

Draft Conservation Area Appraisal & Management Strategy  
**Stanmore & Edgware**



Consultation 2013

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## **1.1 Foreword By Councillor**

### **1.1 Introduction**

- 1.1.1** The Harrow Local Plan is the term given to the group of planning documents that will replace the Harrow Unitary Development Plan (2004). Collectively these documents will help shape the future of Harrow and many will be used in the determination of planning applications for development and changes of use in the Borough.
- 1.1.2** The Local Plan includes the Core Strategy, which sets out strategic policies to guide the location and form of growth in the Borough, and other 'development plan documents' setting out policies and plans for Harrow which are subject to a formal procedure of consultation and independent examination. The Local Plan also comprises a series of detailed supplementary planning documents.
- 1.1.3** The purpose of the Stanmore and Edgware Conservation Areas Supplementary Planning Document (SPD) is to encourage sensitive development that would serve to preserve and enhance Stanmore and Edgware's conservation areas.

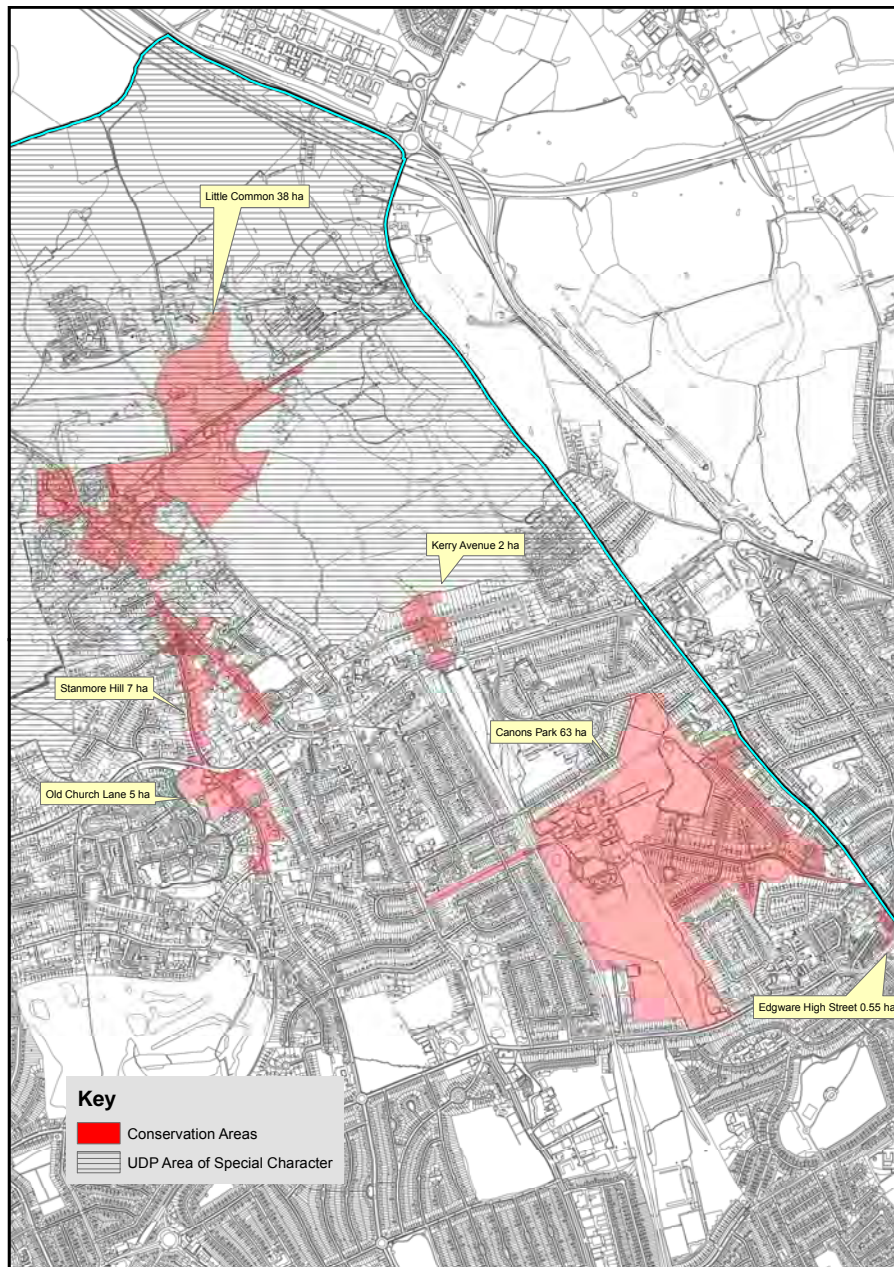
### **1.2 Purpose and scope of document**

- 1.2.1** A supplementary planning document (SPD) can give effect to the planning policies of other documents in the Local Plan or those of regional spatial strategy – in greater London, the Mayor's London Plan. The purpose of this SPD is to implement local conservation policies by giving detailed design advice appropriate to the areas covered by the SPD.
- 1.2.2** Relevant Harrow Core Strategy policy is CS1 D and the conservation policies within the Development Management Document are relevant. The SPD supplements these local policies. In addition though the National Planning Policy Framework provides an over-arching policy background to the Stanmore and Edgware SPD and London Plan policies 7.8 A, B, C, D, E, F and G are relevant.
- 1.2.3** SPDs are initiated by the Council but are subject to a four to six week consultation period with the public and other stakeholders. Following the consultation, the Council must consider the representations made and must publish a statement setting out the main issues raised and how these have been dealt with (for example, the Council might make changes to the SPD, in the light of representations made). The Secretary of State is empowered to direct the Council to modify the SPD or, indeed, not to adopt it at all; however it is the Government's policy only to use these powers of intervention where there are issues of national or regional importance. Once adopted, an SPD becomes a material consideration in the determination of relevant planning applications and appeals.
- 1.2.4** This document constitutes the SPD for Stanmore and Edgware's six conservation areas. The SPD provides a strategic overview of issues affecting Stanmore and Edgware's conservation areas which inform guidance that can be applied to deal with these. This document should be read together with the Conservation Area Appraisal and Management Strategies (CAAMS) which form the appendices for this document.



**1.2.5** Once adopted, the appendices will be available separately on the Council's conservation web site: <http://www.harrow.gov.uk/conservationareas>

**1.2.6** A map showing the location of all Stanmore and Edgware's six conservation areas, covered by this SPD is below.



Picture 1.1 Stanmore and Edgware's Conservation Areas. LBH LA.100019206.2007

### 1.3 Status of document

**1.3.1** This SPD on Stanmore and Edgware's conservation areas forms part of the London Borough of Harrow Local Development Framework. It will therefore be a material consideration in the determination of planning applications. It has been prepared in accordance with the Planning and Compulsory Purchase Act and associated regulations and guidance on Supplementary Planning Documents.

## 1.4 Consultation and stakeholder involvement

- 1.4.1** In accordance with Regulations 12 and 13 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended a minimum four week public consultation period on the SPD and its associated documents is required. The Council will conduct a six week consultation to encourage responses.
- 1.4.2** Every resident within each of Stanmore and Edgware's conservation areas will be made aware of the consultation via letter, an advertisement put in the local newspaper and the consultation advertised on the Council's website and in its libraries. Posters and site notices will be erected in each conservation area and officers will be available for face to face discussion on four occasions throughout the consultation period. Other stakeholder groups consulted included, local resident associations, historical societies and other interest groups. Statutory and national organisations will also be consulted.
- 1.4.3** All comments received in response to the consultation will be used to strengthen the document.

## 2.1 Need

- 2.1.1** Stanmore and Edgware has a rich and significant environment with some of the area's earliest buildings. Edgware High Street, for example, contains a number of historic timber framed properties, the majority of which are listed. The importance of Stanmore and Edgware's historic environment is reflected in its number of designated conservation areas. In total, these six designated areas cover an area of just under 116 hectares. The two largest areas are Canons Park and Little Common, which cover 63 hectares and 38 hectares respectively. The smallest of Stanmore and Edgware's conservation areas is Edgware High Street which covers 0.55 hectares but this has a high concentration of listed buildings. There are numerous listed and locally listed buildings as well as other landmark features throughout Stanmore and Edgware which make up a varied and notable built form.
- 2.1.2** Based on an understanding of the above qualities, this SPD has the following vision and objectives:

- To provide guidance that will help to preserve Stanmore and Edgware's conservation areas
- To identify where pressures lie and encourage enhancement
- To promote awareness, understanding and enjoyment of Stanmore and Edgware's conservation areas

## 2.2 Planning policy context

- 2.2.1** Conservation areas were introduced through the Civic Amenities Act in 1967 and more than 9000 now exist nationally. There are twenty-eight conservation areas in the London Borough of Harrow. These are places that can be perceived as having

distinct identity; 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

**2.2.2** Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Harrow Council has a duty, as the local planning authority, to preserve or enhance the character and appearance of its conservation areas. Section 71 of the 1990 Act places a duty on local planning authorities to formulate and adopt policies and guidance to preserve and enhance their conservation areas. These broad requirements are reinforced and elaborated upon by National Planning Policy Framework (2012). The 2006 English Heritage publication, 'Guidance on the Management of Conservation Areas' is an important reference for the formulation of this SPD and for informing guidance.

**2.2.3** The 2004 Planning and Compulsory Purchase Act introduced a new planning system and a requirement for local planning authorities to produce Local Plans to replace existing development plans. In Harrow's case, once all elements are completed, the Local Plan replaces the 2004 Harrow Unitary Development Plan (UDP). The Local Plan contains Development Plan Documents (DPDs) including, most importantly, the Core Strategy. DPDs will form the basis for the new development plan. Supplementary Planning Documents, such as this one, provide further details and guidance on policies and proposals contained within the Core Strategy and other DPDs, and can relate to specific matters such as conservation areas. SPDs replace Supplementary Planning Guidance (SPG) documents that have previously been used for conservation area policy documents. SPDs are an important material consideration in the determining of planning applications and appeals, as they are subject to rigorous consultation and will conform to broader development plan policies. Minor amendments to the SPD may be required to acknowledge documents that emerge as part of the Local Plan process over the next couple of years.

**2.2.4** The Stanmore and Edgware Conservation Areas SPD provides supplementary guidance for Stanmore and Edgware's six conservation areas. Accompanying the SPD are individual character appraisal and management strategies (CAAMS) for each area. Character appraisals are essentially analyses of what makes a conservation area special, while the management strategies proposals and plans seek to preserve or enhance those qualities. This SPD provides overarching guidance for the individual CAAMS and provides a link between the higher level saved policies contained within the current Harrow UDP and the emerging Local Plan. The SPD and CAAMS should therefore be read together.

## **2.3 Strategic Environmental Assessment**

**2.3.1** A screening opinion will be undertaken by Harrow Council officers and sent to the three statutory bodies (Environment Agency, English Heritage and Natural England) in order to confirm that a Strategic Environmental Assessment of the SPD is not required.

## 3.1 Overview of Stanmore and Edgware's conservation areas

### 3.1.1 Introduction

**3.1.1.1** The most identifiable elements that make up the special character of each of Stanmore and Edgware's six conservation areas are noted below. The detailed character and appearance of each individual area is provided in the conservation area appraisal and management strategies that are provided within the appendices of this document.

Conservation Area	Special Character
Little Common (appendix 1)	Mix of attractive period properties predominantly residential (many listed and/or with interesting histories attached), tall walls marking boundaries of historic estates, high quality open spaces and greenery (including mature trees), distinctive topography and low to medium densities of development.
Stanmore Hill (appendix 2)	Mix of attractive period properties both commercial and residential (many listed), tall walls marking boundaries of historic estates, high quality greenery (including mature trees), distinctive topography and medium to high densities of development.
Old Church Lane (appendix 3)	Very old buildings including two striking and dominant churches, and early 20th century 'old world' style buildings incorporating much older fabric that successfully mimic the older buildings, complemented by good greenery (including mature trees) and open spaces.
Kerry Avenue (appendix 4)	Unusual concentration of well-preserved Modernist style buildings forming the earliest domestic group in west London, good example of formal estate layout, plentiful greenery and open spaces in line with Garden Suburb ideal.
Edgware High Street (appendix 5)	Large portion of the original village of Edgware with some of Edgware's oldest surviving buildings (listed and timber framed) centred on an old Roman road, and a Victorian terrace.
Canons Park (appendix 6)	Large part of the original Canons Park estate including listed mansion house and surrounding grade II listed parkland / driveways with associated listed features, good Metroland, largely 'Tudor revival', estate that is formally planned with abundant greenery.

**3.1.1.2** Although each area is unique, when consulting the above table, there are a number of common qualities that account for their special interest and make these areas worthy of protection. Similar qualities tend to include a rich display of architecture, either very historic or of significance for its portrayal of a particular time, usually complemented by greenery and visually furnished with mature trees. On the whole interesting histories are attached to the areas.

**3.1.1.3** Stanmore and Edgware's conservation areas met and continue to meet two or more of the following criteria set out in paragraph 3.43 of the Development Management Development Plan Document:

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

### 3.1.2 Setting

- 3.1.2.1** A conservation area's setting often contributes to its architectural or historic interest and as such development within the setting will be expected to respect its qualities and special interest. The setting is usually land which obviously bounds the conservation area but the setting may also include areas not immediately adjacent but areas further away that impact on views into or out of the area. Where the setting can be described as open space this is likely to offer protection to the conservation area and therefore development may not always be appropriate in areas where this is the case.
- 3.1.2.2** It is important to note that open spaces can refer to public and private spaces and therefore both front and rear garden land usually makes a positive contribution to the conservation area.
- 3.1.2.3** Development is expected to comply with English Heritage's guidance on this matter contained within their document entitled 'The Setting of Heritage Assets' published October 2011.

