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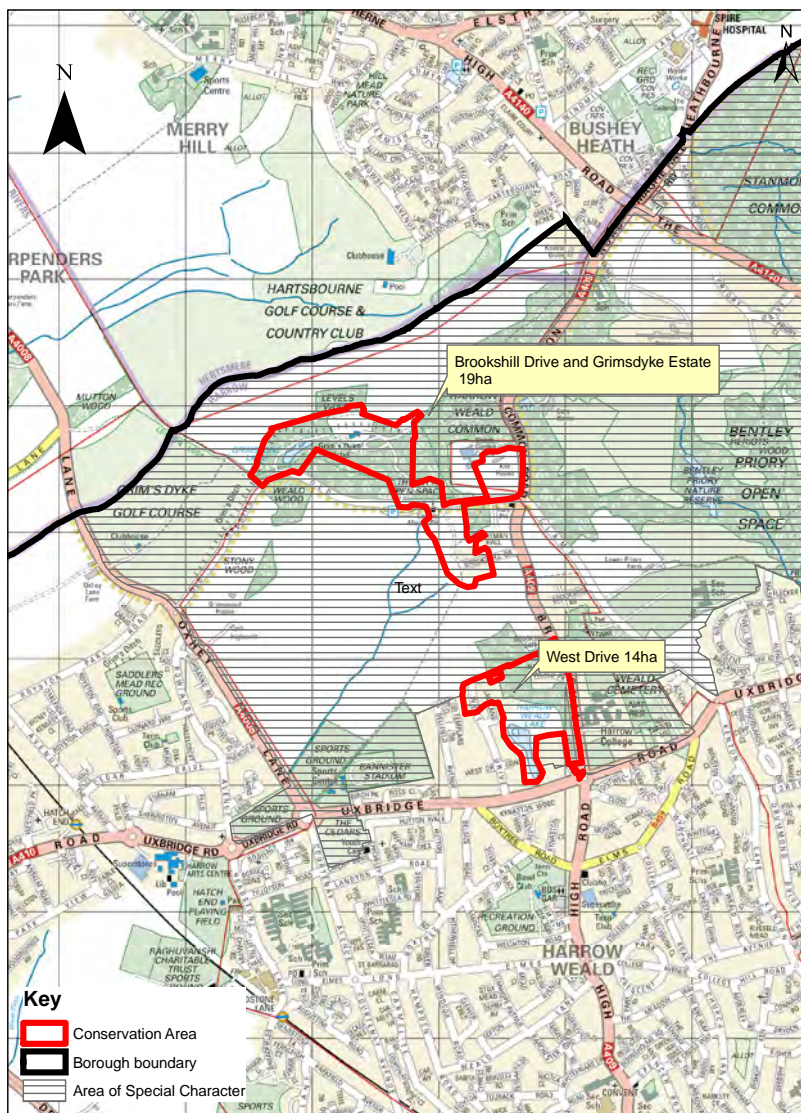
## 1.1 Introduction

- 1.1.1 The Harrow Local Plan is the term given to the group of planning documents that help shape the future of Harrow and are 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 Harrow Weald Conservation Areas Supplementary Planning Document (SPD) is to encourage sensitive development that would serve to preserve and enhance Harrow Weald'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 Harrow Weald 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 Harrow Weald's two conservation areas. The SPD provides a strategic overview of issues affecting Harrow Weald'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/conservation>

**1.2.6** A map showing the location of each of Harrow Weald's two conservation areas, covered by this SPD is below.



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Picture 1.1 Harrow Weald's Conservation Areas

**1.3 Status of document**

**1.3.1** This SPD supplements policy DM 7A: *Heritage Assets* of the Harrow Development Management Policies Local Plan and is a material consideration in the determination of planning applications affecting the Stanmore and Edgware conservation areas.

**1.3.2** The policy that the SPD supplements has been subject to Sustainability Appraisal. The SPD has been prepared in accordance with the requirements of the Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and having regard to the National Planning Policy Framework (paragraph 153). The SPD was the subject of public consultation from 17<sup>th</sup> June to 29<sup>th</sup> July, 2013. The

consultation was undertaken in accordance with Council's Statement of Community Involvement and the comments received were considered and amendments made to take these into account. The SPD has also been screened and the Council has determined that a full Strategic Environmental Assessment is not needed.

## 2.1 Legislative and Planning Policy Context

- 2.1.1** This section outlines the legislative and planning policy context to the identification and management of conservation areas.
- 2.1.2** Conservation areas were introduced through the Civic Amenities Act in 1967 and more than 9000 now exist nationally. 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).
- 2.1.3** 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).
- 2.1.4** The Harrow Weald Conservation Areas SPD therefore provides overarching supplementary guidance for conserving and enhancing Harrow Weald's two conservation areas. Accompanying the SPD are individual character appraisal and management strategies (CAAMS) for both areas which are annexed to this document. These have been created in line with the 2006 English Heritage publication, 'Guidance on the Management of Conservation Areas'. 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. The CAAMS develop the guidance within the overarching SPD so they can address issues relating to specific conservation areas.
- 2.1.5** Supplementary Planning Documents are contained within the framework of the Local Plan which local planning authorities are required to produce under the 2004 Planning and Compulsory Purchase Act. The Local Plan contains Development Plan Documents (DPDs) including the Core Strategy. 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 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.
- 2.1.6** A screening opinion was 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.

