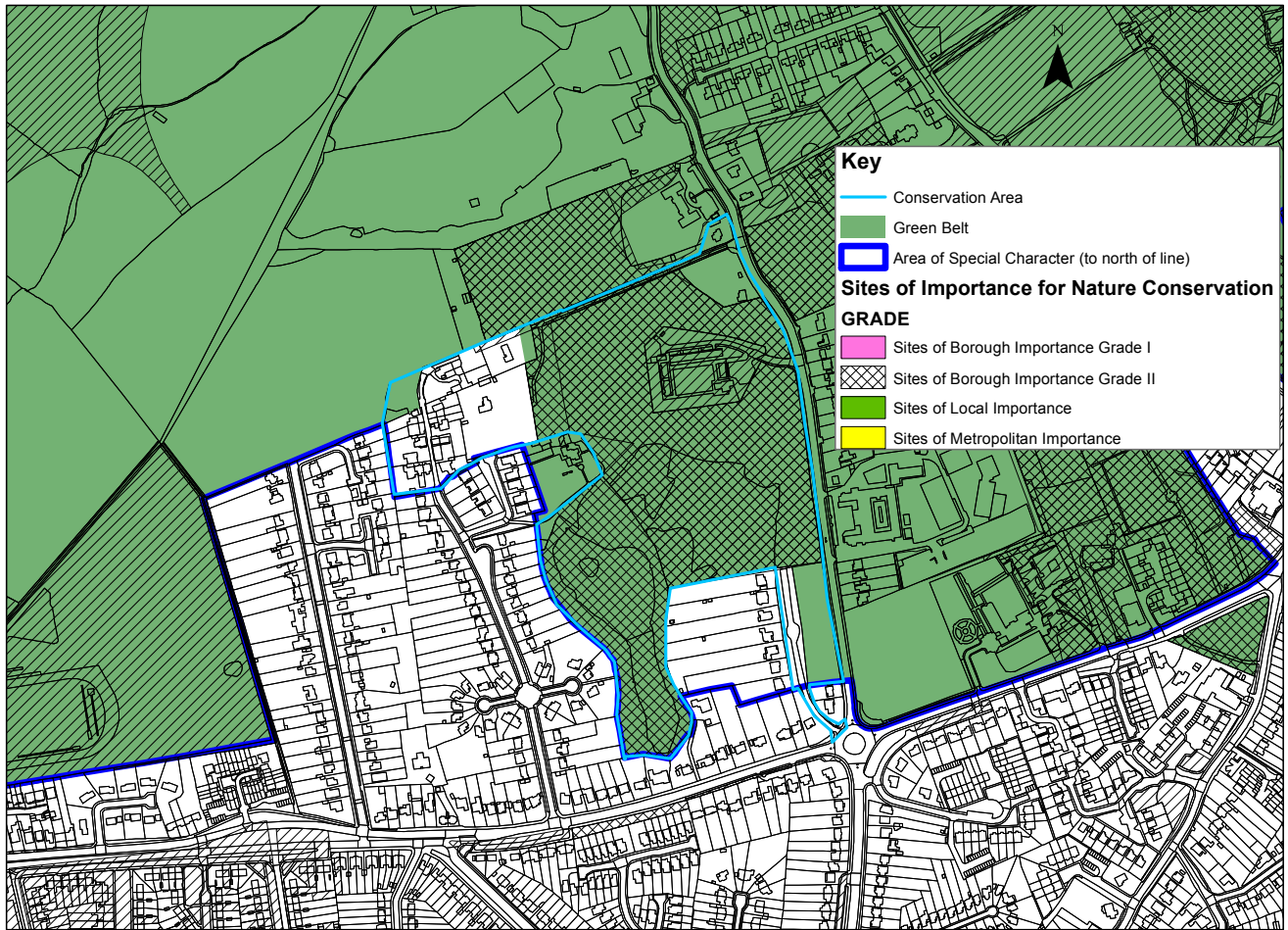
**1.82** Whilst the designer for the landscaping is unknown, the owners over time have some local and national significance. The initial owner William Winsdale was an East India and China trade merchant and William Crockford (1775-1844) founded Crockford's club in 1827 and quickly became

a millionaire. The designer of the mansion and some of the remaining Gothic style estate buildings was Robert Frere who was, if not a pupil, largely under the influence of Sir Charles Barry, the architect of the Houses of Parliament.



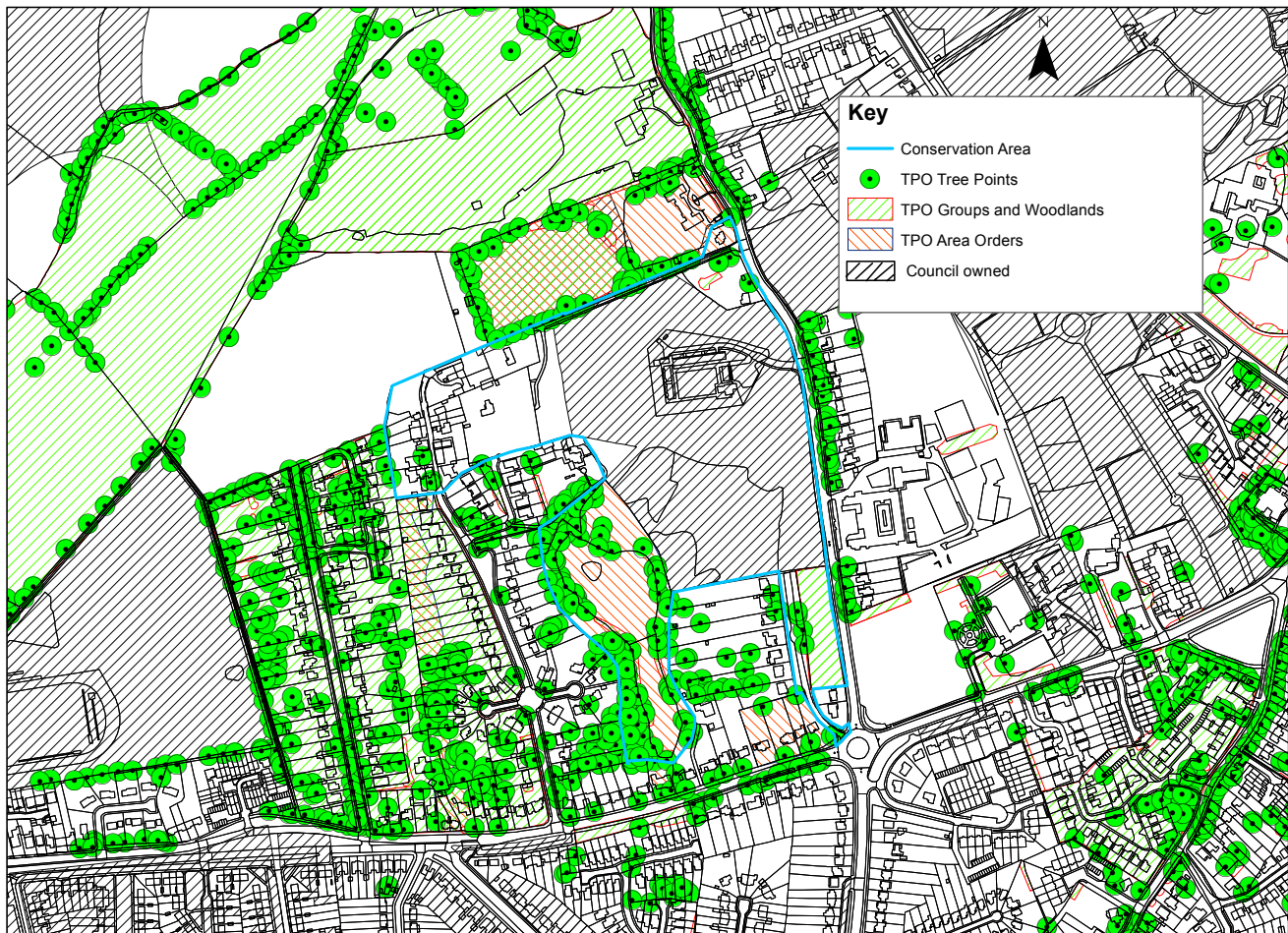
Picture 1.62 Locally listed historic park and garden LBH LA.100019206.2014

**1.83** With large areas of open land, landscaping, significant trees and a very large lake, the conservation area has much biodiversity and landscape value. Much of the area is designated as an area of special character and much of the non-built up parts and surrounding areas are designated green belt land as shown on the next map. Harrow Weald Park is an area of borough importance grade II for nature conservation. As a former landscaped garden it includes Sequoias, secondary woodland with scrub ie major decaying timber elements which provides great habitats. The Squirrels Lake in the grounds to 31 West Drive is also part of the area of borough importance grade II for nature conservation. The lake is a large semi-wild lake with small Island in the middle. It comprises emergent and floating vegetation. It has good roughland riparian and marginal habitats, scattered trees, including Sessile oak plus fruit trees. The lake now contain herons, wild ducks, moorhens, wandering sawns, the kingfisher, woodpecker, tits, the nut-hatch and many other birds that find peace and security there. Adjacent there are horse-grazed meadows with rough grassland, scrub and woodland edge.