### 3.1.3 Historic development

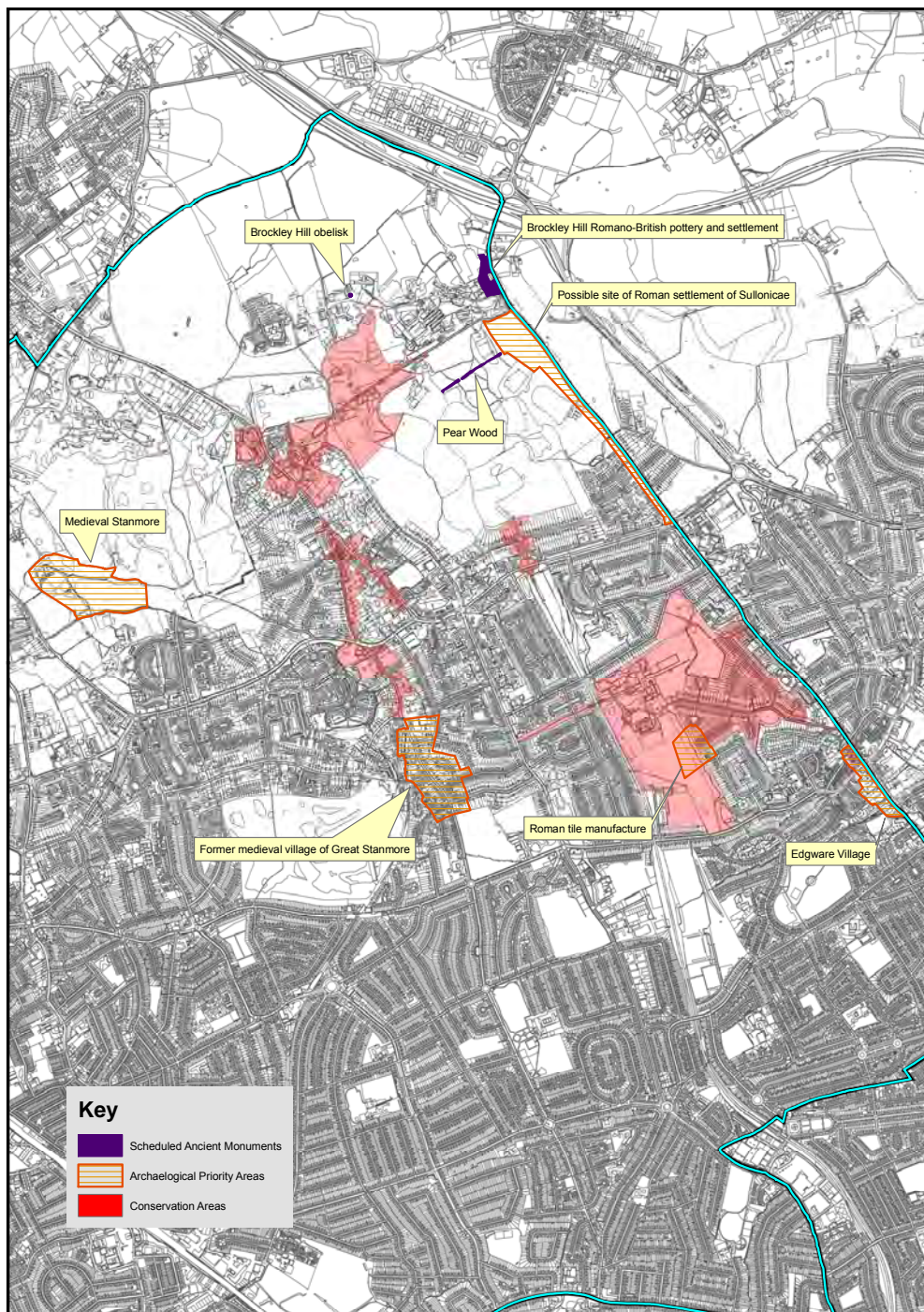
- 3.1.3.1** Today's Stanmore and Edgware has grown from two separate manors of Stanmore, namely Great Stanmore and Little Stanmore which entries in the 1086 Domesday survey show were owned by Robert Count of Mortain, William the Conqueror's half brother, and Roger de Rames respectively. Great Stanmore had at its heart Stanmore Old Church, which was rebuilt in 1632, and later in 1849 St John's Church, and now forms a focal point for the Old Church Lane conservation area, and Little Stanmore comprised what is now known as Edgware. Edgware High Street is particularly significant despite its relatively small size as it includes the earliest settlement of Stanmore and Edgware with its origins dating back to at least the Roman occupation of Britain. This Conservation Area therefore has a higher concentration of Listed Buildings by virtue of its early roots and relatively small-scale, traditional appearance. Indeed, out of Edgware High Street's 28 buildings, 9 are statutory listed and 2 locally listed. The earliest of these is 97 High Street which dates back to the 16th century.

- 3.1.3.2** Otherwise the land in both Great and Little Stanmore comprised large estates. The adjacent conservation area of Canons Park's character strongly relates to its origins as country estate, and can be traced principally to the Duke of Chandos, James Brydges, who in 1713 constructed a palace on site, which was replaced by Canons House in 1747 and substantially altered/modified in the 19th century leaving the grade II listed mansion house present today. Surrounding park and garden land was constructed and landscaped over this time, much of which remains today and reflecting its importance is also designated as a grade II listed park and garden with a cluster of grade II listed follies and garden structures associated with this. This landscaping is now partly set amongst 20th century Metroland much of which was planned to reflect the character of Kentish black and white 16th century farmhouses.
- 3.1.3.3** Of the other large estates, agricultural use continued to be the main land use around Stanmore Hill, Little Common, Old Church Lane, Kerry Avenue until as late as the nineteenth century. The Duke of Chandos again impacted upon the character of Stanmore and Edgware Conservation Areas since Stanmore Hill only became a main road following the creation of a new road to London by the Duke in 1718 (the current London Road in Stanmore). This instigated much residential and some commercial development along Stanmore Hill (in the Stanmore Hill and Little Common Conservation Areas), which continued as London expanded across Middlesex in the late 1800s and early 1900s. A number of the fine early large residential/mansion houses and estate boundary walls remain helping to distinguish the area, most of which are listed. Whilst Old Church Lane Conservation Area's character reflects its agricultural use in the 18th century, hence the Tithe Barn which dates back to the 15th century, its character principally relates to one landowner Samuel Wallrock in the 1930s who created an Old World/Tudor feel by creating and transforming a Manor House and outbuildings and cottages using much older materials. Kerry Avenue Conservation Area similarly reflects 20th century development but of a contrasting style that makes it stand out from the other conservation areas as an example of formal estate planning and the earliest domestic group in west London to adopt principles of the Modern Movement.

### **3.1.4 Archaeology and geology**

- 3.1.4.1** The Harrow area is very important for archaeology. The geology and topography of the area made Harrow popular with early settlers and traces of prehistoric man have been found in Harrow Weald. In addition, there is evidence of Romans in Stanmore and Saxons in both Sudbury and central Harrow.
- 3.1.4.2** Archaeological designations in Harrow consist of two types. The first are Scheduled Monuments, which are known archaeological features. The second are Archaeological Priority Areas (APAs), where there are suspected archaeological remains.
- 3.1.4.3** The Greater London Sites and Monuments Record (SMR) 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. English Heritage maintains the SMR for London. To find out more about the Greater London Archaeological Advisory Service (GLAAS) at English Heritage, visit: <http://www.english-heritage.org.uk/server/show/nav.9686>

**3.1.4.4** The National Planning Policy Framework pages 30-32 should be read in relation to works that have the potential to affect Stanmore's archaeology.



Picture 3.1 Archaeology. LBH LA. 100019206.2007

**3.1.4.1 Scheduled monuments**

**3.1.4.1.1** 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.



**3.1.4.1.2** Those within the settings or surroundings of the Stanmore and Edgware Conservation Areas are identified here. In Stanmore, to the east of Little Common Conservation Area, Pear Wood which comprises linear earthworks comprising bank and ditch where Iron Age and Roman pottery has been recovered. This may be a continuation of Grim's Ditch. To the north-east of this Brockley Hill Romano-British pottery and settlement. This includes buried remains of an extensive Romano-British pottery manufacturing site, a contemporary and later Romano-British settlement and part of the Roman road (Watling Street) alongside which both industry and settlement developed. To the north of Little Common Conservation Area is an 18th century obelisk commemorating Cassivellaunus, at Brockley Hill, Stanmore.

**3.1.4.1.3** It is recommended that prior to commencing any works owners should check with the Ancient Monuments Inspector at English Heritage to establish if Scheduled Monument Consent will be necessary. It would also be wise to check the terms of any lease or licence relating to the land. It is a criminal offence to damage a scheduled monument by carrying out unauthorised works.

- 18th Century Obelisk at Brockley Hill, Stanmore

**3.1.4.1.4** This is a commemorative monument. Since 2009 a risk assessment has been conducted by English Heritage for their Heritage at Risk register. The current risk is classed as medium since its overall condition is judged as generally satisfactory but with significant localised problems due to scrub/tree growth masking the monument and making it vulnerable to tree/branch damage.

- Linear Earthworks in Pear Wood, West of Watling Street

**3.1.4.1.5** The scheduled monument has been identified as being at High Risk by the English Heritage Heritage at Risk register but it now has a new management agreement on it to help control the holly, scrub and bracken. Control of bracken on this site is one of the main aims of the agreement as the rhizomes are a threat to buried archaeology of the monument - the rhizomes can grow to a depth of 50 cm, and in some soils this may extend to more than a metre. The Harrow Nature Conservation Forum also have two volunteer wardens working regularly on the site.

- Brockley Hill Romano-British pottery and settlement

**3.1.4.1.6** This Scheduled Ancient Monument is identified as being at high risk. It extends partly within the London Borough of Barnet as well as being within Harrow. One of the main vulnerabilities relates to arable ploughing. The potential redevelopment of the Royal National Orthopaedic Hospital also has the potential to affect it.

### **3.1.4.2 Archaeological priority areas**

**3.1.4.2.1** There are four Archaeological Priority Areas (APAs) in Stanmore and Edgware. These are identified below, and are highlighted on map 3.1.

### **Stanmore and Edgware's Archaeological Priority Areas:**

- Roman tile manufacture (within Canons Park Conservation Area)
- Edgware Village (parts of and around Edgware High Street Conservation Area)
- The former medieval village of Great Stanmore (south of Old Church Lane Conservation Area)
- Possible site of Roman settlement of Sullonicae
- Medieval Stanmore

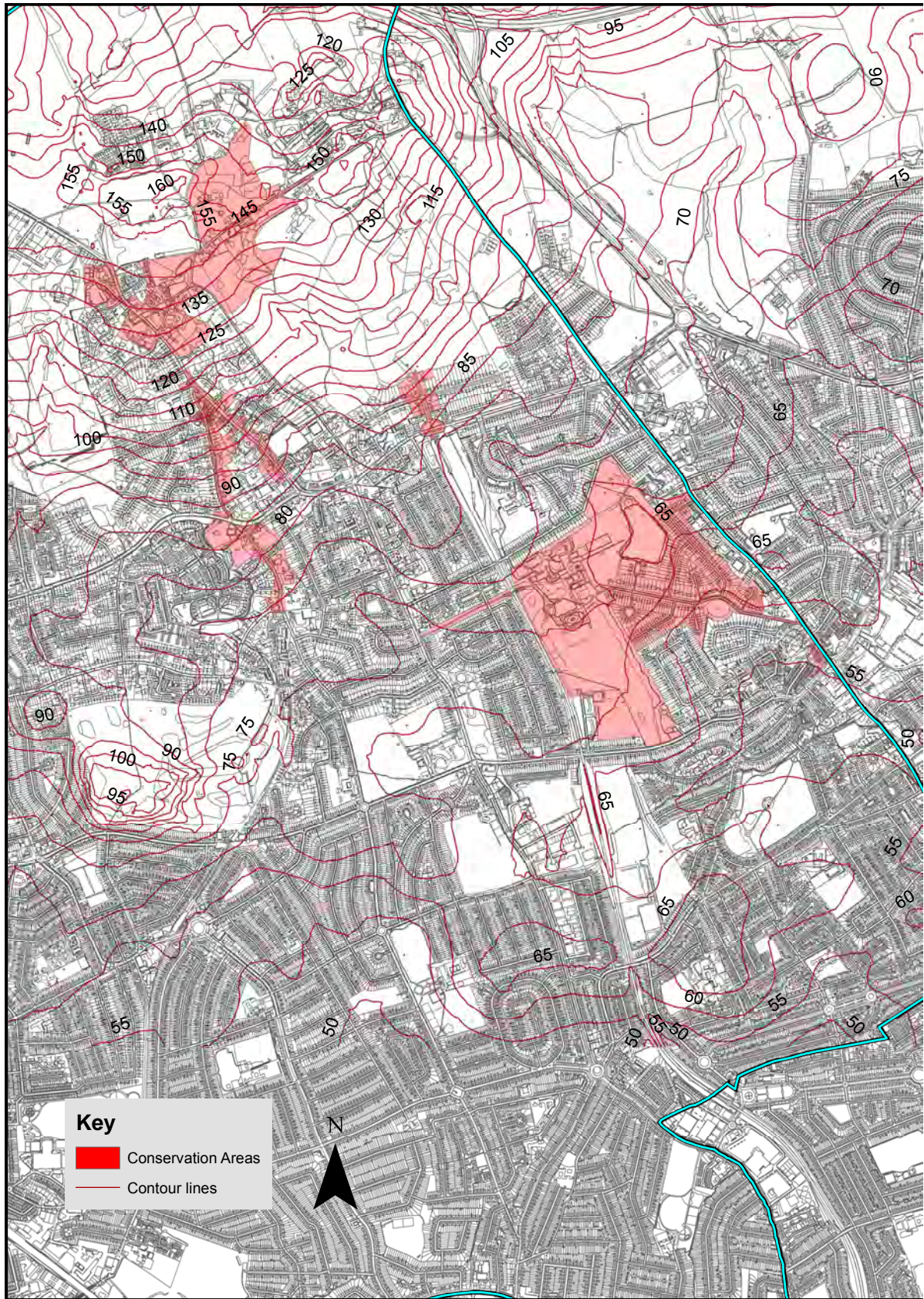
**3.1.4.2.2** Where development is proposed within an APA, English Heritage will require applicants to provide sufficient information to assess the archaeological implications of the development. Outside these areas, English Heritage can also ask applicants to provide archaeological assessments if they feel that below ground archaeology may be at risk.