**3.0.1** Harrow Weald contains a significant number of the Borough's heritage assets including historic farm complexes, cottages, villas and lodges, among other heritage assets, displaying a distinctive rural and countryside character. West Drive conservation area for example has this atmosphere as it comprises the remnants of the Harrow Weald Park Estate, a Victorian country estate, ie the workers cottages, former kitchen garden walls, coach house and stables for the former mansion house (now demolished) along a gravel lane. Brookshill and Grimsdyke Estate conservation area has a similar feel as it contains a former Victorian mansion house and associated workers cottages (Grimsdyke Estate), as well as rural, vernacular agricultural buildings as part of a former farm unit along Brookshill Drive and cottages built for brick kiln workers, with later cottages and buildings and structures associated with brick making. Their context and layout, the spaces between these and the surrounding openness similar in both conservation areas. The importance of Harrow Weald's historic environment is reflected in its range of designated heritage assets: 1 registered park and garden, 1 proposed locally listed park and garden, 2 conservation areas and various listed and locally listed buildings. In total, these two conservation areas cover an area of just under 33 hectares. Brookshill Drive and Grimsdyke Estate is the larger of the two conservation areas covering 19 hectares.

**3.0.2** The most identifiable elements that make up the special character of each of Harrow Weald's two 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
Brookshill and Grimsdyke Estate (appendix 1)	Brookshill Drive comprises rural vernacular agricultural buildings, and cottages built for brick kiln workers, informal context and layout, spaces between them and surrounding openness. Just off Common Road is the Kiln site, the former core of the brick making area, with associated main house and remaining brick kiln, wells, walled gardens, summerhouse and replica drying sheds. Late 19th century Grimsdyke Estate comprises the planned form of the estates integral buildings; the relationship and architectural qualities of these and intimate character derived from lush landscaping and neighbouring woodland.
West Drive (appendix 2)	This area comprises a well-defined fragment of the original estate of Harrow Weald Park, a large Victorian country estate, now surviving as a semi-rural enclave along an unmade track along with surrounding remnants of the original estate landscaping including a lake, open meadow land, woodland and former carriage driveways. This area includes a well defined, informal and attractive group of two-storey cottages with a low density and distinctive semi-rural character. There is a historic close association with the rural, green and open setting on the edge of the green belt.

**3.0.3** There are therefore a number of common qualities that account for their special interest and make these areas worthy of protection. Similar qualities include their rich display of architecture, usually of historic importance, complemented by extensive greenery and visually furnished with mature trees.

**3.0.4** Harrow Weald'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

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

## 3.1 Historical Development

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

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

**3.1.3** Copse Farm, historically Weald Copse Farm and now in the current Brookshill Drive and Grimsdyke Estate Conservation Area, dates from the 17th century, and was developed as a result of cleared coppiced woodland, hence its name. Brookshill



Farm was developed much later during the 19th century. Brick kilns to the north and east of Brookshill Farm on the current site of the Kiln had an impact on the area as a collection of semi-detached cottages were built for the brick kiln workers and much of the bricks for the area likely came from this site. The owners of the Kiln from the 18th century to the 1930s also owned Brookshill Farm. By the mid-C18 these brick kilns had become one of the most significant industrial enterprises in North Middlesex. In the 19th century these owners were Samuel and Charles Blackwell of the firm Crosse and Blackwell who built a number of decorative cottages.

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

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

### 3.2 Key designations

**3.2.1** There are many key designations that contribute to the significance of the conservation areas including greenery and open spaces and other designations from a heritage perspective. These are illustrated by conservation area on the next table.

Conservation Area	Designations (may only affect part of the conservation area)
	<b>N.B. All trees are protected in conservation areas</b>
Brookshill Drive and Grimsdyke Estate	Site of Importance for Nature Conservation (grade II and sites of metropolitan importance)  Green Belt  Harrow Weald Ridge Area of Special Character  Scheduled Ancient Monument  Amenity Green Space  Registered Park and Garden

Conservation Area	Designations (may only affect part of the conservation area)  N.B. All trees are protected in conservation areas
	Locally Listed Buildings  Listed Buildings  Tree Preservation Orders
West Drive	Site of Importance for Nature Conservation (grade II)  Green Belt  Harrow Weald Ridge Area of Special Character  Locally Listed Buildings (within and within the setting e.g. the locally listed gate piers to Park Drive are linked to the Conservation Area)  Listed Buildings  Tree Preservation Orders  Proposed Locally Listed Park and Garden  Bounds: Outdoor sports pitches and cemeteries and churchyards

**3.2.2** From a heritage perspective, there is a Scheduled Ancient Monument, Registered Historic Park and Garden, a proposed Locally Listed Park and Garden and Listed Buildings and Locally Listed Buildings affecting Harrow Weald's conservation areas. Their contribution to the significance of Harrow Weald's conservation areas is explained next.