**Picture 1.63 Green Belt, Sites of Borough Importance for Nature Conservation Grade II and Area of Special Character LBH LA.100019206.2014**

**1.84** All trees within the conservation area are safeguarded by its designation (under Section 211 of the Town and Country Planning Act 1990), which is strengthened by Tree Preservation Orders (TPOs) served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further TPOs may be required where trees are threatened or their future retention is prejudiced. TPOs are not served on council owned land but it is important to note that many significant trees exist in the grounds of Harrow Weald Park residential estate.



Picture 1.64 Tree Preservation Orders and Council Owned Land LBH LA.100019206.2014

### 1.3 Summary of Conservation Area

#### 1.3.1 Summary and Main Assets

1.85 In summary, key assets include:

1. Historic landscaping of the Harrow Weald Park estate including the tracks, trees, former meadows, lake, field boundaries and open green spaces including gardens, meadow land and fields. It includes woodland and the sheltered tunnel of trees along the unmade track leading past North Lodge and trees alongside the lake.
2. High architectural quality reflecting the area's historic roots.
3. Informal historic layout and low density of development of the semi-rural enclave of ancillary buildings associated with the Harrow Weald Park estate mansion with limited and small scale of later development.

4. Unmade tracks throughout, without pavements, and limited street furniture reinforces semi-rural character.
5. All the above which provides an area of great scenic value with a rich rural character. There are long and medium distance views across surrounding open spaces and trees and the lake, and other views towards good quality architecture including good details such as chimneys.

### 1.3.2 Problems, Pressures and Potential for Enhancement

**1.86** Pressures and issues have been touched upon in the previous sections and are comprehensively outlined in the following table. The table includes elements that are found to put pressure on the special character of the area as well as identifying areas where there is opportunity for enhancement. The section below, entitled 'Management Proposals' addresses any issues raised. In dealing with development proposals within the area Harrow Council will be mindful of securing opportunities to address or overcome such issues or any subsequent pressures.

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
Listed gate piers	Junction of Brookshill and unmade track leading to West Drive	These are missing the eagles that are described in their grade II list description. They have also had unauthorised signs attached to them adding clutter.
Locally listed gate piers	Junction of U x b r i d g e Road and Park Drive	One of these has been knocked down recently as part of the construction of the house along Braeside, Park Drive. The remains of the pillar are safe and are due to be reconstructed shortly.
Pressure for more development including alterations, extensions and outbuildings	Throughout	The special interest of this conservation area makes it a very desirable place to live. This brings pressure for development which could conflict with preserving the special interest of the area since it relies so much on the low density of development, openness, key views and semi-rural character in and around the conservation area boundary which is routed in its history.
Existing ad hoc extensions and outbuildings	Intermittent	In the past, extensions and outbuildings have occasionally been built in an apparent ad hoc manner, and could have benefited from greater consideration of the special interest of the building to which they were attached and the wider conservation area, with a view to preserving this. For extensions and alterations, this has been an issue for positive unlisted and locally listed buildings given the particular quality of the original. For example, the various extensions to number 57 have somewhat compromised its original design and engulfed it, but fortunately it remains

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		<p>worthy of its locally listed status given the remaining apparent high quality features of interest. Similarly, the single storey extension to number 50 bears little relationship to the design of the main house. Whilst it retains the openness, it may be beneficial for a redesign that is more sympathetic to the character of the main house. Extensions to the coach house have likewise to some extent been ad hoc and not respected its original form, layout and design features.</p>
Hard surfacing	Throughout	<p>In places this has been excessive detracting from the characteristic informal, green and semi-rural character of the area. If carried out too close to houses it can also contribute to decay.</p>
Architectural features of interest	Throughout	<p>The houses in the conservation area feature many architectural qualities. These include original or historic windows and doors, timber bargeboards, decorative tiled roofs, tall decorative chimneys and porches. Whilst these add value to the houses, there is a danger that these could be removed and not replaced or replaced in such a way that the special interest of the building was harmed, for example, replacing timber windows with UPVC or aluminium.</p>
Boundary treatments	Throughout	<p>Currently the approach to boundary treatments in the conservation area preserves its special interest as they either absent or they are very low with an informal, open character and made of timber.</p>
Pressure for new formation, laying out and construction of a means of access to a highway, a new driveway and alterations to the boundary treatment. The new crossover was constructed without planning permission.	Timbers , Brookshill	<p>Permission was approved in 2011 for a new house on this site. In making this decision, from a heritage perspective it was considered important that the dense landscaping was retained as far as possible, particularly on the north boundary, and that there are no driveways placed through here or anywhere near the conservation area on the east boundary. This is important since the unmade track from Brookshill is an original main entrance way to the conservation area which characteristically does not have routes leading off it or near it, thereby helping to signify its historic importance as a single route through to the estate. It is the original carriage driveway to the estate and the tunnel of greenery lining it is part of the historic</p>

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		<p>landscaping helping to retain a semi-rural character. It helps to preserve the setting of the locally listed gate house and listed gate piers.</p> <p>Consequently, upon approval of the new house it was conditioned that a scheme of hard and soft landscaping and alterations to the boundary treatment be submitted to the Local Planning Authority for approval and be retained thereafter.</p> <p>The appeal reference for the crossover prior to its construction was P/2911/12/4719. The appeal was dismissed and the refusal of planning permission upheld. The enforcement case relating to this crossover is open.</p>
<p>Limited protection for aspects of historic open space landscaping and built features of the landscaped grounds, namely the locally listed gate pillars to Park Drive and historic walls e.g. to the former kitchen gardens.</p>	<p>Grounds of Harrow Weald residential care home, unmade track in grounds of 73 West Drive and gravelled former carriage driveway along Park Drive. Also, historic kitchen garden walls.</p>	<p>These are of historic importance as part of the grounds and landscaping of the Harrow Weald Park estate as explained within the 'landscaping, green spaces and ecology' section of this appraisal. In recognition of this a large part is already contained on the London Inventory of Historic Green Spaces.</p> <p>The importance of the walls to the former kitchen gardens relate to their age (early 1800s) and their significance as part of the former kitchen gardens to the estate. This is outlined in the 'architectural qualities' section. Until 2015 there was little protection for these historically significant and attractive walls.</p> <p>The locally listed gate piers form part of the historic landscaping to the estate and are important as the gate pillars that originally flanked the former south drive entrance to Harrow Weald Park estate. They have local historical importance due to their association and construction as part of the former Harrow Weald Park estate. This is expanded upon in the 'architectural qualities' section. Currently as these lie outside the conservation area boundary there is no formal requirement for planning permission for their removal.</p>
<p>Pressure for sustainability measures</p>	<p>Throughout</p>	<p>It is likely that sustainability measures will lead to an increase in proposals involving solar panels and wind turbines. If well designed and integrated these should be</p>

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		able to be accommodated without disrupting local character. However, the sloping land makes this area particularly sensitive to such installations.