### **3.1.4.3 Geology**

**3.1.4.3.1** Low clay hills (London Clay Formation) occupy most of north and west London. Many of London's surviving ancient woods are on the clay, including those on Stanmore Golf Course. Stanmore Common and Stanmore Country Park are on ridges of high ground though, set on Stanmore Gravel (and possibly other gravels as well) on a bed of London Clay. Stanmore Gravel is a glacial gravel.

**3.1.4.3.2** The topography of the Stanmore area is sloping, peaking at Little Common. Edgware (Canons Park and Edgware High Street Conservation Areas) is relatively flat and low lying. The contours can be seen on the above map 3.2. For strategic views the Core Strategy is relevant as is the Development Management Development Plan Document views assessment (2012).



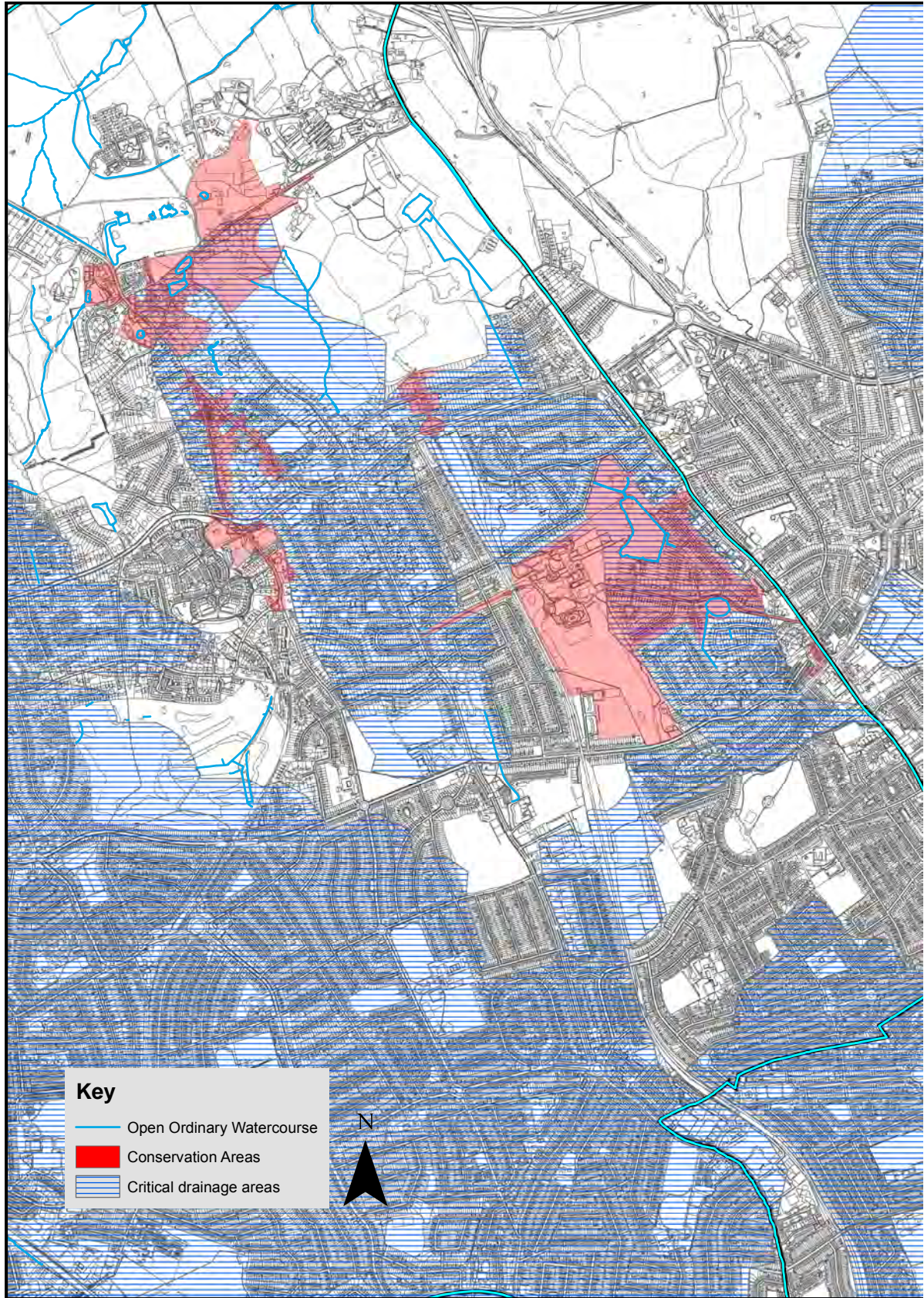


Picture 3.2 Topography. LBH LA. 100019206.2007

**3.1.4.3.3** The Edgware Brook originates and flows through the former grounds of Bentley Priory and on its route to Edgware passes the locations of the old settlements of Great Stanmore and Little Stanmore. A tributary of this reaches the Little Common



Conservation Area around Cloisters Wood. Ponds form a key part of the character of the Little Common and Canons Park Conservation Areas. The latter also has a lake which is a remnant from the Palace of the Duke of Chandos's 18th century landscaped grounds. It is worth noting that there are no flood plains affecting the Stanmore and Edgware Conservation Areas but the open ordinary watercourses that affect it are shown on the map below, as are critical drainage areas that cover most of the Stanmore and Edgware Conservation Areas apart from Edgware High Street. As this map is indicative, clearer information is available from the Environment Agency's website where it is possible to search for area specific flood maps: <http://www.environment-agency.gov.uk> Harrow's Strategic Flood Risk Assessment is available on the Council's website.

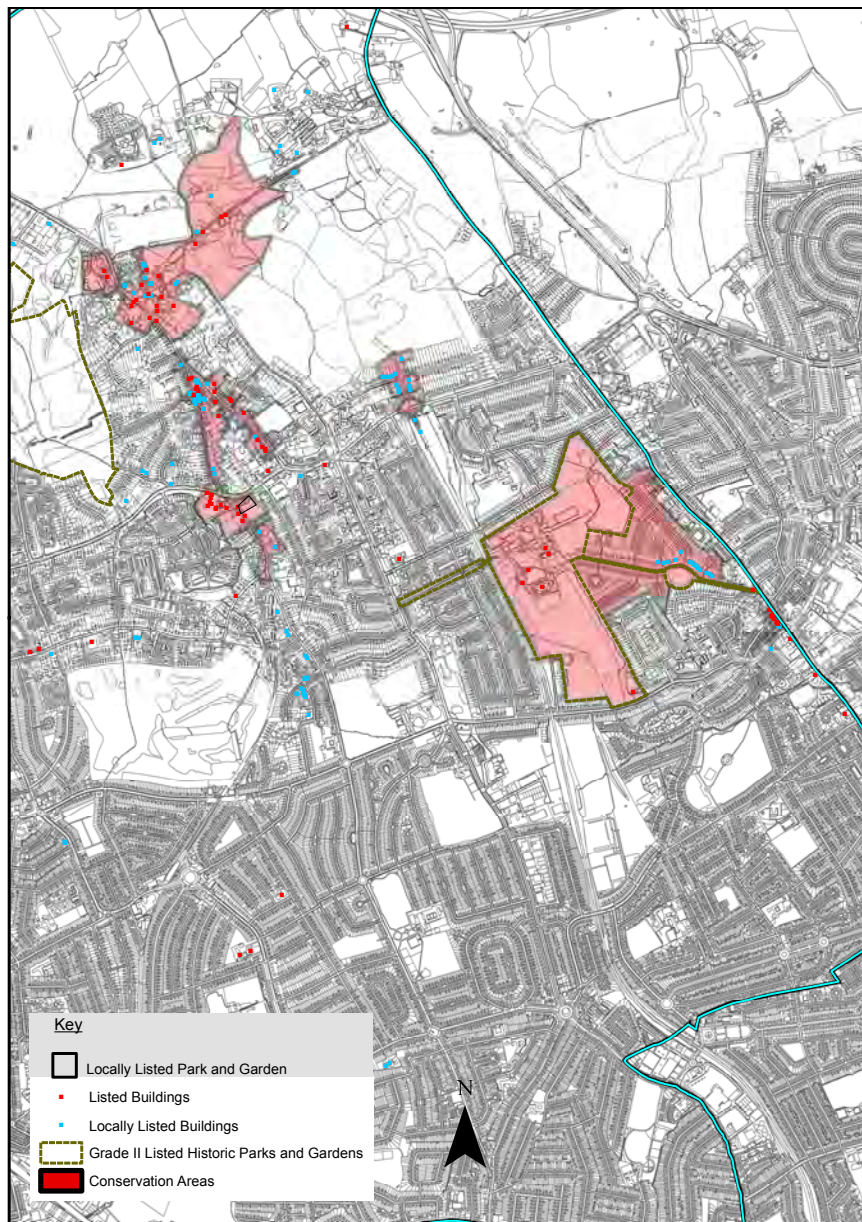


Picture 3.3 Critical drainage areas and open ordinary watercourses. LBH LA 100019206.2007



### 3.1.5 Key designations

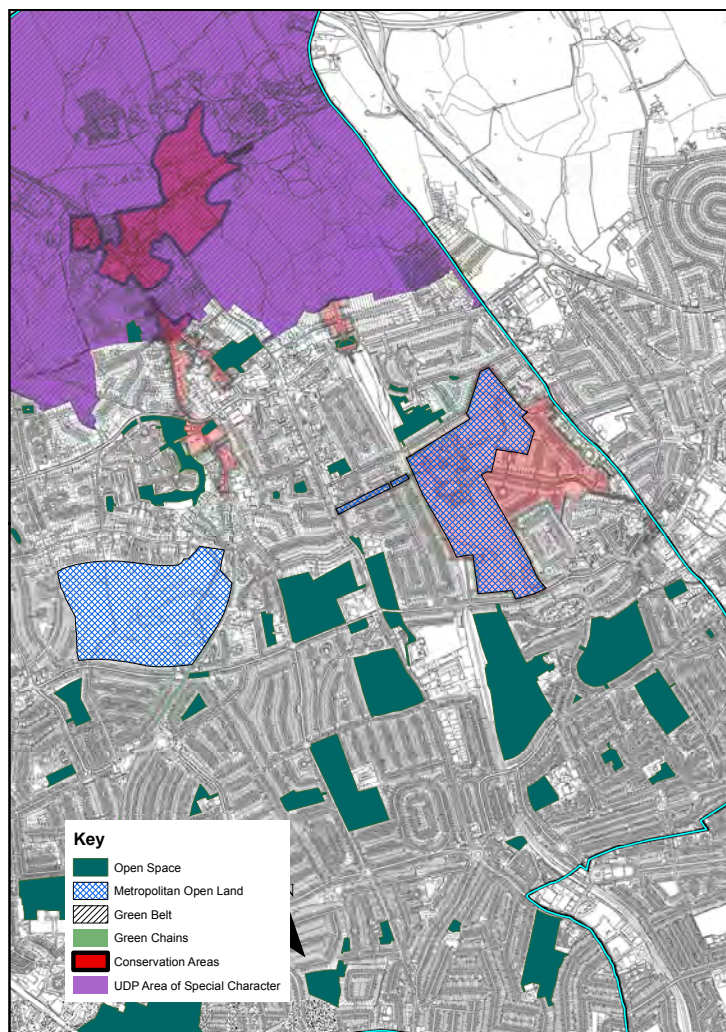
**3.1.5.1** From a heritage perspective, Archaeological Priority Areas (APAs), Scheduled Ancient Monuments, listed and locally listed buildings, and grade II and locally listed registered parks and gardens all affect Stanmore and Edgware's conservation areas. These designations are shown on the next map apart from archaeological ones which are shown on picture 3.1.