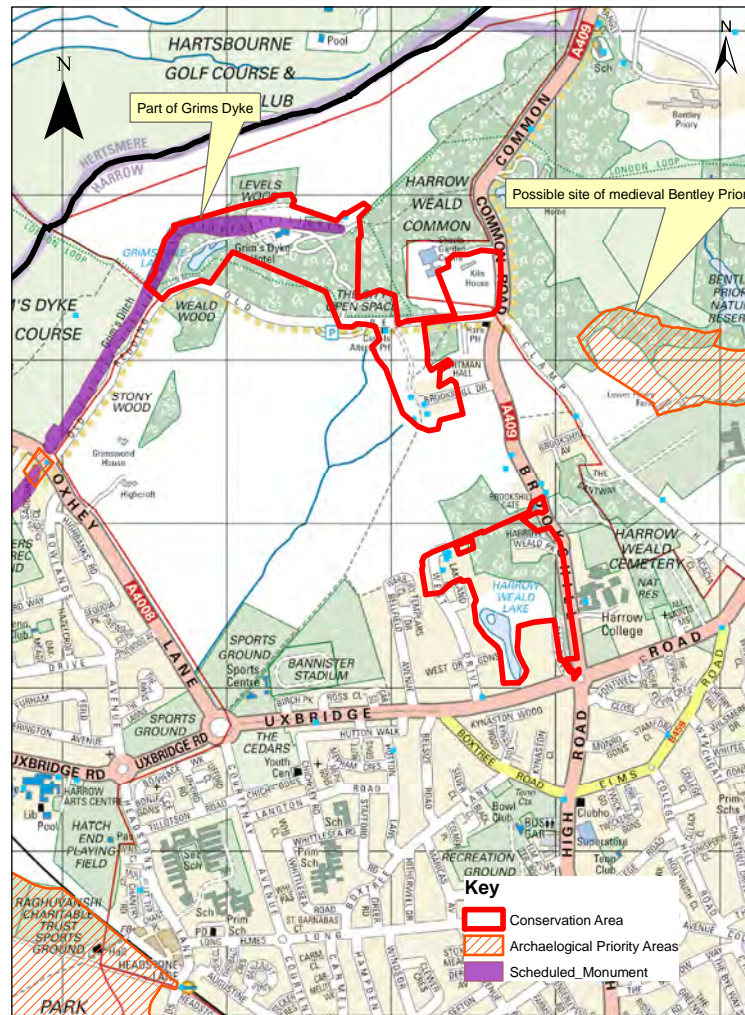
- **Archaeology**

**3.2.3** 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.

**3.2.4** 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. There is a Scheduled Ancient Monument within the Brookshill Drive and Grimsdyke Estate Conservation Area but no APAs affect these conservation areas.

**3.2.5** 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>



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Picture 3.1 Archaeology

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

## Harrow Weald's Sceduled Ancient Monument

- Grim's Dyke

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

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

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

**3.2.9** There are two Archaeological Priority Areas (APAs) in Harrow Weald. These are identified below, and are highlighted on the last map.

## Harrow Weald's Archaeological Priority Areas

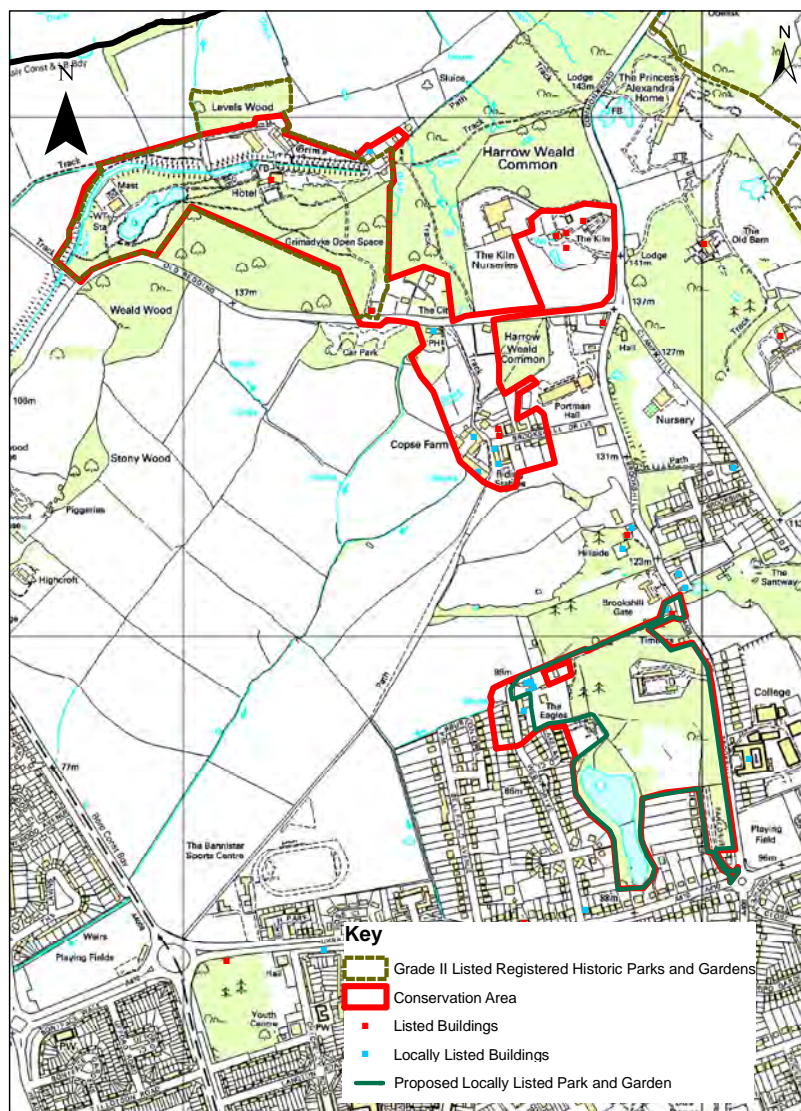
- Part of Grim's Dyke
- Possible site of medieval Bentley Priory