### 1.3.3 Public Consultation

**1.87** This document and the following management strategy has been subject to public consultation for five weeks. Views were sought from local residents, councillors, the Conservation Area Advisory Committee, Harrow Heritage Trust, and Historic England. Notification was sent to each resident and it was available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. This document would subsequently be amended to reflect the responses received from the consultation exercise and was adopted as part of the Harrow Weald Conservation Area Supplementary Planning Document (SPD), as part of the Council’s Local Development Framework (LDF).

## 1.4 Conservation Area Management Strategy

### 1.4.1 Purpose of the Strategy

**1.88** Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area in order to identify those elements that should be protected, as well as opportunities for change, improvement or enhancement. The Management Strategy uses the analysis to look forward and set out how the area’s character will be preserved or enhanced. It sets out guidance and controls to protect and preserve the area and actions to enhance it. The following proposal statement provides a list of actions, related to pressures, issues or opportunities identified in the previous section.

**1.89** Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

### 1.4.2 Management Proposals

**1.90** Pressures, issues and opportunities for enhancement are outlined in the above Conservation Area Appraisal and are addressed in the following table.



Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
Listed gate piers	Junction of Brookshill and the unmade track leading to West Drive	If the original eagles for the pillars are found or if good evidence of their appearance comes to light then these gate piers would benefit from restoration. Listed Building Consent and funding would be required for this. The unauthorised signs need to be removed.
Locally listed gate piers	Junction of Uxbridge Road and Park Drive	Pursue the reconstruction of the gate pier.
Pressure for more development including alterations and extensions	Throughout	The special character relies on it being a fragment of the original Victorian country estate, with later development largely respecting the historic location, integrity and extent of development, as shown by reference to historic OS maps. Development with no historic precedent would therefore be likely to be more sensitive and may very well be inappropriate, for example, areas of open space shown on historic OS maps as being part of the historic landscaping of the area, the surrounding open fields, and the open spaces and gaps between buildings. Suitable article 4 directions have been recommended.
Existing ad hoc extensions and outbuildings	Intermittent	Ensure that any extensions/alterations are carefully considered in light of the special interest of the building to which they are attached, past extensions and the character of the wider area. Where the principle is accepted, extensions would need to be subservient to the original house, of high quality design respecting the original design of the building to which it would be attached and retain characteristic openness and features of interest. Outbuildings would need to preserve the openness and informal and semi-rural character of the area. Article 4 directions are now in place for alterations/extensions, roof alterations and porches for positive unlisted and locally listed buildings and for outbuildings for all houses in the conservation area.
Hard surfacing	Throughout	Gravel is a good alternative to hard surfacing since it has a more informal and semi-rural character and allows water to percolate freely through the ground rather than being absorbed into the built fabric. It is preferable though to retain the soft-landscaping in this conservation area wherever possible in order to retain its semi-rural character. Any hard

Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
		<p>surfacing should therefore be offset by soft landscaping wherever possible. Article 4 directions are now in place for all houses requiring planning permission for such works where they face a highway, waterway or open space to manage such change to preserve the special interest of the area.</p>
Architectural features of interest	Throughout	<p>The original and historic architectural features of buildings contribute to the special interest of the conservation area. They add historic authenticity and features of interest to look at. Sometimes they indicate the former use of these buildings. Also, the original form and design of the houses is generally of good quality and certain extensions/alterations could detract from this. The introduction of an article 4 direction to require planning permission for works of alteration to positive unlisted and locally listed buildings to help ensure such changes could be managed to preserve the character of the area.</p>
Boundary treatments	Throughout	<p>The article 4 direction throughout to require planning permission for such works facing a highway, waterway or open space helps manage the conservation area. Reference should be made to the guidance in this document on the character of boundary treatments.</p>
Pressure for new formation, laying out and construction of a means of access to a highway, a new driveway and alterations to the boundary treatment	Timbers, Brookshill	<p>There is pressure to create a new driveway to Timbers that runs off the historic carriage driveway but this needs to be weighed against the need to preserve special interest of the historic landscaping of the estate. This driveway was always intended as a straight, single tunnelled route creating a sense of drama and anticipation for those approaching the mansion.</p> <p>An unauthorised crossover has now been constructed and the matter remains with enforcement and Highways. The appeal inspector was of the view that the harm caused by an entrance here would cause unacceptable harm to the character and setting of the heritage assets here. He stated: 'it is evident to me that the special significance of the piers derives from their age, architectural detailing and materials, their historic association with the Harrow Weald Park Estate and their prominence in the Conservation Area on each side of the former carriage entrance...'. The formation of the entrance here 'would erode to an unacceptable degree the character and importance of the driveway, thereby harming</p>

Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
		<p>the setting of the piers. The proposal would also fail to preserve or enhance the character or appearance of the Conservation Area. He took into account highway issues but concluded that ‘I am unable to give any significant weight to the perceived highway benefits of the proposals. Moreover, I am not persuaded there are any other public benefits that would outweigh the harm’.</p>
<p>Limited protection for aspects of historic open space landscaping and built features of the landscape grounds, namely the locally listed gate pillars to Park Drive and historic walls e.g. to the former kitchen gardens.</p>	<p>Grounds of Harrow Weald residential care home and unmade track in grounds of 73 West Drive and along Park Drive.</p>	<p>To provide greater recognition of significance it is recommended that a large part of the current and proposed conservation area shown in the map in the 'landscape, green spaces and ecology section' is designated as a locally listed park and garden. This consultation therefore concerns this proposal. For the same reason it is recommended that the conservation area is extended to include these areas. Extending the conservation area would also provide greater formal planning protection to the locally listed gate piers at the entrance to Park Drive by requiring planning permission for their removal. Similarly the historic walls to the kitchen garden are now locally listed. For the same reason, following careful review and consultation an Article 4 direction is included for these former walls to the kitchen garden.</p>
<p>Pressure for sustainability measures</p>	<p>Throughout</p>	<p>It is likely that sustainability measures will lead to an increase in proposals involving solar panels and wind turbines. If well designed and integrated these should be able to be accommodated without disrupting local character. However, the sloping land in places and the great deal of openness and clear views makes this area particularly sensitive to such installations.</p>

### 1.4.3 Reviewing the Conservation Area's Boundaries

**1.91** Local Planning Authorities have a continuing duty under the Planning (Listed Buildings and Conservation Areas) Act (section 69 part 2 and section 70 part 1) to consider whether existing conservation area designations are appropriate in whole or in part, and whether new conservation areas should be designated or existing ones extended. Criteria for conservation area status is outlined within the overarching Harrow Weald Conservation Areas SPD. It is appropriate that the conservation area boundary has been amended as shown on the map in the introduction to this document to comply with this criteria. It is important that this is done since Government policy introduced in March 2012 under the National Planning Policy Framework states (paragraph 127) that 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.

- **De-designation**

**1.92** In 2006 the conservation area boundary was extended to include the remainder of West Drive and all of West Drive Gardens and Bellfield Avenue. These streets are quite distinct from the originally designated part of the conservation area as they are suburban 1930s residential development of medium to good quality.

**1.93** This document represents the first formal written appraisal of the conservation area. Careful assessment of this area in drafting this appraisal has shown that the strict criteria for conservation area status is not met by these addresses. Whilst the area contains buildings that are mainly typical inter-war two storey suburban style buildings of a vernacular Domestic revival style which is generally quite pleasing, it does not contain a layout, history or architectural qualities that are exceptional and is required in order to justify conservation area status. This is as per a 1980 decision which found that these addresses along West Drive did not contain 'enough distinguishable or unique features, either architectural or otherwise to justify designation as a Conservation Area'. This was prior to much permitted development and alterations since then that have taken them further from their original form and design. Retaining this area within the conservation area would have undermined the value of conservation areas in the borough.