Picture 3.4 Listed and Locally Listed Buildings and Parks and Gardens. LBH LA. 100019206.2007

**3.1.5.2** In terms of greenery, biodiversity, open spaces and landscape, the following designations affect Stanmore and Edgware Conservation Areas: Green Belt, parks, Metropolitan Open Land, green chains, sites of significance for nature conservation and the Harrow Weald Ridge Area of Special Character (a local landscape/townscape designation). All of these are identified on the following two maps. Green chains are

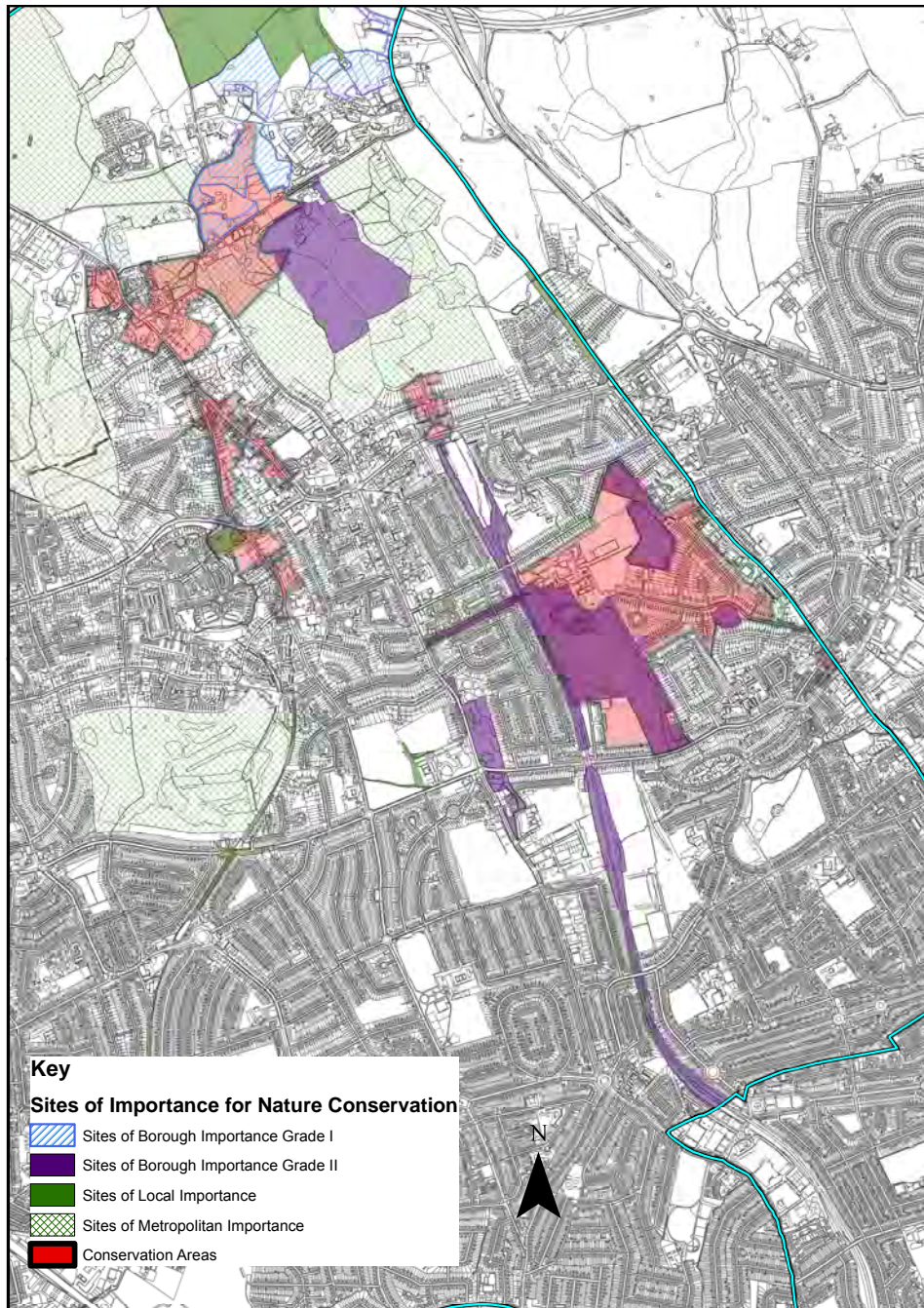
linear features containing biodiversity. These tend to include sites such as railway embankments and cuttings, roadside verges, canals, rivers and their surrounds, and often act as corridors linking wildlife sites.



Picture 3.5 Designated Green Chains, Green Belt and Metropolitan Open Land. LBH LA100019206.2007

**3.1.5.3** 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.

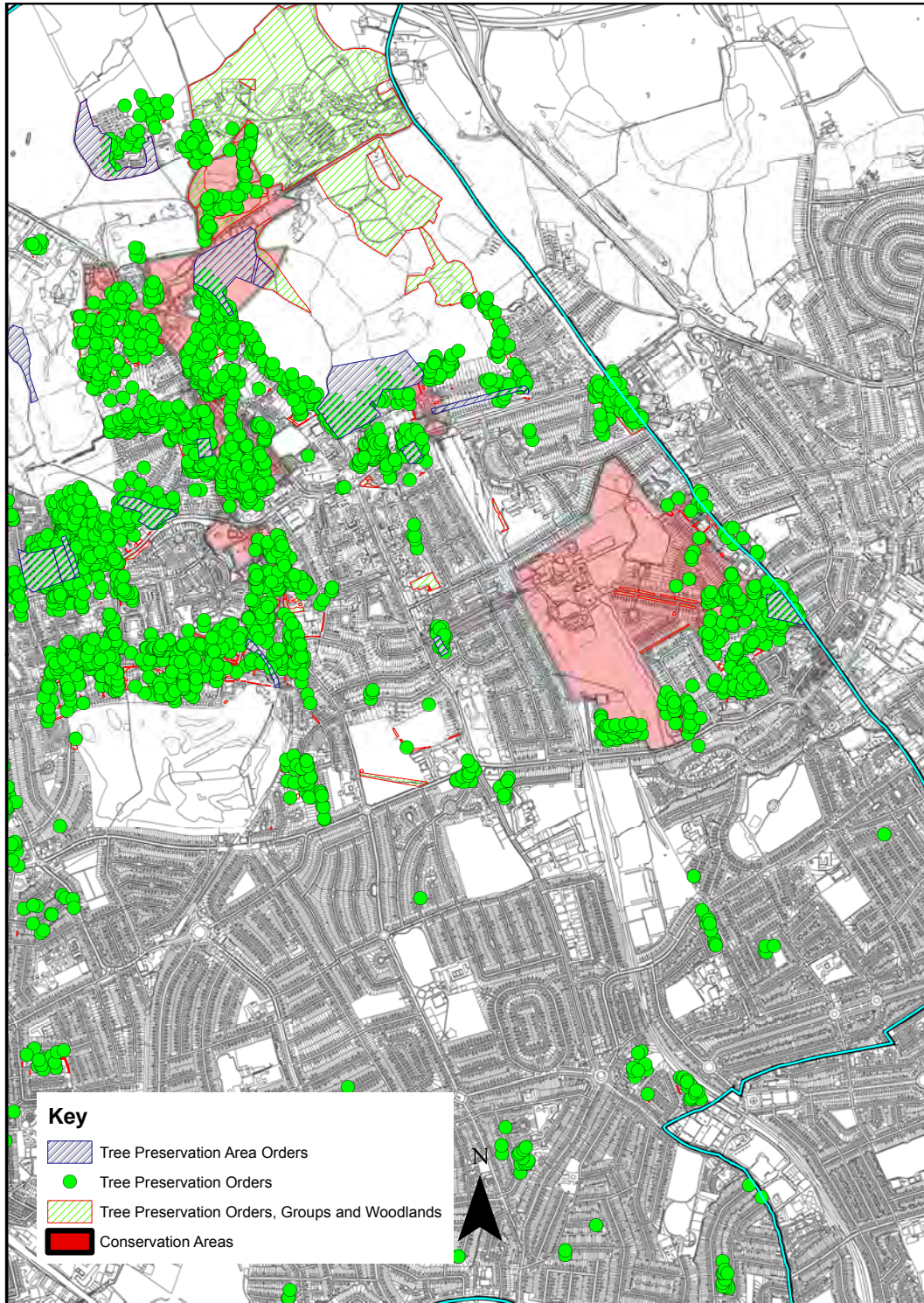




Picture 3.6 Sites of Importance for Nature Conservation. LBH LA. 100019206.2007

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





Picture 3.7 Tree clusters. LBH LA. 100019206.2007

**3.1.5.5** These designations alongside others relating to the wider Stanmore and Edgware area, such as green chains and open spaces can be seen on map 3.4. The designations that directly affect the conservation areas are detailed below.

Conservation Area	Designations (may only affect part of the conservation area) N.B. All trees are protected in conservation areas
Little Common	Parks Green Belt Open Space Site of borough importance grade I Site of Metropolitan importance for nature conservation Harrow Weald Ridge Area of Special Character Bounds: site of borough importance for nature conservation, grade II
Stanmore Hill	Green Belt Harrow Weald Ridge Area of Special Character Bounds: Parks
Old Church Lane	Parks Green chain Open space Site of local importance for nature conservation Locally listed Park and Garden Bounds: Archaeological Priority Area
Edgware High Street	Archaeological Priority Area
Canons Park	Metropolitan Open Land Parks Registered Park and Garden Open space Site of borough importance for nature conservation grade II Archaeological Priority Area
Kerry Avenue	Bounds: Green Belt

Conservation Area	Designations (may only affect part of the conservation area) N.B. All trees are protected in conservation areas
	Parks Harrow Weald Ridge Area of Special Character
	Site of borough importance for nature conservation grade II Site of Metropolitan Importance for nature conservation

## 4.1 Introduction

**4.1.1** Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, every local planning authority is required from time to time to determine which parts of their area are worthy of preservation and enhancement and designate them as conservation areas. The process of designating and the analyses of conservation areas is crucial to defining and understanding an area's positive and negative features, as well as identifying issues, opportunities and constraints. The continued analysis of conservation areas subsequent to their designation is important in assessing the impact of change.

**4.1.2** The NPPF also stresses the need for local planning authorities to define and record the special interest, character and appearance of heritage assets. It is also increasingly important to have statements that define each conservation area's qualities in order to:

- Help residents, owners, council members, potential investors, developers and others understand what is special about an area, what is being preserved and why
- Understand what it is that should be protected or enhanced, including assessment of the area's boundaries
- Formulate effective policies
- Highlight enhancement opportunities
- Help potential developers formulate sympathetic and high quality applications
- Make appropriate development management decisions
- Be able to justify designation and development management decisions at appeal

- Help prioritise internal funds and help obtain external funds, and to encourage inward investment
- Form an evidence base to inform overarching SPDs for geographical groups of conservation areas, such as Stanmore and Edgware, and the wider Local Development Framework process

**4.1.3** Throughout the borough of Harrow designation of conservation areas has tended to occur in waves. A number on Harrow on the Hill were designated in the late 1960s and early 1970s, shortly after conservation areas came into existence. Little Common was also designated at this time. However, other than Stanmore Hill and Old Church Lane, which were both designated in 1975, all other Stanmore and Edgware conservation areas were designated in the 1980/90s (see table below). The designation of entirely new conservation areas has become rare but many existing areas have had their boundaries altered.

Conservation area and size	(a) Designation date (b) Article 4 Direction yes/no (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) (d) Number of locally listed buildings	Key issues
Little Common (34.28 ha)	(a) Designated 1970 and extended in 1987 and 2002 (b) Yes (c) 25 listed buildings (d) 15 locally listed buildings	Occasional inappropriate extensions of intrusive bulk, scale or design  Inappropriate modern materials for some alterations.  Poor design, quality and siting of some street furniture.
Stanmore Hill (7.97 ha)	(a) Designated 1975, and extended in 1980, 1991 and 2002 (b) Yes (c) 23 listed buildings (d) 24 locally listed buildings	Pressure for inappropriate extensions of an intrusive scale, bulk, type or design.  Inappropriate alterations including loss of traditional materials and detailing.  Pressure for shop front, signage and lighting alterations  Opportunity to enhance some areas of open space



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
		<p>Decay to historic brick walls and loss of boundary treatments</p> <p>Pressure for hardsurfacing of gardens and associated creation of driveway access points</p> <p>Clutter of street furniture and bins.</p>
Old Church Lane (5.79 ha)	<p>(a) Designated 1975 and extended in 1980, 1991, 1996 and 2002.</p> <p>(b) Yes</p> <p>(c) 18 listed buildings</p> <p>(d) 12 locally listed buildings</p>	<p>Vacant buildings putting their maintenance at risk.</p> <p>Poor condition of Bernays Park shelter.</p> <p>Some buildings would benefit from listing or local listing.</p> <p>Limited protection for some areas of green open space from possible hardsurfacing,</p> <p>Limited protection for some architectural features of interest from unsympathetic alteration or loss.</p> <p>Unsympathetic street lighting.</p> <p>Bowl of Water Fountain at the junction of Uxbridge Road could benefit from improved display.</p>
Kerry Avenue (3.05 ha)	<p>(a) Designated 1999</p> <p>(b) Yes</p> <p>(c) None</p> <p>(d) 11 locally listed buildings</p>	<p>Some of the buildings may be worthy of a higher designation.</p> <p>Demand to significantly extend properties which has the potential to compromise their heritage value.</p> <p>Loss of original features including original boundary treatments.</p> <p>Pressure for hardsurfacing.</p> <p>Storage of bins in front gardens.</p>

Conservation area and size	(a) Designation date (b) Article 4 Direction yes/no (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) (d) Number of locally listed buildings	Key issues
		Poor siting of air conditioning units and satellite dishes.  Possibility to enhance street furniture.  Ongoing streetside maintenance.
Edgware High Street (0.54 ha)	(a) Designated 1980 and extended in 1991 (b) No (c) 9 listed buildings (d) 2 locally listed buildings	Potential to improve the appearance of the public realm e.g. via addressing shop front and signage, street clutter, road traffic, and possible enhancement/repair of grade II listed street furniture.  Impact of modern developments outside Conservation Area is an important consideration.  Demand for infill development.
Canons Park (64.3 ha)	(a) Designated 1990 (b) Yes (c) 7 listed buildings (d) 14 locally listed buildings	Pressure for large extensions, particularly side extensions.  Loss of good original features.