**3.2.10** 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.

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

**3.2.11** The high quality of architecture and landscaping contributes to the special interest of the Harrow Weald conservation areas. There is generally a high proportion of listed and locally listed buildings within these conservation areas and there is both a nationally listed parks and garden and one proposed locally listed park and garden

overlapping with the Harrow Weald conservation areas. A listed building is one which is recognised as being of national architectural and historic interest whereas a locally listed building is one which is of local interest to a borough. The same applies to historic parks and gardens. The next map shows where they overlap with the Harrow Weald's conservation areas.



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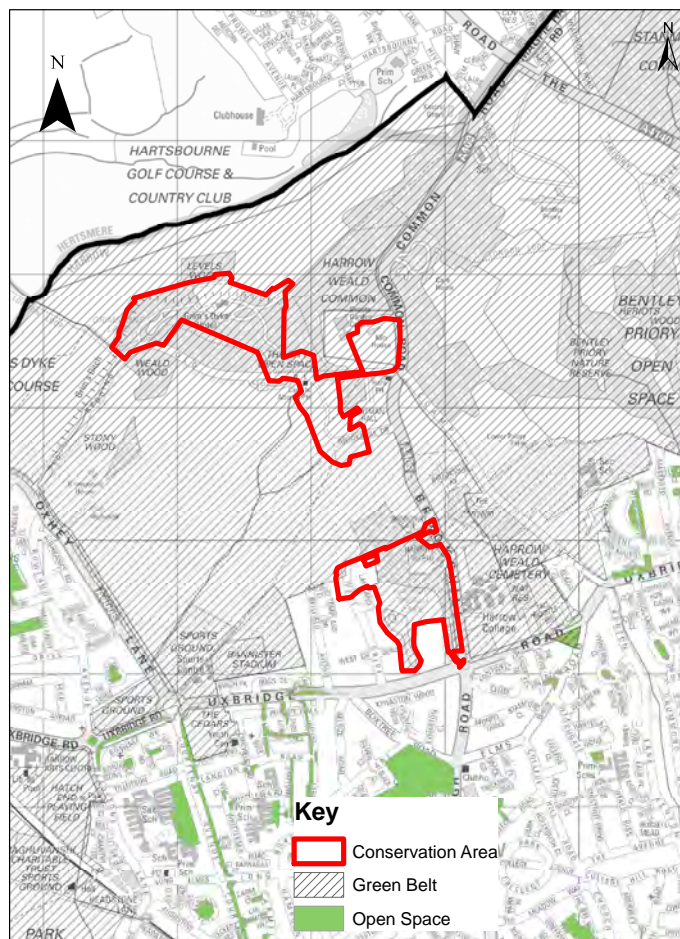
Picture 3.2 Listed and Locally Listed Buildings and Grade II Listed Parks and Gardens

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

**3.2.12**

Historic parks and gardens affecting these conservation areas are explored above. Otherwise, in terms of greenery, biodiversity, open spaces and landscape, the following designations affect Harrow Weald's conservation areas contributing to their interest in terms of presenting in places an open, green and semi-rural character:

Green Belt, sites of significance for nature conservation and the Harrow Weald Ridge Area of Special Character (a local landscape/townscape designation). Amenity green space and natural and semi-natural green space also affect Brookhill Drive and Grimsdyke Estate CA. These designations are shown on the following three maps:



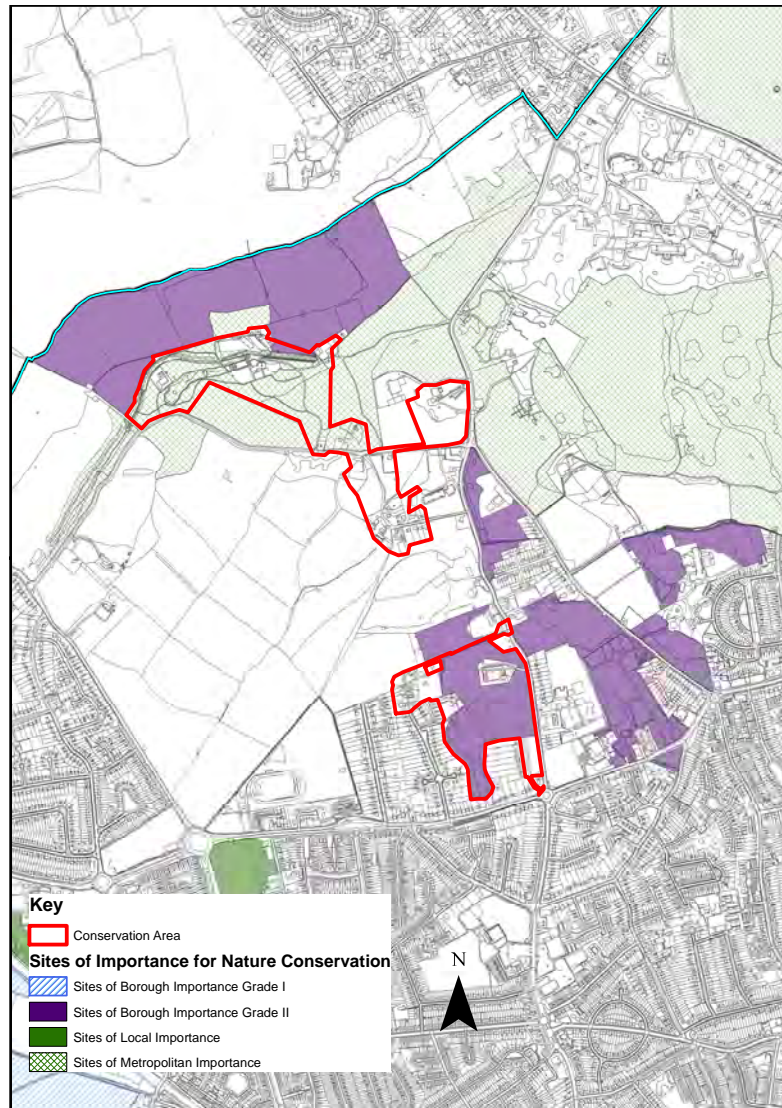
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Picture 3.3 Harrow Weald Green Belt and Open Space  
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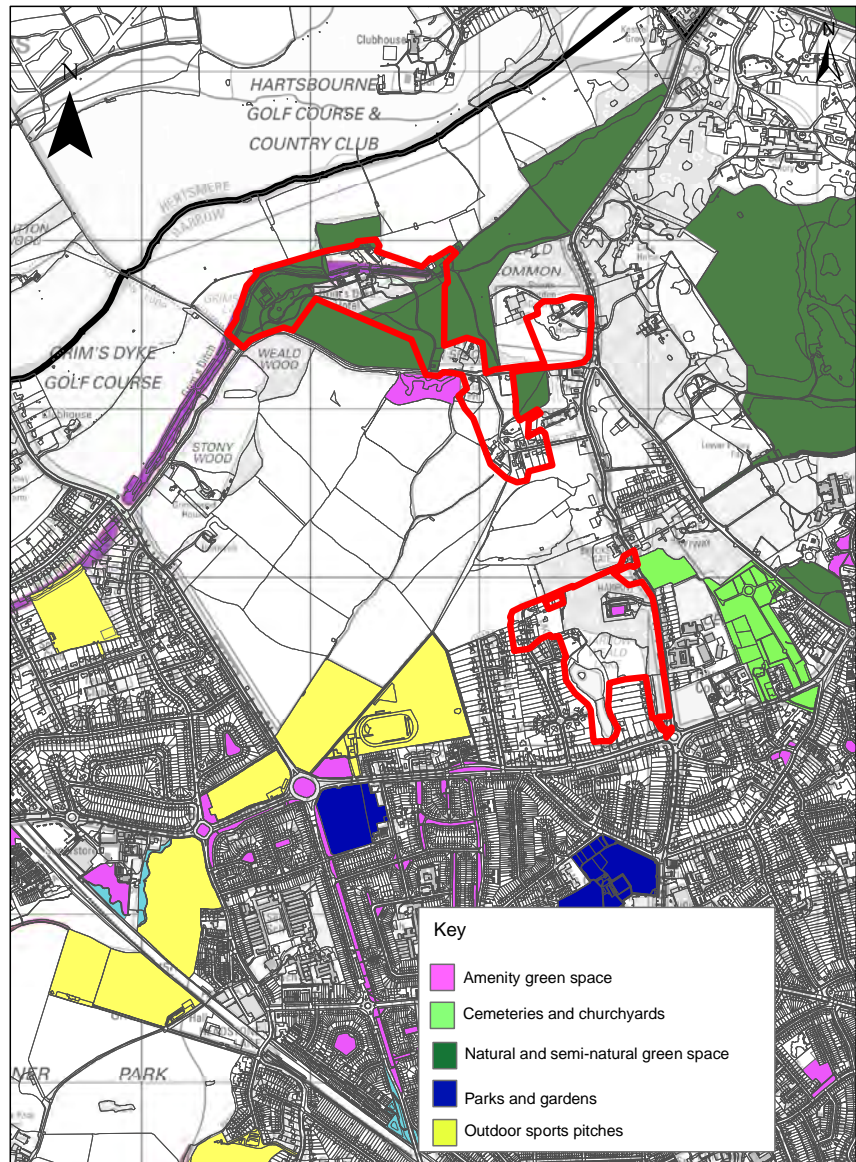
**3.2.13**