- **Addition to the conservation area**

**1.94** At the same time, much of the original historic landscaping associated with the estate has until now been omitted from the conservation area, yet it is integral to its special interest. Conservation Areas are about the quality and interest of areas, rather than individual buildings that is the prime consideration in identifying areas. These areas are all now included since they form an integral part of the original Picturesque landscaping of the Harrow Weald Park estate and some of its architectural qualities as listed below and described in more detail in the 'landscaping, green spaces and ecology' and 'short history' sections:

1. the part of the original unmade track carriage driveway leading from Brookshill Drive to the West Drive enclave of historic ancillary buildings and associated well defined fragments of the original Harrow Weald Park estate, including the grounds of number 73 West Drive and Timbers, Brookshill. 73 is in a key location between the old workers' cottages and the former mansion house site where landscaping would have screened one from another.
2. the original track driveway (now gravelled) leading along Park Drive from the Uxbridge Road to where the former mansion house was sited within the grounds of the current residential care home.
3. the original gate piers to the mansion house of strong local interest at the entrance to Park Drive.
4. the open meadow land and woodland surrounding where the former mansion house was once sited and adjacent the two former carriage driveways to the mansion and around the nearby large lake.
5. the large lake itself which was put in place to be visible in sweeping views from the mansion, and is now in the grounds of 31 West Drive.

**1.95** Whilst these are protected to some extent by their presence in the setting of the conservation area and other designations, inclusion of these areas brings about far greater formal planning protection equivalent to their heritage significance.

#### **1.4.4 Setting of the Conservation Area**

**1.96** The conservation area's boundaries are tightly drawn. It should be noted though for this conservation area, where special interest relates to its origins as part of a broader country estate, the surrounding open spaces including fields, field boundaries and garden spaces, are vitally important in preserving its special interest. This helps protect its semi-rural character, historic open spaces and field boundaries. Importantly the public and private large open spaces to the north, west and east are vital in retaining long, open and undeveloped views to and from the conservation area and the historic openness of this space. Similarly, the gardens to the rear of houses along West Drive form part of the former landscaped open grounds, as do those on Park Drive.

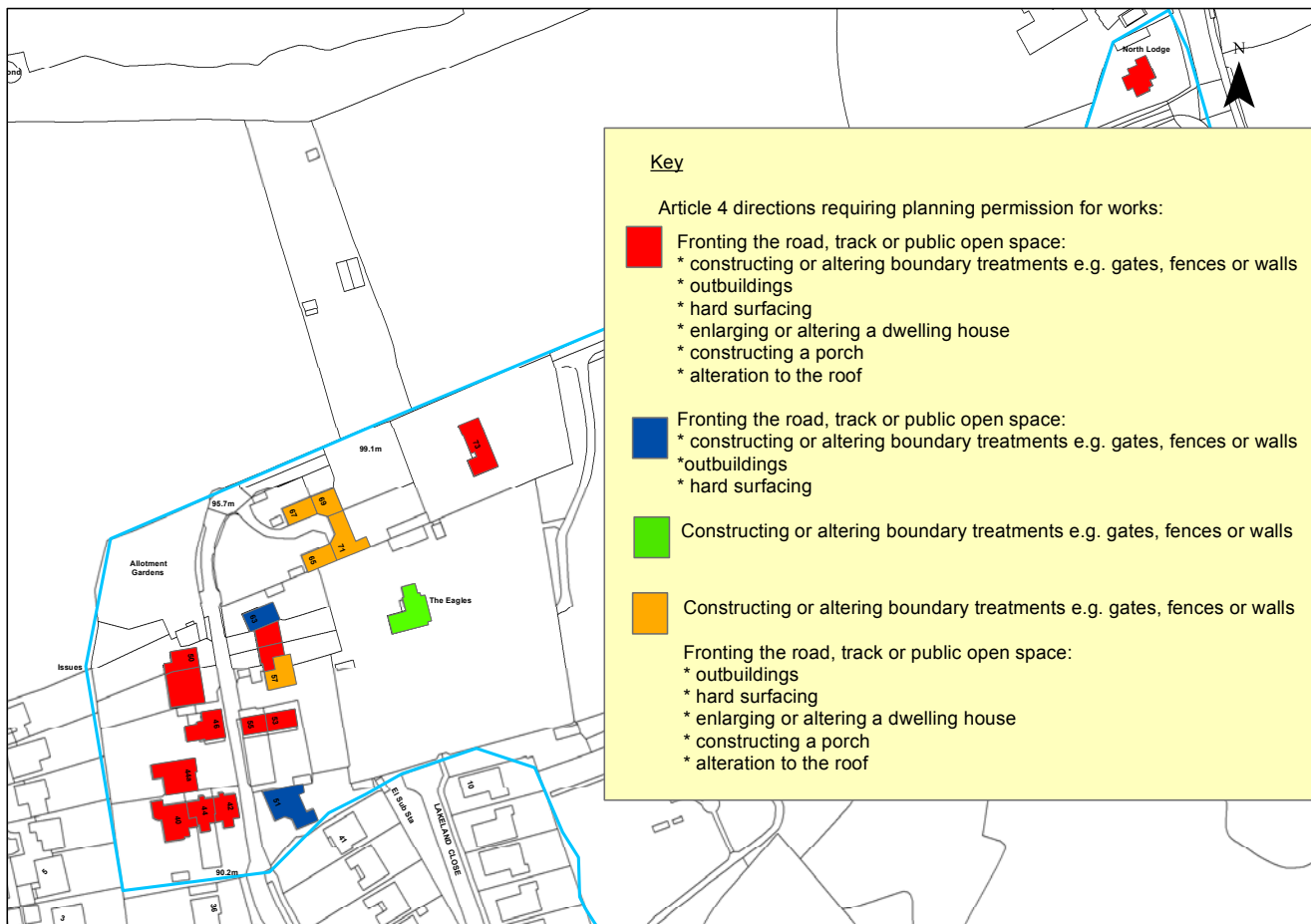
**1.97** Likewise, the gamekeeper's cottage which is now separated from the former core of buildings within the conservation area due to more recent development along West Drive, is integrally linked to it since it is one of the former estate buildings. This is protected by grade II listed status.

**1.98** These surrounding areas are also protected separately though as they are in the setting of the conservation area, and development proposed within the setting of conservation areas will be considered with its effect on the conservation area in mind and the need to preserve those elements within its setting which help preserve its special interest. They are also protected by their designations, namely Green Belt, Area of Special Character, and sites of borough importance grade II for nature conservation. This separate and existing protection helps preserve those elements of the setting of the conservation area which are important to it.

#### **1.4.5 Article 4 Directions**

**1.99** Permitted development is already restricted nationally for any CA (see the Harrow Council's Conservation Areas Residential Planning Guidelines – Do I Need Planning Permission?' leaflet available on the Council's webpage from: [www.harrow.gov.uk/conservation](http://www.harrow.gov.uk/conservation)).

**1.100** A detailed review of the area and of the development trends therein suggested that there would be benefits to the historic character and appearance of the area if Article 4 directions were introduced. These require planning permission for some aspects of development normally classed as 'permitted development'. This introduces the possibility of managing proposals for change that could otherwise occur without permission. In order to better preserve the area's historic authenticity and its informal, green and semi-rural character these Article 4 directions relate to the boundary treatments, outbuildings, hard surfacing for houses in the conservation area where such works would be most apparent ie facing a road, track or public open space. The Article 4 direction specifically relates to changing walls in the grounds of 57 and the Eagles since these houses retain the original kitchen garden walls. The other article 4 directions relate to managing changes affecting the architectural qualities of all houses in the conservation area that make a positive contribution to the area, in order to protect the area's special architectural and historic qualities. Further justification is provided in the 'problems, pressures and potential for enhancement' and 'management proposals' sections.



**Picture 1.65 Article 4 directions LBH LA.100019206.2014**

- Article 4 direction for North Lodge and the Eagles on Brookshill and, along West Drive, 40, 42, 44, 44a, 46, 49, 50, 53, 55, 59, 61

The following permitted development rights are withdrawn relating to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) where such development would front the road, track or public open space:

Part 1, Class A The enlargement, improvement or alteration of a dwelling house.

Part 1, Class C Any other alteration to the roof of a dwelling house.

Part 1, Class D The erection or construction of a porch outside any external door of a dwelling house.

Part 2, Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Part 2, Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Part 2, Class F The provision within the curtilage of a dwelling house of a hard surface.

- Article 4 direction for 51 and 63 West Drive.

**The following permitted development rights are withdrawn relating to Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) where such development would front the road, track or public open space:**

Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Class F The provision within the curtilage of a dwelling house of a hard surface.