## 4.2 Altering existing boundaries

**4.2.1** As part of the appraisal process for reviewing individual conservation areas the boundaries of the existing areas in question are reconsidered in the appended CAAMS. This may include incorporating adjoining buildings and/or streets, which on review meet the criteria for designation. In some conservation areas, particularly those where there has not been sufficient protection in the form of Article 4 Directions



and consequently there has been an accumulation of small scale changes, a process of de-designating the most altered areas and imposing Article 4 Directions on the remaining areas may be appropriate.

- 4.2.2** The CAAMS for each conservation area in Stanmore and Edgware discuss, where appropriate, possible changes to existing conservation area boundaries, to add or remove buildings or streets.

### **4.3 Appraisal of conservation areas**

- 4.3.1** Until 2005, Harrow Council produced a series of conservation area policy statements as supplementary planning guidance (SPGs). These documents, which were subject to public consultation, provided detailed information on the history, character and appearance of the area. They also set out proposals for enhancement and policies to safeguard the character of individual areas. Supplementary planning guidance ceases to exist within the new Local Plan. However, as published analyses of the character and appearance of the conservation areas, these documents will continue to remain material considerations until they are revised.

- 4.3.2** Since 2005, the Council has adopted a new approach to the production of these documents, renaming them Conservation Area Appraisal and Management Strategies (CAAMS). This is in response to two English Heritage documents, 'Guidance on the Management of Conservation Areas' and 'Guidance on Conservation Area Appraisals' (2006). Combined with making the appraisals more visual, these new style documents form two parts. The first defines the special interest of an area, examines its history and appearance, and sets out what contributes to the character of the place and what detracts from it. This leads on to the Management Strategy, which sets out guidance to help preserve the positive features. Ways of overcoming the detractions on the character of the area are set out along with proposals for positive action to enhance the area in question.

- 4.3.3** This SPD sets out the guidance that is applicable to Stanmore and Edgware conservation areas, along with ideas for controlling and enhancing these areas. The individual CAAMS, which are annexed to this document, develop this guidance and ideas so they can address specific issues relating to specific conservation areas.

- 4.3.4** In addition to the previous guidance notes, the conservation areas will require regular monitoring and will therefore include the following actions:

- Carry out a dated photo survey every three years.
- Refer unauthorised development to Planning Enforcement and ensure that action is taken where appropriate.
- Consult local amenity groups for thoughts on each conservation area every five years.

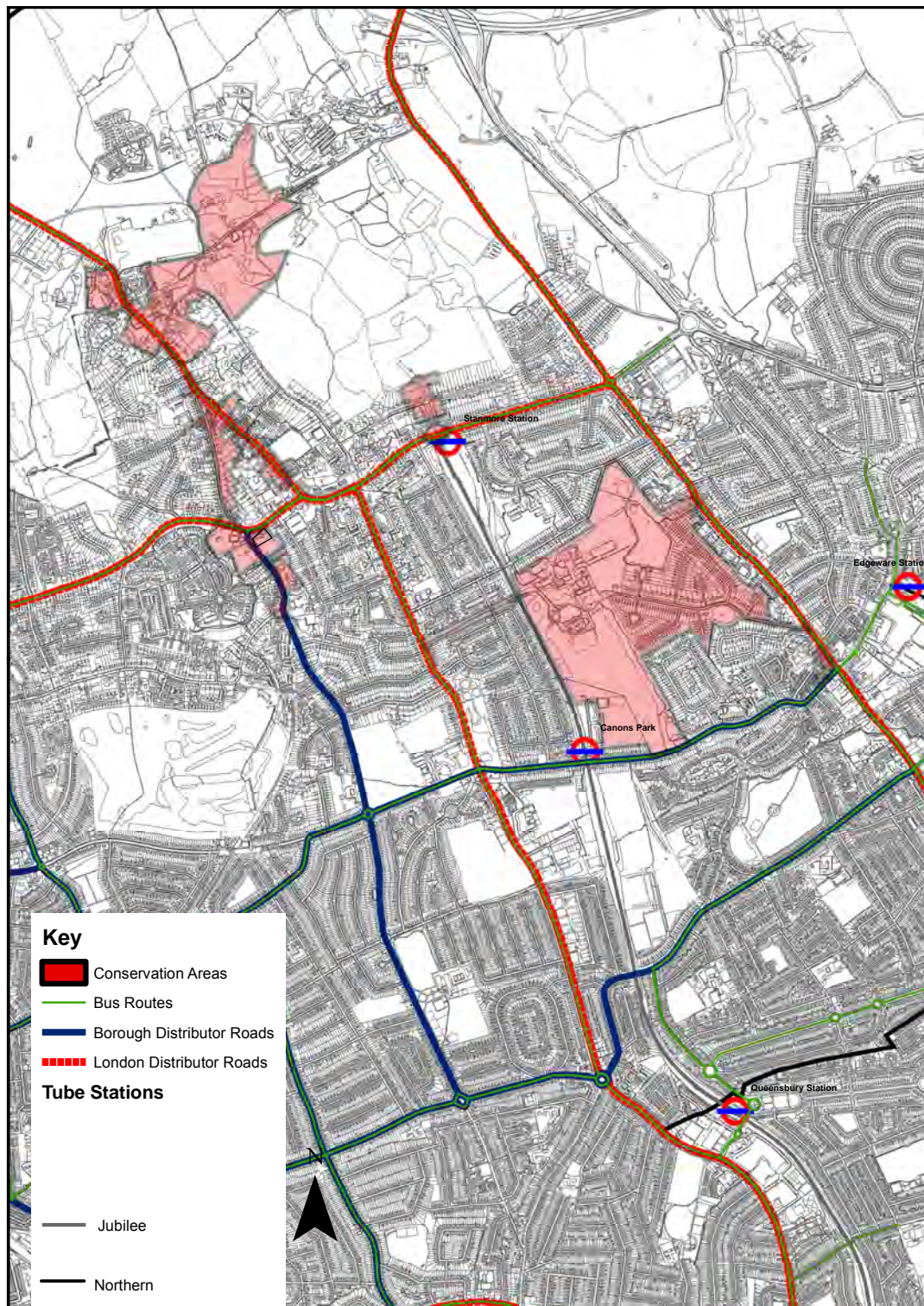
- Before new work is agreed in the area, ensure Conservation and Design carry out an on-site inspection.
- Create and maintain links with relevant stakeholders, property owners and interest groups for feedback on issues in the conservation area.

**4.3.5** 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.

## **5.1 Introduction**

**5.1.1** Following on from the previous section's discussion on appraising individual conservation areas, sections 6 and 7 briefly highlight and discuss key issues relating to Stanmore and Edgware's conservation areas as a whole. These issues can be broadly broken down into environmental, economic and social issues. These issues influence the content of this SPD and the individual CAAMS for each conservation area. Section 8 discusses management proposals to help address these issues. Please note that the issues are listed in no particular order of importance.

## 6.1 Transport, traffic and parking



Picture 6.1 Stations, Bus Routes and Hierarchy of Roads. LBH LA.100019206.2007



## 6.1.1 Hierarchy of roads

- 6.1.1.1** Three conservation areas to the north are separated from the south by Uxbridge Road (A410), a principal thoroughfare (London Distributor road) that runs west to east from Pinner and through Stanmore, becoming Church Road, The Broadway, then London Road from the junction with Stanmore Hill CA. At the junction with Honeypot Lane this London Distributor road splits so it also continues southwards and at the junction with Stanmore Hill it also splits northwards cutting through Stanmore Hill and Little Common Conservation Areas. Canons Park CA is contained to the south between the Honeypot Lane branch of the London Distributor Road and the Edgware Road branch of the London Distributor Road which runs along the eastern borough boundary just to the east of this CA, adjoining one of the main entrances to Canons Park. As such it runs south through the Edgware High Street CA. Old Church Lane is a Borough Distributor road and runs from north to south through this CA and this Borough Distributor runs west to east as Whitchurch Lane through the Edgware High Street CA.
- 6.1.1.2** The hierarchy of these major roads is evident by the numbers of vehicles and traffic speeds. Edgware High Street is therefore particularly busy as it has two main roads running through it. Since part of the character of this area is derived from its food and retail elements reliant on access, the road here only adds to the dynamic of the area. The following roads: Stanmore Hill, London Road and Old Church Lane within the Stanmore and Edgware CAs are similarly busy but in these cases there is only one main road per conservation area and each of the CAs is larger, so these roads have less of an impact on character in these cases. The two entrances to Canons Park (Whitchurch Lane and Edgware Road) have similarly busy main roads passing them, but since these are on the edges of this CA the impact is minimised.
- 6.1.1.3** Despite the availability of these major routes, Green Lane is sometimes treated as a rat run, inappropriately increasing the traffic speed in this minor road. Fast traffic speeds do not marry well with this road, especially as its special interest is derived from its soft, suburban character.

## 6.1.2 Unadopted roads

- 6.1.2.1** Part of Kerry Avenue is unadopted and residents here contribute to road and grass verges' maintenance.

## 6.1.3 Train stations and bus routes

- 6.1.3.1** There are three stations within close proximity to Stanmore and Edgware's conservation areas. These are Stanmore, Canons Park and Edgware, which although sits outside the Borough is still used by Harrow residents. Stanmore and Canons Park are served by the Jubilee line, and Edgware by the Northern line. Other than providing the required links with London and surrounding areas, Stanmore Station contributes to the aesthetic of the area. It is a well-detailed and well-preserved building of considerable charm and so is locally listed for its special interest to the borough. It is one of a series of suburban stations built by CW Clark during the Metropolitan Railway's great inter-war extension phase, in an attractive vernacular style intended to evoke the rural heritage of the areas they served. It is well preserved externally,

retaining its original multi-pane sash and casement windows, the doors to the first-floor flats and, unusually, a near-complete set of original shop-fronts and its booking hall is mostly intact, unusually retaining the original timber surrounds and shutters to the ticket windows. Also, the very existence of the Kerry Avenue Conservation Area owes itself to the extension of the Underground service to Stanmore Station in the 1930s and the symmetrical layout of the area, on the axis of the station, represents a very good example of the formal estate layout of the period.

- 6.1.3.2** Common issues that all stations face are how to make these more accessible to everyone. As an interesting historic station however, Stanmore Station has less flexibility as to how much change it can accommodate. To make stations compliant under the Disability Discrimination Act (DDA)1995 therefore by inserting tactile paving and lifts etc, or updating these to accommodate the lengths and widths of new trains puts pressure on heritage assets. There is usually an imaginative solution without having to detract from the existing building. A sensitive approach and respect for historic buildings is necessary for Stanmore Station where change is required.

#### **6.1.4 Cars and parking**

- 6.1.4.1** On street parking serves the old village centre of Edgware High Street. The on street parking fronts onto the buildings, some spaces of which are necessary to help retain the area's vitality and to increase accessibility for all. The wide pavement in this area helps to allow for this to some extent but, the level of car parking on the High Street's pavement and the associated presence of bollards, for which there is no uniform approach, creates a cluttered and obstructed streetscape. This issue, together with, a proposed response is outlined within the Edgware High Street CAAMS.
- 6.1.4.2** Car parks form part of the Stanmore Hill and Little Common Conservation Areas. Car parks can easily detract from a townscape and therefore rely heavily on well planted screening to mitigate against the effect of large expanses of hardsurfacing and on occasion in Little Common soft and permeable surfacing can be vital towards retaining the soft and semi-rural character of the area.

#### **6.2 Views**

- 6.2.1** 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 therefore tend to be targeted towards buildings of architectural merit or areas of green open space or lakes. They also tend to be views available to the public but this does not preclude private views from having equal significance. Strategic views across Stanmore and Edgware include views to Wembley from the top of Stanmore Hill Conservation Area (at the junction of Stanmore Hill and Green Lane) and long distance views towards London from just after Wood Farm Cottage on the southern side of Wood Land.

## 6.3 Pressure for developments

### 6.3.1 Small scale alterations and the need for protection measures

- 6.3.1.1** 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 Stanmore and Edgware's conservation areas through an Article 4 Direction, which removes household permitted development rights with a view to positively managing change.
- 6.3.1.2** Article 4 Directions can cover anything from changes to elevations, to boundary treatment and hardsurfacing of front gardens. If a conservation area is covered by such a direction this will be outlined in the relevant appraisal and is also highlighted in the table within section 4.1. Further Article 4 Directions are proposed for some of the conservation areas (see appendices for details).
- 6.3.1.3** Small scale alterations to business premises can also have the same cumulative detrimental impact, although planning controls on commercial buildings are generally stricter. Planning permission is required for new shop fronts, and signage under advertisement regulations within Stanmore and Edgware's conservation areas.
- 6.3.1.4** 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 blocks of flats and businesses, where individual owners and/or occupiers may not be aware of how strict planning controls are.