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



Picture 3.4 Sites of Importance for Nature Conservation

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



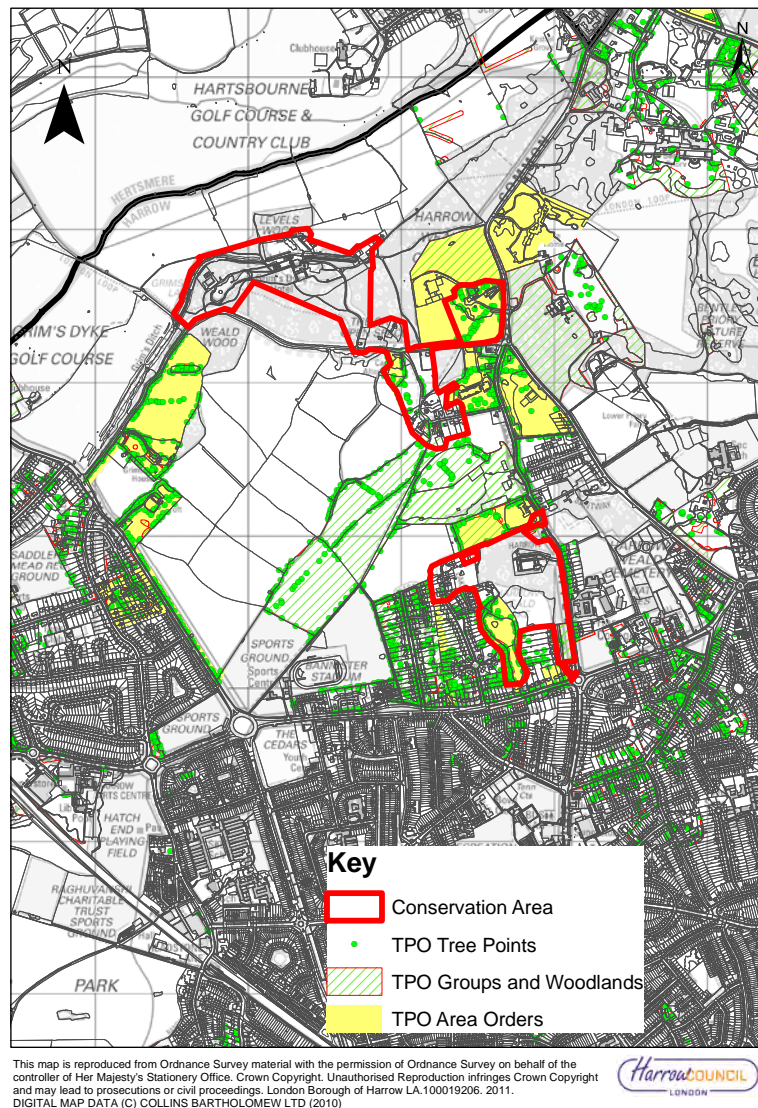
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Picture 3.5 Amenity green space, parks and gardens, cemeteries and churchyards, natural and semi-natural greenspace and outdoor sports pitches

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





Picture 3.6 Tree clusters

### 3.3 Setting

**3.3.1** Setting often contributes to the architectural or historic interest of conservation areas, as it does in the case of the Harrow Weald conservation areas, and as such development within the setting will be expected to respect the qualities and special interest of the conservation areas. Setting is defined in the National Planning Policy Framework as the surrounding in which a heritage asset is experienced. This can include, for example, 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. Open space forming the setting of conservation areas can often make a contribution to their historic significance and development in such areas may therefore be inappropriate. It is important to note that open spaces can refer to public and private spaces and therefore both front and rear garden land are usually relevant.

Development is therefore expected to comply with English Heritage's guidance contained within their document entitled 'The Setting of Heritage Assets' published October 2011.

**3.3.2** The key designations section above gives some indication of how designations in the setting of these conservation areas help contribute to their special interest. For example, in particular it is notable that the green, open spaces surrounding both Harrow Weald conservation areas help protect the intrinsic special interest of each conservation area which relates strongly to low densities of development and semi-rural character. The boundaries are relatively tightly drawn since other designations help to protect this aspect of their special interest.

## **3.4 Views**

**3.4.1** Views are considered within each conservation area appraisal, which form the appendices to this SPD. These are not exhaustive but indicate the types of views that are important to each area. They therefore tend to be targeted towards buildings of architectural merit or areas of green open space. They also tend to be views available to the public but this does not preclude private views from having equal significance. Strategic views across Harrow Weald include those from the View Point car park to the south and south-east and south-west and those to the north-east towards the Harrow Weald ridge from around where Uxbridge Road and Oxhey Lane meet.

**3.4.2** Harrow Weald Ridge provide an elevated horizon of tree cover and open countryside which spans across the north of the Borough and acts as a visual reminder that Harrow is an outer-London borough, a transition between the highly urbanised characteristics of central & inner London and the more rural character of the counties beyond.

**3.4.3** It is worth noting that views to, and from, Harrow Weald Ridge have been assessed and found worthy of protection under Policy DM3 Protected Views and Vistas.

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

**4.1.1** The following table demonstrates key issues and opportunities for enhancement of Harrow Weald's two conservation areas. These issues, along with other general issues facing the conservation areas, can broadly be described as environmental, economic and social and are discussed next. The individual CAAMS discuss issues facing each conservation area in more detail.

