

# **Planning Policy Advisory Panel**

## **Minutes**

**8 October 2024**

**Present:**

**Chair:** Councillor Marilyn Ashton

**Councillors:** Christopher Baxter  
Stephen Greek  
Graham Henson  
Nitin Parekh  
David Perry  
Zak Wagman

### **Recommended Items**

**87. Local Areas of Special Character - outcomes of consultation on the two proposed areas within West Harrow and Pinner**

The Principal Conservation Officer presented the consultation responses regarding two areas proposed for designation as Local Areas of Special Character. These areas were highlighted for their architectural and/or historical significance. The consultation responses were detailed in Section 5 of the report, with additional details in Appendix 1 of the report.

The report recommended that the Panel supported the adoption of these areas and recommend them to the Cabinet. The areas under consideration were shown in the attached map in the report.

The Officer explained that Local Areas of Special Character were a form of heritage designation based on local architectural and historic interest. Criteria for these designations included architecture and landscapes that were locally distinctive, well-preserved, and of heritage interest. Such areas must stand out from other parts of the Borough.

The consultation process ran from 8 July to 3 September 2024. Key respondents included Historic England, the West Harrow Community Forum, and the Pinner Association. In the case of Pinner, there was strong support for the designation. Historic England and the Conservation Advisory Committee agreed that the proposals aligned with existing policy. The Pinner Association provided additional documentation regarding the heritage value of Meadow Road.

While support for the designation was largely focused on preserving the area's design and heritage quality, there were also objections. Some concerns centred on what the designation would mean for local properties. One respondent raised the issue of properties on Meadow Road (specifically numbers 39 and 40) being mistakenly excluded from the map. The Officer confirmed that these properties were mistakenly included in the list of proposed properties (and correctly left out of the area shown on the map), and letters were sent to the owners clarifying this and seeking any further comments. With no response received within the designated two-week period, it was confirmed that the corrected list of properties would include only numbers 1 to 38 of Meadow Road (.

Other comments included concerns over the potential removal of granite curbs by the highways department, as well as requests to extend the designated area. Support for the designation referenced the quality of Edwardian double-fronted houses and their historical significance, while objections raised issues related to housing supply and recreational space.

The Officer noted that the concerns were acknowledged but reiterated that the designation would not preclude future development, as any proposals requiring planning permission would be assessed in accordance with national and local heritage policies in the context of the designation. The Officer also clarified that the designation does not equate to conservation area status.

For West Harrow, the Officer highlighted that the proposed designation was unlikely to impact housing supply and would not limit the potential of the recreation ground. The Officer also addressed suggestions to broaden the designated area, noting that the matter was discussed at the start of the meeting and could be considered further.

The majority of respondents supported the designation of the proposed areas.

The formal identification of these areas as Local Areas of Special Character would assist in applying national and local policy guidance.

The following questions were asked and answered.

The Panel enquired about the timing of the consultation period, noting that it ran from 8 July to 3 September, which included school holidays. They questioned whether the timing might have affected the consultation, as people may not have been available to comment during the holiday period. The Conservation Officer responded that the response rate was good, and no specific concerns had been raised regarding the consultation period. She

added that, despite the holidays, there was no indication that the timing had negatively impacted participation.

The Chair acknowledged the Panel's point but mentioned that it was unlikely people would be away for the entire six-week period. She agreed that the consultation timing was not perfect but emphasised that the good number of responses received suggested it had not been a significant issue. The Conservation Officer further explained that the consultation period had been extended to meet the council's communication standards.

The Panel also raised concerns about potential confusion for residents regarding which houses were included in the Local Area of Special Character (LASC) designation, particularly referencing the inconsistency with house numbers 39 and 40 on Meadow Road in Pinner. The Conservation Officer clarified that the issue had been addressed. The map and list of addresses were now consistent, and the owners of the affected properties had been contacted. No responses were received, and the matter was considered resolved.

The Panel discussed the report, and consequently, unanimously recommended it to Cabinet for adoption.

**Resolved to RECOMMEND:** to Cabinet

- (1) the consultation responses on the two proposed 'Local Areas of Special Character' summarised in section 5 of the report and at Appendix 1 in the report be considered.

**RESOLVED:** That

- (2) the areas shown in Appendix 2 of the report, were adopted namely: in West Harrow: 3-29 (odd) and 2-40 (even) Butler Avenue and 2-26 (even), 1-33 (odd) Lance Road and West Harrow Recreation Ground, and in Pinner: 1 and 3 - 38 (all) West End Avenue, 1-38 (all) Meadow Road and 24-38 (even) Eastcote Road.