### 6.3.2 Large extensions and demolition

- 6.3.2.1** Properties within the Green Belt (see picture 3.4) tend to sit comfortably within large plots. As this is the case for Little Common Conservation Area, there is pressure to substantially enlarge homes here. However, the National Planning Policy Framework 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 Little Common CA 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.
- 6.3.2.2** Demolition in conservation areas (in whole or in part) is protected by the planning process as policy holds 'there will be a presumption against demolition of buildings which make a positive contribution to the character and appearance of the area' (D14 UDP). Demolition within conservation areas will also require a separate application for Conservation Area Consent.
- 6.3.2.3** Buildings that are considered as making a positive contribution to the conservation area are identified with each appraisal. Alongside these, buildings that are considered to be neutral (i.e buildings that preserve the character of the area but are of no

particular architectural merit) are outlined. If demolition is sought for a neutral building, or part of a neutral building, policy also dictates that demolition should not be granted unless the replacement enhances the conservation area.

### **6.3.3 Pressure for new housing**

**6.3.3.1** Although not as large as the plots of Little Common, other Stanmore and Edgware conservation areas tend to incorporate properties sited comfortably within gardens. These good sized gardens, in combination with the desirability of Stanmore and Edgware 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.

**6.3.3.2** New housing development is unlikely to be suitable for open green space within Stanmore and Edgware 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.

### **6.3.4 Basements**

**6.3.4.1** 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, and where within an APA the utmost care should be taken.

### **6.3.5 Backland development in town centres**

**6.3.5.1** Due to the food and drink outlets on Edgware High Street there is pressure for external flues and additional accommodation at the rear. These service areas are often forgotten and as a result can become cluttered with extensions. There is opportunity for Edgware High Street to be enhanced through the reconfiguration of numerous small scale accretions or through the removal of unused flues. This is considered within the management strategy for this area.

## **6.4 Pressure to reduce green or open space**

### **6.4.1 Pressure for development within Green Belt, open space or within Sites of Importance for Nature Conservation**

**6.4.1.1** Green Belt stretches across the north of the borough. There are numerous areas of Green Belt in Stanmore and these relate directly to the conservation areas or by affecting their setting. The areas incorporate Stanmore Common, Grove Fields,



Cloisters Wood, Stanmore Country Park and Pear Wood. The majority of Little Common CA is covered by Green Belt, meaning that planning controls will be more stringent in relation to extensions (as mentioned in para 6.3.2.1) and especially to new development, which relies on very special circumstances. The National Planning Policy Framework 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 the surrounding open land helps to preserve the character of the area.

**6.4.1.2** Stanmore Hill benefits from being partly within the green belt (towards the north-east of Stanmore Hill) and bounding the Green Belt. Kerry Avenue also benefits from bounding the Green Belt, providing open views from the north of Kerry Avenue. It helps to protect the areas in question by providing a buffer from surrounding development. The open setting provided by Green Belt in the case of Kerry Avenue contributes to the conservation area's garden suburb character.

**6.4.1.3** Most park land has an open space designation. Open spaces do not necessarily have to be publicly accessible park land but can be treed areas, garden spaces, church yards/cemeteries, sports grounds, grass verges or lakes for example. Areas of open space are outlined in blue on picture 3.4. 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, which directly affect the conservation areas, are the registered historic park and garden and Metropolitan Open Space within Canons Park CA, the locally listed Bernays Gardens, and the green spaces and lakes within Little Common CA. In addition, the leisure, environmental and aesthetic benefits of Canons Park are great. Significantly, there are also small areas of openness that are not designated as open space, but which are valuable in performing the same benefit, especially the small areas of openness which can be seen within Kerry Avenue, Old Church Lane, Stanmore Hill and Canons Park CAs such their grass verges.

**6.4.1.4** 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.

## **6.4.2 Pressure to hard surface front gardens**

**6.4.2.1** The continuing loss of front gardens is likely to be as a result of increasing car ownership, conversion of garages to living accommodation, 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, particularly in Kerry Avenue and Canons Park Conservation Areas, but also in Little Common, Stanmore Hill and Old Church Lane Conservation Areas. This often creates the feeling of a car park in the front garden and detracts from the special soft landscaped character of these conservation areas. Article 4 directions therefore ensure hardsurfacing is managed in most of the front gardens and, where it is not in place, the introduction of such a direction will be considered where appropriate for others following careful survey and public consultation. It is important that front gardens remain apparent as such and so any hardsurfacing should be balanced with plentiful soft landscaping. There is a need for porous alternatives to impermeable

materials and at least two thirds 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. There are clear environmental benefits of such an approach.

**6.4.2.2** 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>

## **6.5 Conversion of existing buildings for different uses**

**6.5.1** Conversions of business properties from one use (e.g. retail) to another (e.g. restaurant) can affect the character and appearance of Stanmore and Edgware's conservation areas and is particularly pertinent to Edgware High Street and Stanmore Hill CAs. There are economic issues associated with these conversion pressures, which are addressed in the following section.

**6.5.2** Although pressure for flat conversions within Stanmore and Edgware is relatively low at present, conversions of large single family dwelling houses could have a significant effect on the character and appearance of these conservation areas. 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 can also result in a detrimental impact. There is a presumption in favour of the retention of single family dwelling houses within these CAs. A separate SPD is currently being produced on conversions and will be available in due course as part of the emerging Local Plan.

## **6.6 Telecommunication installations**

**6.6.1** Stanmore Hill and Little Common CAs sit in elevated positions creating the potential for telecommunication demand here. The effectiveness of telecommunication signals varies throughout Harrow and therefore there is likely demand for telecommunication installations. The introduction of super-fast broadband has also caused requests for the installation of large equipment cabinets measuring 1.6m high. If not carefully sited and designed telecommunications equipment add to street clutter which 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 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.

**6.6.2** The digital switchover has put additional pressure on the area for satellite dishes. These are required to be discreetly and sympathetically sited so as not to detract from the conservation area, and located in gardens if possible. On occasion Article 4 directions exist that require planning permission for the certain satellite dish installations that would usually not require such permission.

## **6.7 Redundant buildings and sites**

**6.7.1** Whilst the quality of Stanmore and Edgware's environment is generally high, there are a few sites, structures and buildings the physical condition of which could be improved upon. Typically these comprise structures which are ancillary to a main building and/or which do not have a day to day use. In particular, there are several listed and locally listed walls that require repair within the Little Common and Stanmore Hill Conservation Areas and the war memorial within Edgware High Street CA would benefit from repair. Also, behind Spring Pond there is a former Mission Hall that is vacant and Woodfarm Cottage and two outbuildings on Wood Lane that are disused and falling into disrepair. 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 CAMS.

**6.7.2** The garages which form part of the Canons Park and Kerry Avenue CAs are not always used for their intended purpose but for storage, which creates additional pressures. Where garages still function for their intended use, these help to relieve parking pressures.

**6.7.3** It is important to note that English Heritage's annual 'Heritage at Risk' Register lists statutory listed buildings and other nationally designated heritage at risk of neglect and decay. It has been used to highlight redundant buildings and sites within Stanmore and Edgware and could be used further. In addition, from 2012 SAVE Britain's heritage will publish a regular catalogue on buildings at risk (both 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.

## **6.8 Quality of the Stanmore and Edgware's environment**

**6.8.1** Much of the public realm within Stanmore and Edgware is owned and managed by Harrow Council, but a significant proportion is in private ownership (such as parts of Kerry Avenue CA). There are improvements to the streetscape required in most of the conservation areas as outlined within the appendices of CAAMS. Priority should however be given to the town centre conservation area of Edgware High Street, especially around the War Memorial. Poor quality pavements and roads, and badly designed and sited street furniture can detract from the overall townscape. Works by statutory undertakers and general wear and tear has led to the degradation of the public realm in certain areas. The continued and appropriate maintenance of the area is therefore necessary, as is the appropriate improvement to amenities, such as an increase in benches or the provision, or upgrade, of play areas for children, for example in Canons Park CA.

**6.8.2** Valuable areas of open space, such as Canons Park, Grove Field, Cloisters Wood and the open space to the north of Kerry Avenue provide biodiversity, wildlife habitat and also afford scenic views provided by the land. Smaller public areas also offer amenity benefits, particularly those within Canons Park and Little Common.

**6.8.3** Important wildlife, such as bats, should be respected when considering development and lighting levels within open or garden areas.

## **6.9 Energy efficiency and climate change**

**6.9.1** 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, in response to climate change, concern is therefore encouraged. For example, water efficiency measures can often be retro-fitted to existing properties with little or no impact on the physical appearances of the conservation areas. Whilst these are positive objectives, there is potential for harm to be caused to Stanmore and Edgware's conservation areas, especially to traditional built fabric and to the way the building functions.

**6.9.2** There is an increased pressure to adapt buildings to improve energy efficiency through the installation of micro generation equipment, which includes structures such as solar panels and wind turbines. This could have a significant effect on the townscape and roofscape of Stanmore and Edgware's conservation areas and as such careful consideration will be given to where an Article 4 direction is required to address this. Even installations at the rear of properties could have an impact given the topography of some of Stanmore's higher ground and the public views of the backs of buildings. The sloping ground of Stanmore Hill and Kerry Avenue's Conservation Areas makes these most sensitive to the effects of microgeneration equipment.

**6.9.3** 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.

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

### **6.9.1 Bins**

**6.9.1.1** Another pressure is for increased waste recycling. The conversion of garages into habitable rooms and the loss of passageways between house and garage has meant more bins are stored in front gardens, particularly in Canons Park and Kerry Avenue CAs, which 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.

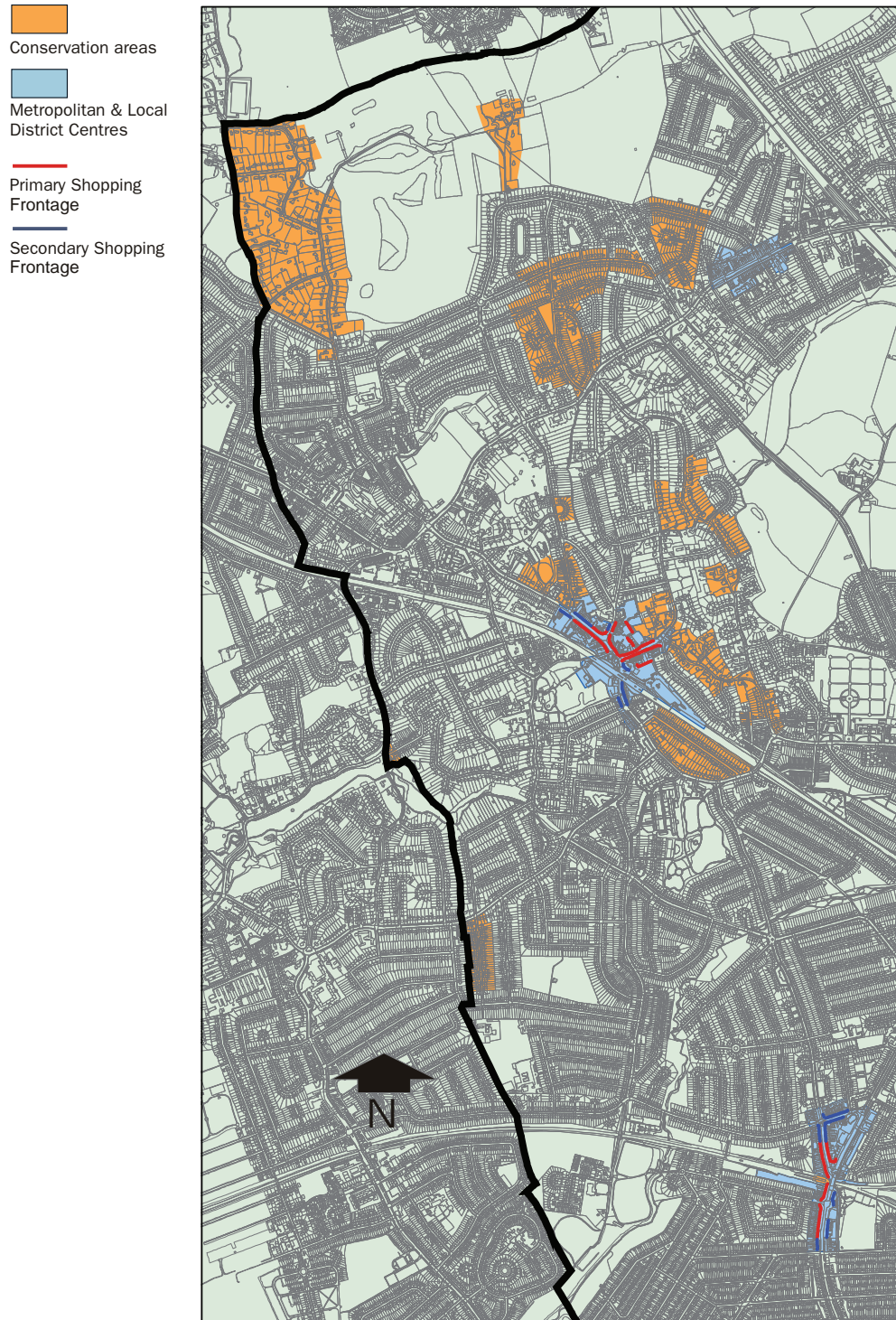
## 6.10 Pressure for works to and felling of trees

**6.10.1** The trees within Stanmore and Edgware's conservation areas are extremely important as they make a significant contribution to their character 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. 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.