<p><b>Conservation area and size</b></p>	<p><b>(a) Designation date</b> <b>(b) Article 4 Direction yes/no</b> <b>(c) Number of statutorily listed building entries (each entry may contain more than one address. Addresses such as 27-31 High St, for example, may be listed as one entry)</b> <b>(d) Number of locally listed buildings</b></p>	<p><b>Key issues and opportunities for enhancement</b></p>
<p>Brookshill and Grimsdyke Estate (19ha)</p>	<p>(a) Designated 1978 and extended in 1986, 1991, 1997, 2006 and proposed to be amended in 2014.</p> <p>(b) Yes - and more proposed</p> <p>(c) 4 listed buildings</p> <p>(d) 5 locally listed buildings</p>	<p>Pressure for telecommunication masts and other tall structures</p> <p>Views of the Radio Mast from the conservation area</p> <p>Protection of Grim's Dyke from the impact of tourism and planting</p> <p>Overhead cables for Grimsdyke Estate are obtrusive</p> <p>Tarmac of the car park at Grimsdyke Hotel has a deadening effect</p> <p>The gate pier by the stable block would benefit from repair.</p> <p>Elements of Gilbert's planned landscape could benefit from repair, maintenance or restoration, including lake, buildings/structures and pathways</p> <p>There is an opportunity for general enhancement of the Harrow Weald viewpoint adjacent the conservation area.</p> <p>Pressure for signage and lighting in places that could visually clutter the area.</p> <p>Vacant buildings, disrepair and neglect of some buildings and the need to secure their reuse and long term future.</p> <p>Elements of Gilbert's planned landscape could benefit from repair, maintenance or restoration, including lake, buildings/structures and pathways</p> <p>Fly tipping along the road leading from Old Redding to Copse Farm.</p> <p>Increased pressure for security equipment.</p>

Conservation area and size	(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 and opportunities for enhancement
		Streetscape and road maintenance Pressure for hardstanding to front gardens. Protection important for the locally significant Kiln site
West Drive (14ha)	(a) Designated 1980 and extended in 2006 and proposed to be amended in 2014. (b) No - proposed (c) 1 listed building (d) 8 locally listed buildings	The listed gate piers on Brookshill are missing the eagles that are described in their grade II list description. Pressure for more development including alterations, extensions and outbuildings Existing add hoc extensions and outbuildings Hardsurfacing Need to protect architectural features of interest Pressure for the new formation, laying out and construction of a means of access to a highway, a new driveway and alterations to the boundary treatment Limited protection for aspects of historic open space landscaping and built features of the landscaped grounds namely the locally listed gate pillars to Park Drive and historic walls e.g. to the former kitchen gardens.

- **Altering Existing Boundaries**

**4.1.2** This table shows that conservation area boundaries are constantly under review. This is important as Local Planning Authorities have a continuing duty under the Planning (Listed Buildings and Conservation Areas) Act (sections 69 part 2 and 70

part 1) to consider whether it should amend the boundaries to existing conservation areas. This has therefore formed part of the appraisal process for these conservation areas in the appended CAAMS. It is recommended that the boundaries of both conservation areas be amended.

**4.1.3** For West Drive Conservation Area it is recommended that part of the area be de-designated. The Conservation area had not had a formal written appraisal since it was designated in 1978. Upon careful review for this written appraisal it was recognised that a large part did not meet the criteria for conservation area status. Government policy introduced in March 2012 under the National Planning Policy Framework is clear (paragraph 127) that 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.

**4.1.4** At the same time it is recommended that the West Drive Conservation Area boundary be extended to include a large area of historically significant landscaping and three buildings/structures to the east of the existing boundary. This is important since although not many buildings would be added, Government guidance is clear that it is quality and interest of areas rather than individual buildings which should be the prime consideration in identifying conservation areas. The area now proposed for inclusion is strongly associated with the existing core of the conservation area ie a 19th century enclave of buildings associated with the Harrow Weald Park Estate since it forms the remainder of the estate landscaping and grounds that remains in large part intact.

**4.1.5** Similarly, there is a proposal to extend the Brookshill and Grimsdyke Estate Conservation Area to include the Kiln site since the site contains an area of local architectural and historic significance that is integrally linked to the history and architectural qualities of the remaining conservation area.

- **Traffic, Parking and Stations**

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

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

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

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

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

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

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

**4.1.12** Article 4 Directions can cover anything from changes to elevations, to boundary treatment and hardsurfacing of front gardens. Brookshill Drive and Grimsdyke Estate CA is covered by various Article 4 directions and more are proposed for West Drive CA. 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 both conservation areas (see appendices for details).

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

- **Large Extensions and Demolition**

**4.1.14** Properties within the Green Belt tend to sit comfortably within large plots. As this is the case for both Brookshill Drive and Grimsdyke Estate CA and parts of the West Drive CA, there is pressure to substantially enlarge homes here. However the NPPF stresses that development within areas of Green Belt should be restricted to safeguard areas of green and open land. The extent to which dwellings in the Harrow Weald CAs can be extended is therefore limited creating a linked pressure for part demolition and rebuild to allow for the reconfiguration of internal space to enlarge room sizes.

**4.1.15** Demolition in conservation areas (in whole or in part) is protected by the planning process as policy DM7 of Harrow's Development Management Policies holds that 'Proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for sustainable enjoyment of the historic environment, will be approved'. Demolition within conservation areas requires permission.

**4.1.16** 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.

- **Pressure for New Housing**

**4.1.17** Harrow Weald's CAs tend to incorporate properties sited comfortably within gardens. These sizeable gardens, in combination with the desirability of Harrow Weald as a place to live, the need to meet government housing targets and the lack of obvious proposal sites, makes such areas highly sought after to the developer. Building on garden land however in a conservation area, or within its setting, has the potential to harm its character and appearance.

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

- **Basements**

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

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

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

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

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

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

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

- **Pressure to Hard Surface Front Gardens**

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

**4.1.26** 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>

- **Uses of buildings**



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

- **Telecommunications Installations**

**4.1.28** The elevated position of Harrow Weald ridge creates the potential for telecommunication demand here. The effectiveness of telecommunication signals varies throughout Harrow Weald and therefore there is likely demand for telecommunication installations. If not carefully sited these add to street clutter which 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. A mast just outside the Rayners Lane CA for example could be re-sited to enhance the area. 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.