- Article 4 direction for the Eagles:

**The following permitted development rights are withdrawn relating to Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended):**

Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

- Article 4 direction for 57, 65, 67, 69 and 71 West Drive

**The following permitted development rights are withdrawn relating to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended):**

Part 2 Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Where fronting a road, track or public open space:

Part 1, Class A The enlargement, improvement or alteration of a dwelling house.

Part 1, Class C Any other alteration to the roof of a dwelling house.

Part 1, Class D The erection or construction of a porch outside any external door of a dwelling house.

Part 2, Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Part 2, Class F The provision within the curtilage of a dwelling house of a hard surface.

**1.101** It is noted that the Timbers, Brookshill already has many permitted development rights withdrawn given a planning condition attached to a recent planning permission for the newly built house on site. This relates to classes A-F Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This refers to enlargement, improvement or other alteration of a dwelling house, any other alteration to the roof of a dwelling house, the erection or construction of a porch outside any external door of a dwelling house, the provision within the curtilage of the dwelling house of any building or enclosure or Development consisting of the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; or the replacement in whole or in part of such a surface.

## **1.4.6 Support**

**1.102** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include local residents, property owners, and local societies. They should be involved in all stages of devising ideas, management, and enhancement of the area.

**1.103** The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing council budgets but much of the works would need to be completed by private owners. For the public realm works, the Council will continue to pursue funding for high quality conservation grade materials. The Council will continue to apply for grants wherever possible.

**1.104** In line with Historic England's guidance, it is essential when planning works within conservation areas that a considered approach which preserves or enhances the area's character or appearance is adopted. Where a conflict with general planning and highways policies occur, special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

## **1.4.7 Guidance**

**1.105** To ensure consistent decision making, the following guidance has been identified as being of key relevance to this area with reference to the Conservation Area Appraisal.



### **Maintaining Harrow Weald Park's Townscape and Built Character**

To ensure that the character of the Conservation Area and its setting is both preserved and enhanced, all new development should:

- a) Respect the existing layout and historic form of the settlement and estate, especially its farmyard layouts, building lines and heights, and not diminish the gap between buildings and low densities of development.
- b) Complement existing buildings and areas of open space in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- c) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or details of the main building.
- d) Avoid impeding views between buildings or into areas of open space.
- e) Retain original design features (as identified within the character appraisal) and where replacement is necessary, the architectural detailing should closely match that of the original, in traditional materials.
- f) Not involve the painting of unpainted brick surfaces.
- g) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Dormers and rooflights on front and side roof slopes will be discouraged.
- h) Not entail the positioning of satellite dishes and aerials in prominent positions.
- i) Usually avoid change of use to flats and other institutional uses.
- j) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

### **Maintaining Harrow Weald Park's Greenery and Open Spaces**

To ensure that the soft character of the Conservation Area and its setting is both preserved and enhanced, Harrow Council will:

- a) Encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges.
- b) Discourage development on existing areas of open land that contributes to the character of the Conservation Area.
- c) Further protect trees, and groups of trees, by creating additional Tree Protection Orders (TPOs) where appropriate.
- d) Discourage development that adversely affects significant trees.

### **Maintaining Harrow Weald Park's Archaeology**

a) Harrow Council recognises the archaeological importance of Harrow Weald's Conservation Areas and their settings, and will help to protect these by continuing to consult with English Heritage to ensure the appropriate action or works such as surveys are carried out before development commences.

b) Where appropriate, and in discussion with Historic England, new Archaeological Priority Areas will be created and/or existing Archaeological Priority Areas revised, to safeguard Harrow Weald's archaeological remains.

### **Maintaining Harrow Weald Park's Streetscene**

To ensure that the character of the streetscene is both preserved and enhanced, Harrow Council will:

- a) Refer to existing policy on tall structures where telecommunications equipment or wind turbines are proposed.
- b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage street furniture to be well designed, and for redundant and unsightly street furniture and signage to be removed where opportunities occur.
- d) Encourage the retention of original floorscape materials, and wherever practicable, replacement floorscapes of appropriate traditional materials.

## **Appendix 2: Article 4 directions**

### **A. Brookshill Drive and Grimsdyke Estate Conservation Area**

#### **Non-Immediate Article 4 direction for Common Road: The Kiln house**

Relating to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 the following permitted development rights are withdrawn:

Class A The enlargement, improvement or alteration of a dwelling house.

Class C Any other alteration to the roof of a dwellinghouse.

Class D The erection or construction of a porch outside any external door of a dwelling house.

Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Class F Development consisting of the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface.

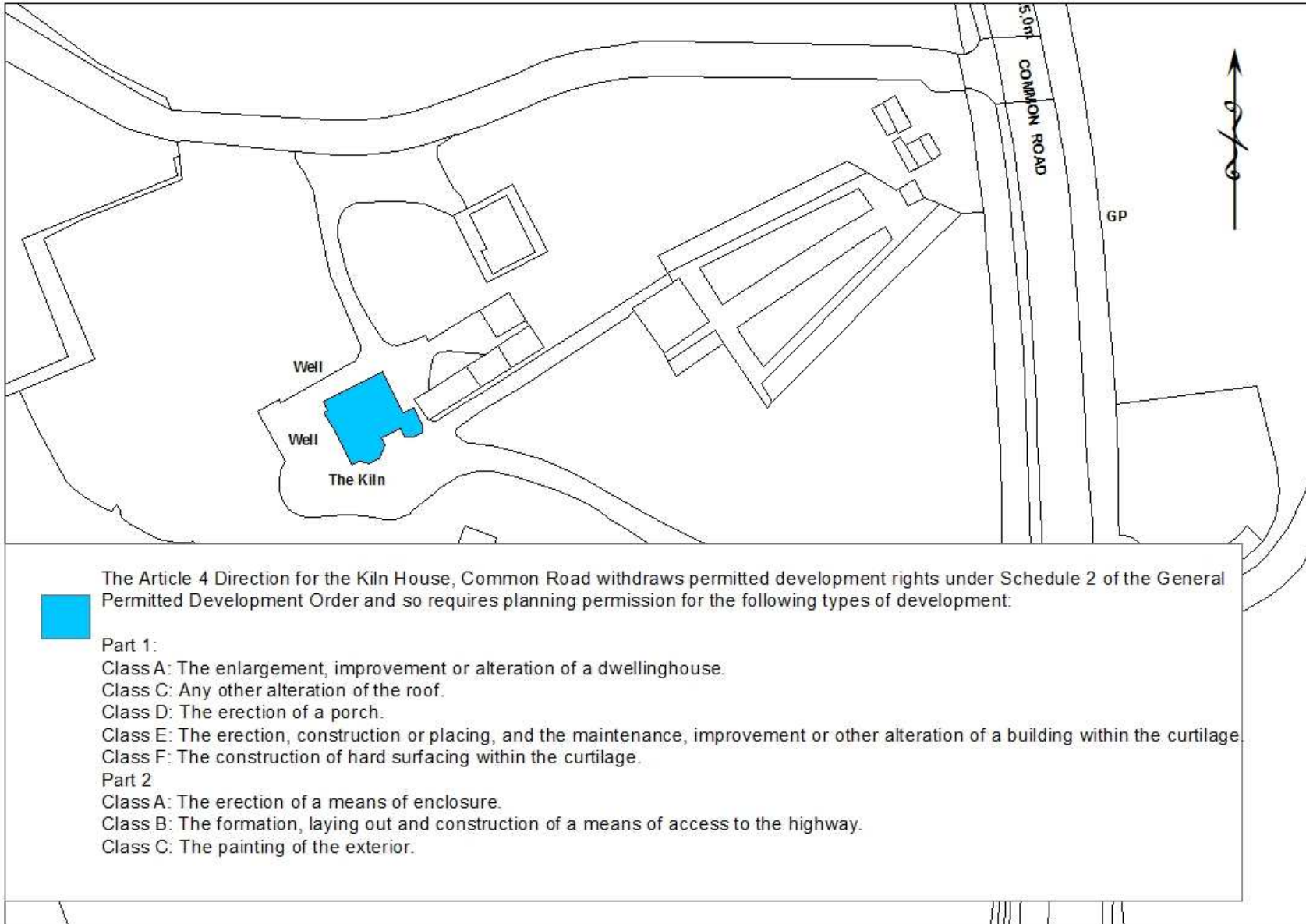
Relating to Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 the following permitted development rights are withdrawn:

Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Class B The formation, laying out and construction of a means of access to the highway.