## 7.1 Commercial viability

**7.1.1** There are two district centres within the Stanmore and Edgware area: Stanmore (Church Road and the Broadway) and Edgware High Street. Both have a relationship with conservation areas by virtue of being part of a conservation area or by affecting its setting. Both have very different characters but are linked by having traditionally provided local convenience goods and services. '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).

**7.1.2** Edgware High Street is characterised by its commercial core. The vitality created here should be encouraged. Unfortunately unsympathetic poor quality and bulky shop fronts and signage undermines the potential quality of this conservation area. Elements such as traditional timber shopfronts, canopies and swan lighting should be further used to complement this types of historic high street. There has also been a growth in food and drink uses in recent years which has somewhat given Edgware High Street a new character and focus. There is likely to be further pressure on this area for bars and restaurants with associated pressure for external flues and additional accommodation at the rear. The service area behind can become forgotten and as a result can become cluttered. Reconfiguration of numerous small scale accretions or removal of unused flues can be an enhancement.



Picture 7.1 Town Centres

## 7.1.1 Canons Park Estate and Edgware High Street

**7.1.1.1** The garden suburb style estates were designed as residential areas, deliberately omitting pubs and shops, and only allowing churches and schools within the development. As such Canons Park Estate relies on the district centre of Edgware High Street for goods and services. Although Edgware High Street is a different conservation area, it forms part of the setting of Canons Park and is historically linked as a district centre serving the houses. Therefore there is a significant connection between the conservation areas.

## 7.1.2 Shopfronts

**7.1.2.1** There are pressures on the town centres for new shopfronts, particularly when uses change. Shopfronts are an important element in the townscape and the buildings of which they form part. New or altered shopfronts should be encouraged to be in keeping with the traditional building and conservation area character and refer to the Disability Discrimination Act to ensure that access is available to all. Historic shopfronts should be protected (including those along parts of Stanmore Hill CA) and in Edgware High Street where unsympathetic modern shopfronts form the overwhelming character, these should be replaced in the traditional style. A Shopfront Design Guide forms part of the CAAMS for Edgware High Street CA to help guide the most sympathetic alterations.

## 7.2 Employment viability

**7.2.1** Stanmore and Edgware employs a number of people via the shops and offices within the area. Within the Conservation Areas, whilst small, Edgware High Street as a district centre has the highest concentration of employed people in shops and restaurants. There is a smaller group of commercial units along the upper reaches of Stanmore Hill CA which makes a positive contribution to the CA character and for which pressure to change to non-commercial units should be resisted. The North London Collegiate College is an important employer within the Canons Park Conservation Area. Good sized employers within the setting of the Canons Park and Edgware High Street CAs include the supermarket of Sainsbury's (The Broadway, Stanmore), various offices in the Stanmore centre (eg Norwood adjacent to Dennis Lane, and the offices above Stanmore Library), The Hive Football Academy, Camrose Avenue and the various businesses at Honey Pot Lane industrial business park and at Ballard Mews and Spring Villas industrial/business use estates off Edgware Road. Just over the Harrow boundary, but within the setting of the Canons Park and Edgware High Street CAs are Edgware Hospital, the new large academy opposite Canons Corner, and the many businesses within Edgware town centre. Stanmore College is an important employer within the setting of the Old Church Lane CA, as is the Royal National Orthopaedic Hospital within the setting of the Little Common CA. The locally listed Bernays Memorial Hall at Stanmore Broadway also employs a number of people and is a valuable cultural resource for the Stanmore and Edgware area. Employees for all the above form an important part of the customer base for Stanmore and Edgware's shops and restaurants.

## 7.3 Tourism

**7.3.1** The conservation areas have both current and potential tourism benefits due to their concentration of buildings of architectural and historic interest. For example, the grade I listed Church of St Lawrence, Little Stanmore within the Canons Park Estate CA forms one of the buildings open for the annual London 'Open House' event which aims to enable people to experience and learn about the capital's most interesting and significant architecture. This matter is considered further within the later section entitled 'Promotion Methods'.

## 7.4 Crime and fear of crime

**7.4.1** Although Stanmore and Edgware 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. The physical layout of the Stanmore and Edgware CAs can exacerbate this situation with the quiet residential streets and large areas of open space. Canons Park is an example of an open space which can be subjected to elements of antisocial behaviour, such as littering and the setting of fires (Canons Park CA). There is danger that overly reactive measures could be implemented to safeguard security, and there are already examples within Stanmore of CCTV camera installations, and there is pressure for CCTV within Canons Park, large security gates at entrance to some residential properties/private estates and there is a security guard posted at the entrance to a private road within Little Common CA. Whilst crime and safety are important issues, the need to preserve and enhance the character and appearance of Stanmore and Edgware's conservation areas must not be lost through the provision of inappropriate and unsuitable security measures.

## 7.5 Health and well being

**7.5.1** 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. Bernays Memorial Hall is therefore a valuable asset in providing arts and culture to Stanmore and the wider borough.

**7.5.2** 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 Stanmore and Edgware would be improved.

## 7.6 Education and Social Cohesion

**7.6.1** 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'.



## 8.1 Introduction

- 8.1.1** Central Government guidance holds that preservation should not preclude all change; that areas have evolved over time and should continue to do so, while at the same time recognising that it is sometimes appropriate to conserve as found (NPPF). Managing conservation areas is based on an understanding of what is special about the area that deserves preservation or enhancement. For Stanmore and Edgware's conservation areas this is outlined in the CAAMS appended to this document.
- 8.1.2** The Council will seek to manage Stanmore and Edgware's conservation areas through measures which include the following.

- The application of guidance to inform development proposals, specifically in the form of CAAMS or area specific design guidance
- The use of additional planning controls, such as Article 4 Directions or areas of special advertisement control
- Enforcement powers to safeguard and repair buildings in poor condition, prioritising those that are listed
- Enforcement powers to act against unauthorised developments - This includes 3 yearly photo surveys to fully understand unauthorised changes

- 8.1.3** This section sets out the aims of these measures and provides general guidance for Stanmore and Edgware's conservation areas, which aims to support policies D14, D15 and D16 of Harrow's Unitary Development Plan (UDP) and forthcoming Development Management policies related to heritage assets.
- 8.1.4** Where appropriate, specific and detailed design guidance will be prepared for individual conservation areas within Stanmore and Edgware. This specific guidance will form part of the management strategy for the relevant conservation area.

## 8.2 Development Overview

- 8.2.1** The fundamental aim of this SPD is to ensure the preservation and enhancement of Stanmore and Edgware's conservation areas, to fit within broader national and local policy guidance and to use these to provide area specific guidance. The following overarching guidance notes should therefore apply to all conservation areas:

### Overarching guidance note i

- All development will be expected to respect the special character and layout of Stanmore and Edgware's conservation areas and their settings. Alongside this SPD, applications for development will be assessed against relevant policies and objectives contained within the saved policies of the Harrow Unitary Development Plan, the forthcoming Local Development Framework as well as the National Planning Policy Framework.

**8.2.2** This SPD intends to draw all Stanmore and Edgware's conservation areas together through overarching guidance such as that above. Guidance is tailored to the needs and qualities of each conservation area within individual management strategies. This is grouped under four headings:

- Maintaining Townscape and Built Character
- Maintaining Greenery and Open Spaces
- Protecting Stanmore and Edgware's Archaeology
- Maintaining Stanmore and Edgware's Streetscene

## **8.3 Maintaining townscape and built character**

### **8.3.1 Retaining buildings and structures that positively contribute to the conservation area**

**8.3.1.1** Buildings and structures within Stanmore and Edgware's conservation areas form a vital part of their townscape character. This not only includes buildings but smaller features such as boundary walls 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.

#### **Overarching guidance note ii**

To ensure Stanmore and Edgware's townscape is preserved or enhanced, the following guidance is applicable:

1. The demolition of buildings that make a positive contribution to Stanmore and Edgware's conservation areas should be discouraged.
2. Encourage the retention of visually important boundary treatments.

## 8.3.2 Maintaining important views

- 8.3.2.1** While it is acknowledged that the street scene is the most important viewpoint, other, more private viewpoints can also positively contribute to the amenity of the area. This is particularly the case where backs of properties can be seen from public viewpoints due to the topography of the area. This guidance is therefore applicable to all elevations of development irrespective of whether they face onto public areas.

### Overarching guidance note ii

To ensure Stanmore and Edgware's townscape is preserved or enhanced, the following guidance is applicable:

3. Development should ensure that views, as identified in the SPD and individual character appraisals, are not impeded either between buildings or into areas of open space.

## 8.3.3 New development

- 8.3.3.1** 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 Stanmore and Edgware's conservation areas is inevitable and need not be considered as universally negative. If handled correctly, new development can preserve the character, appearance and setting of Stanmore and Edgware's conservation areas and, in the right circumstances, lead to their enhancement. Proposals will be set against NPPF, which sets out the need to consider the desirability of preserving or enhancing the character or appearance of a conservation area, as well as its setting. They will also be considered against the CAAMS and will need to comply with policies in this SPD.

- 8.3.3.2** Stanmore and Edgware's conservation areas vary significantly in terms of form, design, and character, but the following policies can and should apply to all new development. Therefore, to ensure that the character and appearance of Stanmore and Edgware's conservation areas and their setting is preserved or enhanced, proposals for development should:

### Overarching guidance note ii

To ensure Stanmore and Edgware's townscape is preserved or enhanced, the following guidance is applicable:

4. Development should respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
5. Development should complement and respect existing properties and areas of open space in terms of bulk, scale and siting.

6. Development should respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
7. Development should retain original design features (as identified within the CAAMS), and where replacement is necessary the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be discouraged.
8. Development should ensure material alterations to buildings protect the appearance of elevations, including alterations to chimneys and rooflines.

**8.3.3.3** This SPD draws on the advice from the following guidance document which is considered particularly helpful. The CABE website for further reference is <http://www.cabe.org.uk>

### **Building in Context**

- “Building in Context” (2001) is the published guidance document from English Heritage and the Commission for the Built Environment (CABE) which refers to achieving successful new development within historic areas. It should be referred to when considering new development within Stanmore and Edgware's conservation areas. The document states that the right approach to building in an historic area is for developers to first understand the context for any proposed development in great detail and relating the new work to its surroundings through an informed appraisal (often in the form of a Design & Access Statement). This does not imply that any one architectural approach is, by its nature, more likely to succeed than any other, and there is no one formula to fit all solutions. According to the document, successful development projects will:
  - relate well to the geography and history of the place and the lie of the land;
  - sit happily in the pattern of existing development and routes through and around it;
  - respect important views;
  - respect the scale of neighbouring buildings;
  - use materials and building methods which are as high in quality as those used in existing buildings;
  - create new views and juxtapositions which add to the variety and texture of the setting.



### 8.3.4 Retention of single family dwellings

- 8.3.4.1** As discussed in the previous chapter, the conversion of single family dwellinghouses to smaller units is likely to be out of character with Stanmore and Edgware's conservation areas. The forthcoming SPD for conversions will be written with due consideration of this.

### 8.3.5 Micro generation equipment

- 8.3.5.1** It is likely that sustainability measures will lead to an increase in proposals involving the installation of solar panels and wind turbines on properties within conservation areas. If well designed and carefully integrated, these measures should be able to be accommodated without detriment to the character of the conservation area. In this instance, guidance note ii, 9 will apply:

#### Overarching guidance note ii

9. Microgeneration equipment should be carefully sited to protect streetscene views and historic built fabric.

- 8.3.5.2** English Heritage has a range of guidance on the different considerations involved in the use of micro-generation technologies in conservation areas which can be accessed on their Historic Environment: Local management (HELM) website by entering energy efficiency into the search engine in the English Heritage section of the Guidance Library at [www.helm.org.uk](http://www.helm.org.uk).

- 8.3.5.3** 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.

### 8.3.6 Air Conditioning Units

- 8.3.6.1** The installation of air conditioning units can be visually obtrusive. Therefore it is important that these are only installed where they are carefully sited and integrated so they can be accommodated without detriment to the character of the conservation areas.

#### Overarching guidance note ii

10. Air conditioning units should be carefully sited to protect streetscene views and historic built fabric.

## 8.4 Maintaining greenery and open spaces

**8.4.1** Works affecting the green and open spaces within Stanmore and Edgware 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.

### Overarching guidance note iii

To ensure that the soft and open character of the conservation areas and their setting is both preserved and enhanced, the Council will:

1. Encourage the retention and improvement of both public and private green spaces, including trees and hedgerows.
2. Discourage the removal of grass verges and green open land.
3. Discourage development on existing areas of open land that have been defined as contributing to the character of the conservation area.

## 8.4.1 Protecting trees

**8.4.1.1** Trees make a significant contribution to Stanmore and Edgware and are protected by virtue of being within conservation areas. Therefore Tree Preservation Orders (TPOs) are usually only created within conservation areas where a clear need arises, such as:

- 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

**8.4.1.2** To ensure trees are protected in Stanmore and Edgware's conservation areas, the council will:

### Overarching guidance note iii

To ensure that the soft and open character of the conservation areas and their setting is both preserved and enhanced, the Council will:

4. Further protect trees, and groups of private trees, by creating additional tree preservation orders where appropriate.
5. Discourage development that adversely affects significant trees or is likely to lead to pressure for excessive pruning or felling.
6. Seek to retain, or where necessary, replace street trees.