Class C. The painting of the exterior of any building or work.

The extent of the proposed Article 4 direction is shown on the following map.



**B Harrow Weald Park Conservation Area**

*Non-immediate Article 4 direction for North Lodge and the Eagles on Brookshill and, along West Drive, 40, 42, 44, 44a, 46, 49, 50, 53, 55, 59, 61*

The following permitted development rights are withdrawn relating to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, where such development would front the road, track or public open space:

Part 1, Class A The enlargement, improvement or alteration of a dwelling house.

Part 1, Class C Any other alteration to the roof of a dwelling house.

Part 1, Class D The erection or construction of a porch outside any external door of a dwelling house.

Part 1, Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Part 1, Class F The provision within the curtilage of a dwelling house of a hard surface.

Part 2, Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

*Non-immediate Article 4 direction for 51 and 63 West Drive.*

The following permitted development rights are withdrawn relating to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, where such development would front the road, track or public open space:

Part 2, Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Part 1, Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure

Part 1, Class F The provision within the curtilage of a dwelling house of a hard surface.

Non-immediate Article 4 direction for the Eagles:

The following permitted development rights are withdrawn relating to Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015:

Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Article 4 direction for 57, 65, 67, 69, 71 and 73 West Drive

The following permitted development rights are withdrawn relating to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

Part 2 Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Where fronting a road, track or public open space:

Part 1, Class A The enlargement, improvement or alteration of a dwelling house.

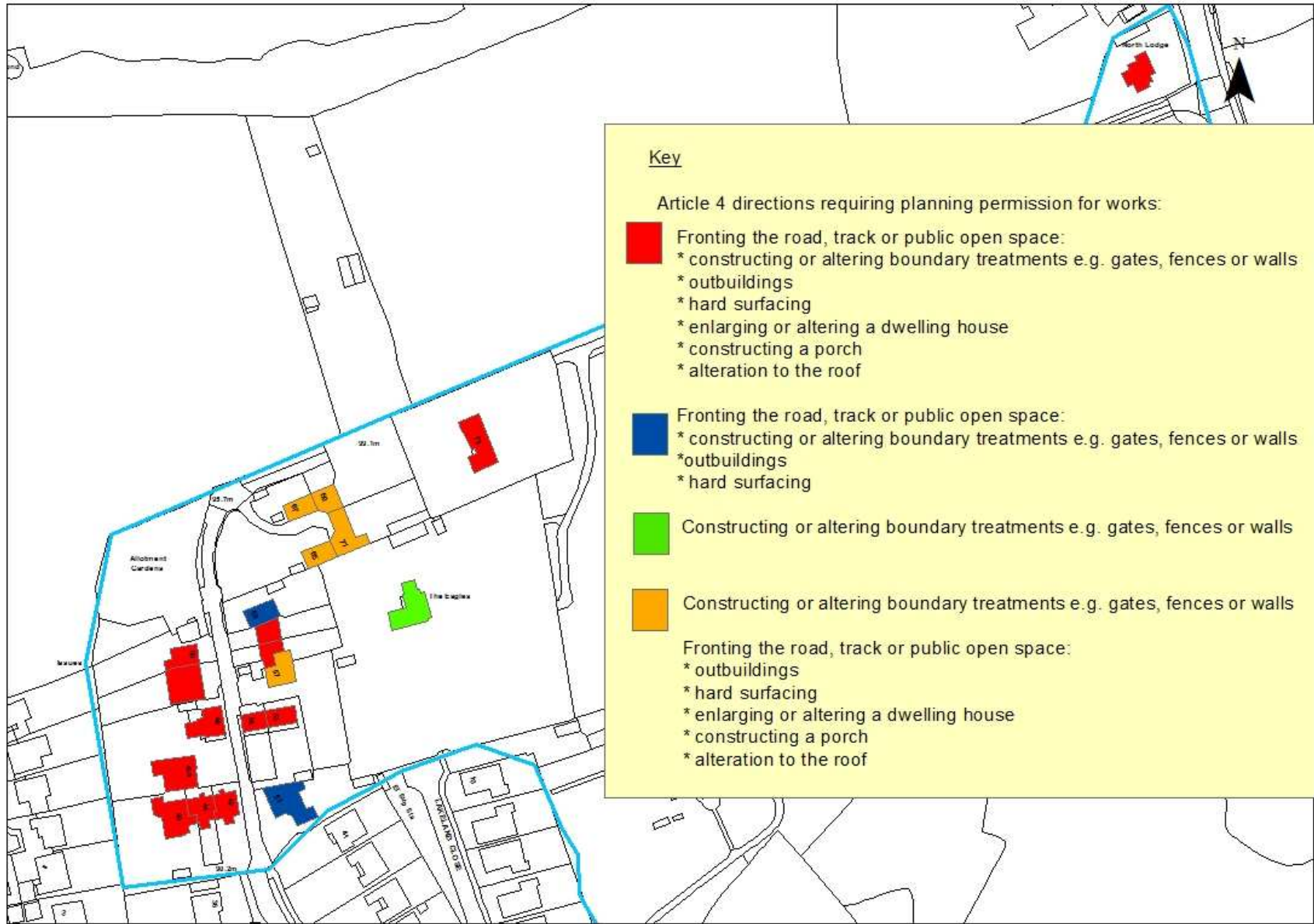
Part 1, Class C Any other alteration to the roof of a dwelling house.

Part 1, Class D The erection or construction of a porch outside any external door of a dwelling house.

Part 1, Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Part 1, Class F The provision within the curtilage of a dwelling house of a hard surface.

The extent of the proposed Article 4 Directions are shown over.



### **Appendix 3: Amended Conservation Area Boundaries**

#### **A. Harrow Weald Park Conservation Area Boundary (renamed from 'West Drive Conservation Area')**

The revised extent of Harrow Weald Park Conservation Area is as follows:

Brookshill: North Lodge (locally listed), the Eagles (including the walls to the old kitchen garden in its grounds which extend into the grounds of adjacent properties – locally listed), Timbers, pillars at entrance to driveway adjacent to North Lodge (listed building)

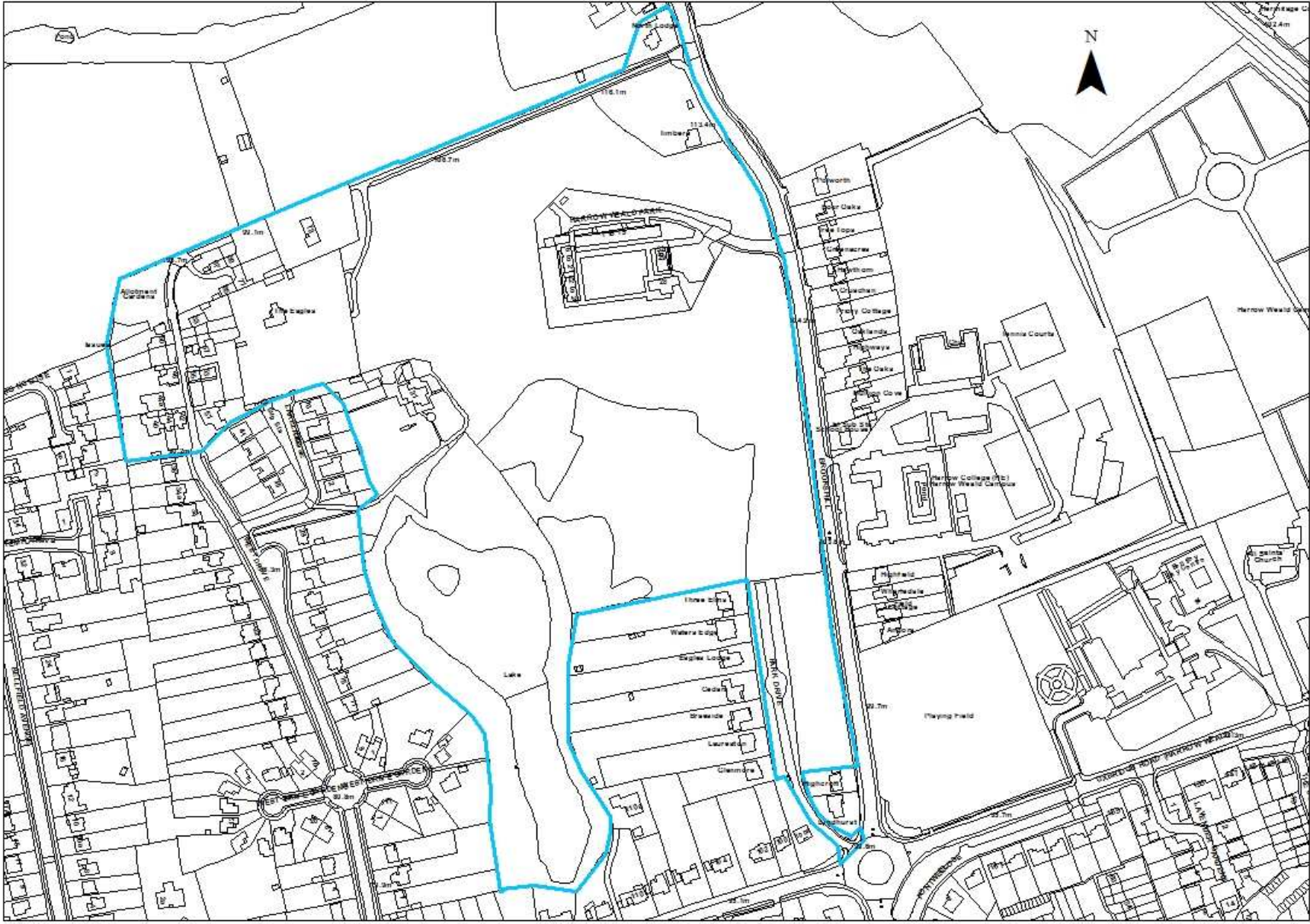
Harrow Weald Park: 1 to 28 (inclusive)