## 8.5 Protecting Stanmore and Edgware's shops and restaurants

### 8.5.1 Archaeological Priority Areas

- 8.5.1.1** As noted in the previous chapter, substantial parts of the conservation areas are covered by Archaeological Priority Areas (APAs), especially Edgware High Street CA. Although archaeological remains are not always visible above ground, they represent a finite and important resource and record of Stanmore and Edgware's history. Development proposals can damage or destroy these remains and require careful monitoring and mitigation measures to avoid or limit damage. Within existing APAs, any development proposal that could disturb archaeological remains requires consultation with Greater London Archaeological Advisory Service (GLAAS) at English Heritage. Even outside an APA, 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 Stanmore and Edgware. The NPPF would need to be referred to as part of any proposal that could potentially affect the area's archaeology.
- 8.5.1.2** The existing APAs allow the Council to identify circumstances where development proposals may detrimentally affect archaeological remains in Stanmore and Edgware. The following guidance notes are designed with this in mind:

#### Overarching guidance note iv

1. Harrow Council recognises the archaeological importance of Stanmore and Edgware'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 work, such as surveys are carried out before development commences.
2. Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Stanmore and Edgware's archaeological remains.



## 8.5.2 Scheduled Monuments

- 8.5.2.1** Pear Wood linear earthworks, Brockley Hill Romano-British pottery and settlement and an 18th century obelisk are Scheduled Monuments and constitute an important part of Stanmore and Edgware's heritage. It is therefore essential that they are preserved for future generations. Current threats relate to bracken on the site damaging Pear Wood, arable ploughing/potential redevelopment affecting Brockley Hill Romano-British pottery and scrub/tree growth masking the 18th century obelisk and making it vulnerable to tree/branch damage.
- 8.5.2.2** The scheduling of a monument means that permission is required for works to the monument. This consent is termed 'Scheduled Monument Consent'. 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 use metal detecting on a Scheduled Monument.

## 8.6 Protecting Stanmore and Edgware's streetscene

### 8.6.1 Telecommunications equipment, other tall structures and street furniture

- 8.6.1.1** When assessing proposals for telecommunication developments and other tall structures, such as wind turbines, utility poles or lampposts, the preservation of the conservation area should be considered. The design and height of such tall structures could harm the appearance of the area or serve to clutter the streetscene. Where possible streetscene clutter should be avoided and reduced in number or consolidated. For example, certain signage could be removed where it is not essential to public safety. The following guidance is relevant:

#### **Overarching guidance note v**

To limit Stanmore and Edgware's conservation areas from visually and physically obtrusive street clutter, the council will ensure that the character of the street scene is both preserved and enhanced by reference to the following guidance:

1. Refer to existing policy on tall structures where telecommunications or wind mills are proposed.
2. Encourage utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
3. Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as street lamps.
4. Encourage street furniture to be well sited and designed. Redundant and unsightly street furniture and signage will be removed where opportunities occur.

## 8.6.2 Floorscape

- 8.6.2.1** It is likely that Harrow Council will want to alter the floorscapes in Stanmore and Edgware'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. In these cases, the following guidance will apply:

### Overarching guidance note v

To limit Stanmore and Edgware's conservation areas from visually and physically obtrusive street clutter, the council will ensure that the character of the street scene is both preserved and enhanced by reference to the following guidance:

5. The retention of original floorscapes, such as stone pavers or granite kerbs, will be encouraged.
6. Wherever practicable, replacement floorscapes should be of traditional materials.

## 8.7 Monitoring

- 8.7.1** In addition to the previous guidance notes, the conservation areas will require regular monitoring and will therefore include the following actions:

- Carry out a dated photo survey every three years.
- Refer unauthorised development to Planning Enforcement and ensure that action is taken where appropriate.
- Consult local amenity groups for thoughts on each conservation area every five years.
- 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.

- 8.7.2** 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.

## 8.8 Protection measures

**8.8.1** 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 Stanmore and Edgware's 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.

## 8.9 Article 4 Directions

**8.9.1** 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. There are two types of Article 4 Direction; Article 4(1) Directions require the approval of the Secretary of State and can cover all parts of a conservation area; Article 4(2) Directions can be implemented by the local planning authority without this approval, but this direction only controls elevations fronting onto a highway, waterway or open space. Article 4 Directions require householders to apply for planning permission for works that otherwise would not normally require consent. These are not designed to prevent change, but rather to ensure that alterations are carried out sympathetically.

**8.9.2** All of Stanmore and Edgware's conservation areas are covered by some Article 4 Directions. There is scope to extend the coverage of Article 4 Directions to more of the conservation areas and to increase the amount of works that would require planning permission where it can be demonstrated that such controls would result in the preservation and enhancement Stanmore and Edgware's conservation areas. This is proposed for the following conservation areas in the form of new Article 4(2) Directions: Kerry Avenue, Stanmore Hill, Old Church Lane and Canons Park as outlined fully in the appendices of CAAMS to this SPD. This is subject to public consultation as part of the consultation on this SPD.

## 8.10 Areas of special advertising control

**8.10.1** Certain forms of advertisements, such as internally illuminated signs, do not have deemed consent within conservation areas (as they would in other locations) and as such require advertisement consent to be obtained from the local planning authority. However, many other forms of advertisement within conservation areas can be installed without needing consent. This can have a detrimental impact within Stanmore and Edgware, particularly within the shopping areas of Edgware High Street and the group of shops along Stanmore Hill.

**8.10.2** 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. There may be scope for such control within the conservation area of Edgware High Street, which would help to preserve or enhance its character and appearance. Such

control would be subject to research and analysis. Subject to adequate research, justification and consultation therefore, Harrow Council will ask the Secretary of State to confirm an Area or Areas of Special Advert Control within Stanmore and Edgware's conservation areas.

## 8.11 Enforcement powers

**8.11.1** Despite the above development guidance and planning controls, there are instances within Stanmore and Edgware'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, English Heritage's recent expansion of its Heritage at Risk register to incorporate Conservation Areas at Risk should strongly support enforcement activity by the council.

## 8.12 Acting against unauthorised developments

**8.12.1** Unauthorised development (i.e. development that should have obtained planning permission) can have a very negative impact on the character and appearance of Stanmore and Edgware'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.

**8.12.2** Where possible, the council will monitor Stanmore and Edgware'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 Stanmore and Edgware's conservation areas.

## 8.13 Section 215 notices

**8.13.1** 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.

**8.13.2** 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.



## 8.14 Urgent works notices

- 8.14.1** 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.

## 9.1 Introduction

- 9.1.1** In addition to the management and regulatory measures discussed in the previous chapter, there are many opportunities for promoting and enhancing Stanmore and Edgware's conservation areas. Enhancement can range from the redevelopment of specific sites, the enhancement of watercourses and associated land, through to the pro-active regeneration of entire areas, restoring and re-instating historic features. Combined with such enhancement is the opportunity to engage with local communities and amenity groups to ensure that Stanmore and Edgware's conservation areas are valued and protected. This will help to reduce the amount of negative, unauthorised development that can occur. The following sections outline the main aspects of conservation area enhancement and promotion.

## 9.2 Development/design briefs

- 9.2.1** Harrow Council can encourage the redevelopment of problem or unsightly sites within the conservation areas of Stanmore and Edgware 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 Stanmore and Edgware's conservation areas, or within their setting.

## 9.3 External funding

- 9.3.1** Organisations such as the Heritage Lottery Fund and English Heritage 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 Stanmore and Edgware's six conservation areas will be considered as and when necessary.

**9.3.2** 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, the John Lyon Trust and other specialist organisations, such as the War Memorials Trust.

**9.3.3** 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 Stanmore and Edgware's conservation areas in all forms.

**9.3.4** 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.

## **9.4 Council-led schemes**

**9.4.1** 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 Stanmore and Edgware's conservation areas is preserved and enhanced.

## **9.5 Community engagement**

**9.5.1** There are numerous local groups and organisations with an interest in the preservation and enhancement of Stanmore and Edgware's conservation areas, in addition to the thousands of residents who live and work in Stanmore and Edgware. 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 Stanmore Society, the Stanmore and Harrow Historical Society, 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.

**9.5.2** In addition to engagement at local level, it is important that regular and meaningful engagement is sought with statutory bodies, including English Heritage and national amenity societies such as the Twentieth Century Society and the Society for the Protection of Ancient Buildings (SPAB). English Heritage have set up the HELM initiative (Historic Environment - Local Management) to provide local authorities with support and training on conservation matters. Notably, English Heritage's recent 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 Stanmore and Edgware's conservation areas.

## 9.6 Tourism and education initiatives

**9.6.1** Stanmore and Edgware is known for its 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 Stanmore and Edgware and numerous leaflets and books to aid visitors. Many buildings also take part in the annual Open House London event, further promoting Stanmore and Edgware as a visitor destination. The preservation and enhancement of Stanmore and Edgware's conservation areas is therefore crucial to maintain and improve this important tourism function.

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

### Overarching guidance note i

- All development will be expected to respect the special character and layout of Stanmore and Edgware's conservation areas and their settings. Alongside this SPD, applications for development will be assessed against relevant policies and objectives contained within the saved policies of the Harrow Unitary Development Plan, and/or the forthcoming Local Development Framework as well as the NPPF.

### Overarching guidance note ii

#### Maintaining townscape and built character

- To ensure Stanmore and Edgware's townscape is preserved or enhanced, the following guidance is applicable:
  1. The demolition of buildings that make a positive contribution to Stanmore and Edgware's conservation areas should be discouraged.
  2. Encourage the retention of visually important boundary treatments.

3. Development should ensure that views, as identified in the SPD and individual character appraisals, are not impeded either between buildings or into areas of open space.
4. Development should respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
5. Development should complement and respect existing properties and areas of open space in terms of bulk, scale and siting.
6. Development should respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
7. Development should retain original design features (as identified within the CAAMS), and where replacement is necessary the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be discouraged.
8. Development should ensure material alterations to buildings protect the appearance of elevations, including alterations to chimneys and rooflines.
9. Microgeneration equipment should be carefully sited to protect streetscene views and historic built fabric.
10. Air conditioning units should be carefully sited to protect streetscene views and historic built fabric.

### **Overarching guidance note iii**

#### **Maintaining greenery and open spaces**

- To ensure that the soft and open character of the conservation areas and their setting is both preserved and enhanced, the Council will:
  1. Encourage the retention and improvement of both public and private green spaces, including trees and hedgerows.
  2. Discourage the removal of grass verges and green open land.
  3. Discourage development on existing areas of open land that have been defined as contributing to the character of the conservation area.
  4. Further protect trees, and groups of private trees, by creating additional tree preservation orders where appropriate.



5. Discourage development that adversely affects significant trees or is likely to lead to pressure for excessive pruning or felling.
6. Seek to retain, or where necessary, replace street trees.

### **Overarching guidance note iv**

#### **Protecting Stanmore and Edgware's archaeology**

- The following guidance will apply:
  1. Harrow Council recognises the archaeological importance of Stanmore and Edgware'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 work, such as surveys are carried out before development commences.
  2. Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Stanmore and Edgware's archaeological remains.

### **Overarching guidance note v**

#### **Protecting Stanmore and Edgware's streetscene**

To limit Stanmore and Edgware's conservation areas from visually and physically obtrusive street clutter, the council will ensure that the character of the street scene is both preserved and enhanced by reference to the following guidance:

1. Refer to existing policy on tall structures where telecommunications or wind mills are proposed.
2. Encourage utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
3. Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as street lamps.
4. Encourage street furniture to be well sited and designed. Redundant and unsightly street furniture and signage will be removed where opportunities occur.

5. The retention of original floorscapes, such as stone pavers or granite kerbs, will be encouraged.
6. Wherever practicable, replacement floorscapes will be encouraged to be of traditional materials.

**10.0.1** In addition to the previous guidance notes, the conservation areas will require regular monitoring and will therefore include the following actions:

- Carry out a dated photo survey every three years.
- Refer unauthorised development to Planning Enforcement and ensure that action is taken where appropriate.
- Consult local amenity groups for thoughts on each conservation area every five years.
- 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.

**10.0.2** 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.

**11.0.1** This supplementary planning document has attempted to provide an overview of Stanmore and Edgware's six conservation areas from their historical development to the general issues and problems that they face today. It also incorporates comments made during the public consultation process. The guidance contained within the document will help inform development proposals and decisions and will support the individual character appraisals and management strategies (CAAMS) that have been produced for each of the six conservation areas. Following the statutory public consultation and necessary amendments, this document and the associated CAAMS have been formally adopted by Harrow Council and will carry significant weight in all future planning matters.

**11.0.2** This SPD will be monitored and reviewed on a regular basis to check that it retains its effectiveness in dealing with issues relating to Stanmore and Edgware's conservation areas. Like the individual CAAMS, it will be revised in the future to ensure that it is up to date and fully effective. It may also need minor amendments to acknowledge documents that emerge as part of the Local Development Framework process over the next couple of years.

- 11.0.3** The following six Conservation Area Appraisal and Management Strategies (CAAMS) provide guidance to help preserve and enhance Stanmore and Edgware's historic areas.
- 11.0.4** Each appraisal and SPD will be subject to formal round of public consultation, and would be revised accordingly to take account of responses. Involvement in this consultation process would be invited from all residents, local businesses as well as voluntary groups, government departments and all other interested parties.
- 11.0.5** Comments and issues raised during this consultation period would be used to inform the Council what further changes should be made to the documents to make these appropriately robust and to strongly reflect resident views. Subsequently the revised SPD and accompanying CAAMS would be submitted to the Local Development Framework Panel with the recommendation that these be seen before Cabinet, where they were would be adopted.