Park Drive: Pillars at entrance (locally listed)

West Drive: 31, 40, 42, 44, 44a, 46, 49, 50, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73

The extent of the revised boundary is shown in the map over.





**B. Brookshill Drive and Grimsdyke Estate Conservation Area Boundary**

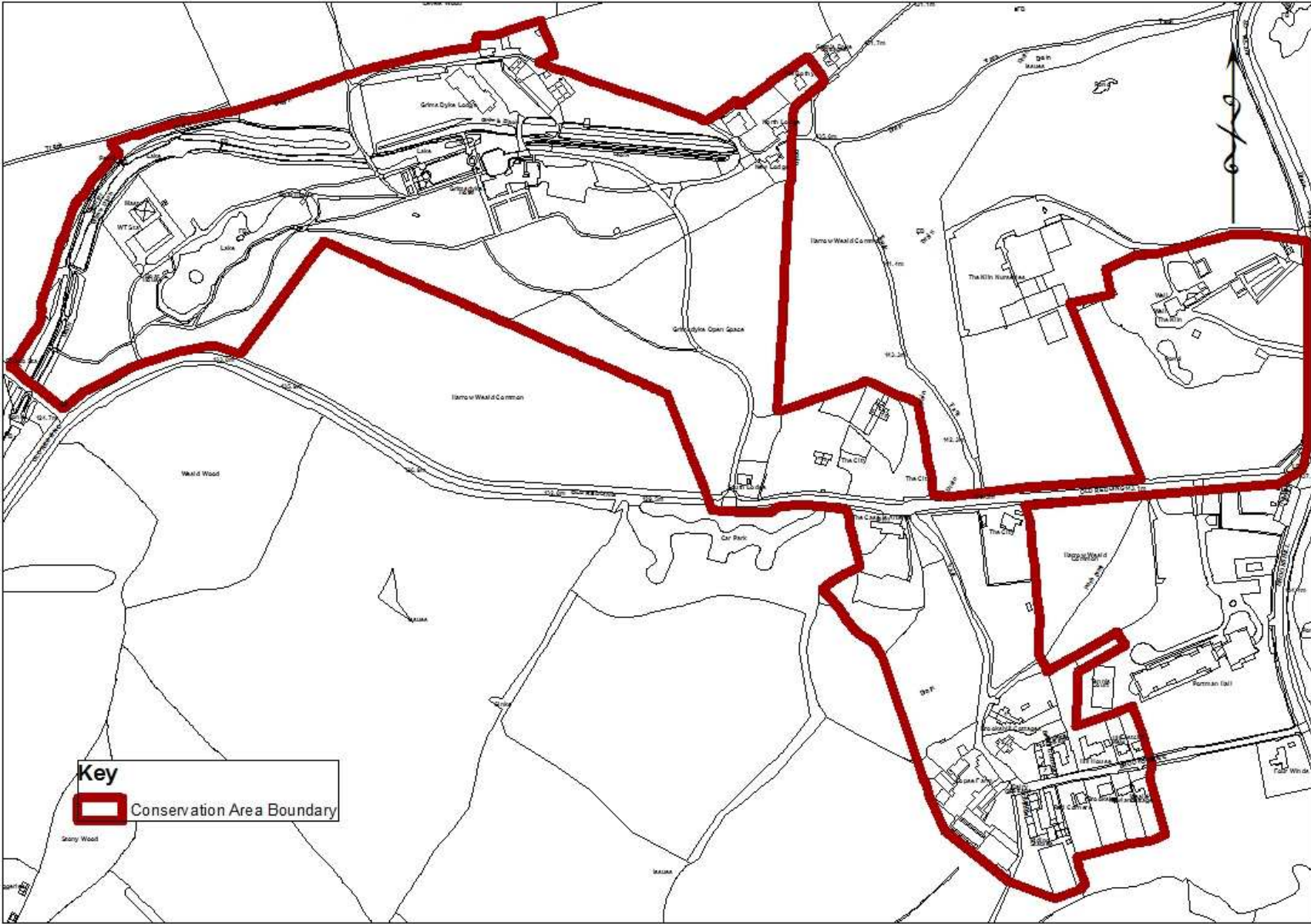
The revised extent of Brookshill Drive and Grimsdyke Estate Conservation Area is as follows:

Brookshill: The Kiln house site including the Kiln (listed building), drying sheds, the garden walls, summer house and wells

Brookshill Drive: The White Cottage, 1 Brookshill Cottages, 2 Brookshill Cottages, Copse Farm House (locally listed), Barn (Copse Farm) (locally listed), Riding Stables (Copse Farm) (locally listed), Dairy Cottage (locally listed), Farm Cottage (locally listed), Red Corners, Bridle Cottages (1 and 2) (listed building), Dukes Cottage, Hill House, Brookslee, Hill View, Newlands, Eastcliff, *Weald Cottage*,

Old Redding: The City, South Lodge (listed building), City Cottages 3 & 4, The Case is Altered Public House, The City. Grimsdyke Hotel (listed building), North Lodge, New Lodge, The Bothy, Grimsdyke Lodge, Harrow Weald Radio Station, Stableblock.

The extent of the revised boundary is shown in the map over.



## **Appendix 4: New Locally Listed Park and Garden**

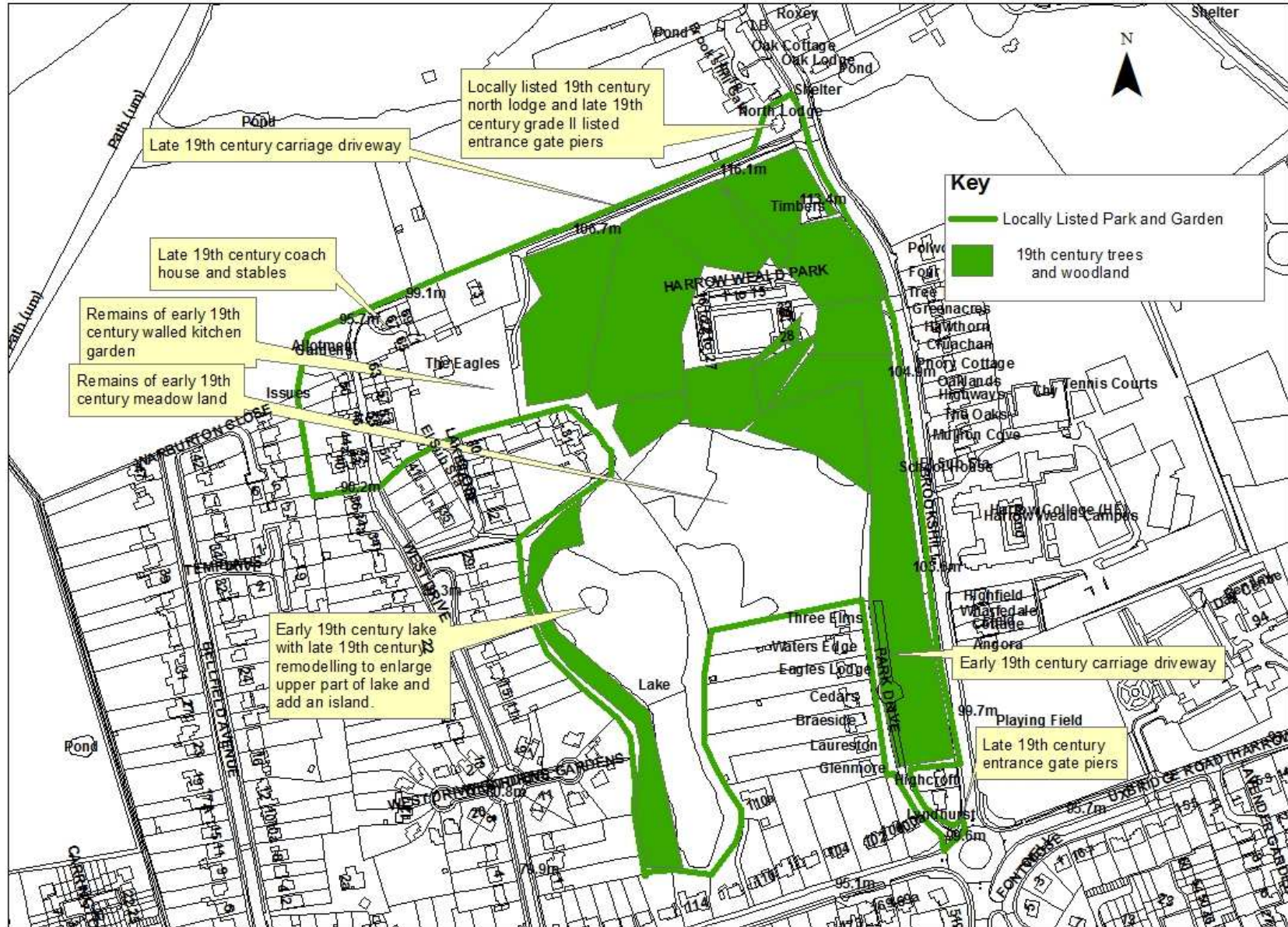
### **Harrow Weald Park Locally Listed Park and Garden Boundary**

Brookshill: North Lodge (locally listed), Timbers, pillars at entrance to driveway adjacent to North Lodge (listed building)

Harrow Weald Park: 1 to 28 (inclusive)

Park Drive: Pillars at entrance (locally listed)

West Drive: 31, 65, 67, 69, 71, 73, The Eagles



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**Appendix 5 – Draft Minutes of Planning Policy Working Group meeting (extract)**

## **Planning Policy Working Group**

**[DRAFT] Minutes of Meeting held on 7 January 2016,  
6:30 pm**

**Present:**

**Chair: Councillor Keith Ferry**

**Councillors:**

Glen Hearnden  
Graham Henson  
Anne Whitehead (arrived 7:15 pm)

Marilyn Ashton  
Stephen Greek  
June Baxter

**Officers:**

David Hughes – Planning Policy Manager, Lucy Haile – Principal Conservation Officer

[EXTRACT]

**Item 4: Harrow Weald Conservation Areas Supplementary Planning Document (SPD) – Consultation Outcomes and Proposed Version for Adoption**

The Group received the report of the Divisional Director – Regeneration and Planning which introduced the amended draft Harrow Weald Conservation Areas Supplementary Planning Document (including the Conservation Area Appraisal and Management Strategies) and the outcomes of the public consultation held over summer 2015.

One Member expressed the view that the overwhelming opinion of residents is that they are satisfied with the current West Drive Conservation Area boundary (despite constraints living within a conservation area may place), but that there was no need for an Article 4 Direction. This view was evident in the consultation responses and he considered that if the recommendation to remove West Drive and Bellfield Avenue from the Conservation Area was agreed, this would be the least popular planning policy change. He felt that residents' responses had sought to address the criteria for inclusion within a conservation area and raised many good points. He also felt that the decision to designate in 2006 meant that the area had been considered to meet at least two of the criteria at the time and that there should be very strong reasons as to why the original designation should be removed, having regard to what had changed in policy and physical terms since 2006. He considered the best proposal would be to retain the current areas and to include the proposed additional areas. He strongly recommended that Cabinet leave the current West Drive Conservation Area in place, omit it from the scope of the SPD and look to include it and the additional areas in the SPD at a future date. He considered there was no additional cost implications of retaining the current areas.

Another Member expressed her dismay and strong objections to the proposed amendments and felt that the areas to be removed met two or three of the criteria for being included in a conservation area. She explained that she had been involved in agreeing the original conservation area, to preserve the character and attractiveness of the area and block inappropriate, unsympathetic and unrestricted development. The report at the time had acknowledged that these areas were marginal, but at the time there had been cross-party and unanimous support for the defined area to preserve greenery, roof lines and such like. She questioned the need to amend the boundaries and the motivations behind the proposed changes, noting that nobody was asking to the boundaries to be amended, nor was a new conservation area being proposed. She also noted that the appeals within the area had been successfully defended since its inclusion. She also felt that other, similar parts of the borough had been included within a conservation area, citing Canons Park as an example.

The Principal Conservation Officer advised that under the Planning (Listed Buildings and Conservation Areas) Act 1990, conservation areas are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance'. Local planning authorities are obliged to from time to time review previous processes of identifying areas for designation as conservation areas to determine whether any parts or further parts of the borough should be designated or whether any should be de-designated / cancelled. She noted that the West Drive Conservation Area was first designated in 1998 as it was considered as a well-maintained fragment of the historic Harrow Weald Park Estate. She also informed the committee that this was the first Conservation Area Appraisal and Management Strategy for the West Drive Conservation Area and this proposed the removal of those streets which did not meet the criteria for inclusion in the Conservation Area (CA). She advised the Group that there were distinct differences between the streets proposed to be removed, and those included in the West Drive conservation area as originally designated and the Canons Park Estate Conservation Area. She also indicated that the National Planning Policy Framework (NPPF) required that inclusion of an area within a conservation area should be justified, so as to not diminish the value of conservation areas. She advised that Historic England responded to state that the Council had made a strong case for removing these areas from the conservation area. She also advised that much of the same area had been considered for inclusion in the conservation area in the 1980s by the Local Planning Authority and rejected against the same 6 criteria used today as the addresses along West Drive do not have 'enough distinguishable or unique features, either architectural or otherwise to justify designation as a conservation area.

One Member stated that he considered that the area to be removed did not meet any of the six criteria and that if de-designation of an area was not envisaged, there wouldn't be a review mechanism under the Act. He indicated that he felt that the original decision in 2006 to include the streets was wrong; another Member did however note that the 2006 decision had been unanimous. The Member noted that whilst residents had sought to address the six criteria in their representations, the report provided officers' responses to these, indicating they did not demonstrate how the criteria were met.



A further Member noted that the 2006 report had been marginal with respect to the areas proposed to be removed meeting any of the six criteria and that any decision at the time should have erred on the side of caution. He felt that the reasons given by other Members at the current meeting as to why the streets should be retained within the Conservation Area would apply to a large number of streets within the borough and to retain the streets would devalue other conservation areas.

A final Member observed that if inclusion was allowed without meeting the criteria it undermined the principles governing CA status and the fact that an area was currently included doesn't make it right nor is it reason to retain it within a conservation area. She felt that if the area didn't meet the criteria, then it should be included and that the criteria should be adhered to.

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