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

- **Redundant Buildings and Sites**

**4.1.30** Whilst the quality of Harrow Weald's environment is generally high, there are a few sites, structures and buildings the physical condition of which could be improved upon. Typically these fall in relatively hidden away sites and are buildings that are/were ancillary to the principal buildings e.g. in Brookshill Drive and Grimsdyke Estate CA this comprises some outbuildings and former associated agricultural buildings to the main listed Grimsdyke Hotel. This includes a former greenhouse and stables to the house. It also includes historic agricultural buildings along Brookshill Drive e.g. Cope Farm barn. Where structures are vacant and lacking in heating and general maintenance they deteriorate. Encouraging better maintenance and new uses for such structures is an essential part of this SPD and associated CAAMS.

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

- **Quality of the Harrow Weald Environment**

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

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

- **Energy Efficiency and Climate Change**

**4.1.34** 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 Harrow Weald's CAs, especially to traditional built fabric and to the way the building functions.

**4.1.35** 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 is likely to have a significant effect on the townscape and roofscape of Harrow Weald's CAs and as such an Article 4 Direction that would require planning permission for all such elements will be considered for each conservation area.

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

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

- **Bins**

**4.1.38** Another pressure is for increased waste recycling. The conversion of garages into habitable rooms has meant more bins are stored in front gardens, particularly in the West Drive CA, 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.

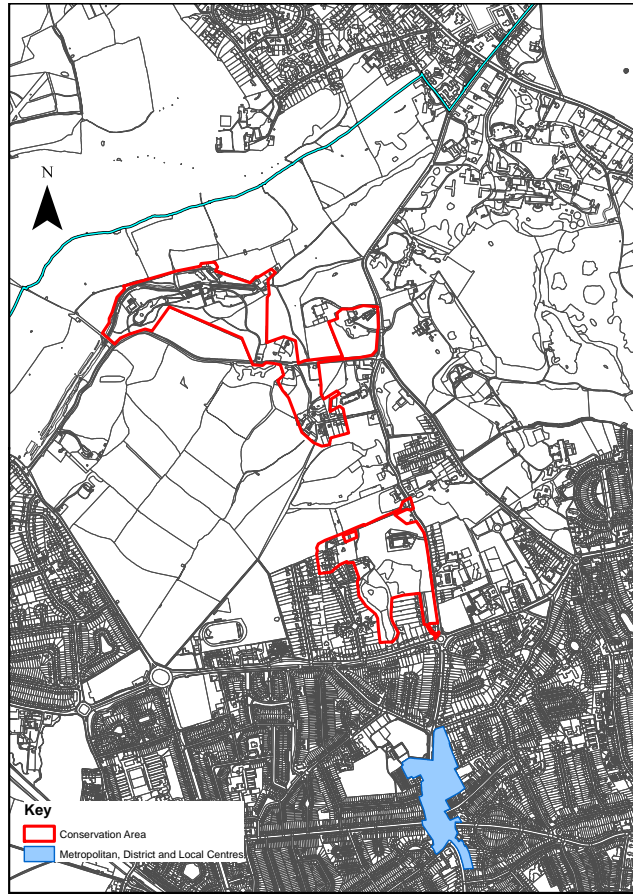
- **Pressure for Works to and Felling of Trees**

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

- **Commercial Viability**

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

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



Picture 4.1 Town Centres

- **Employment Viability**

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

- **Tourism**

**4.1.43** The conservation areas have both current and potential tourism benefits due to their concentration of buildings of architectural and historic interest. For example, Grimsdyke Hotel provides a draws people from all over to experience and learn about the interesting and significant architecture and history to the area for example via the Gilbert and Sullivan Society who have organised events and walks here. This matter is considered further within the later section entitled 'Promotion Methods'.

- **Crime and Fear of Crime**

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

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

- **Health and Well Being**

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

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

- **Education and Social Cohesion**

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

## **4.2 Protection Measures**

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

- **Article 4 Directions**

**4.2.2** Small scale alterations to properties, such as replacement windows or the insertion of roof lights can have a cumulative harmful effect on the character and appearance of conservation areas. Harrow Council can implement Article 4 Directions to control such works under the General Permitted Development Order. 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.

**4.2.3** Whereas parts of Brookshill Drive and Grimsdyke Estate CA are covered by Article 4 Directions, West Drive CA is not. There is scope to extend the coverage of Article 4 Directions to more of the Harrow Weald conservation areas and to increase the amount of works that would require planning permission. This is proposed within the CAAMS for both conservation areas in the form of new Article 4(2) Directions. This is subject to public consultation as part of the consultation on this SPD.

- **Areas of Special Advertising Control**

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

- **Enforcement Powers**

**4.2.5** Despite the above development guidance and planning controls, there are instances within Harrow Weald's conservation areas of works or neglect that contravene planning legislation. Not all cases are deliberate and at times innocent mistakes can be made by landowners. The following sections discuss the different powers that the council has to deal with inappropriate development. Notably, 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.

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

**4.2.7** Where possible, the council will monitor Harrow Weald's conservation areas on a regular basis and note any unauthorised works. Within Article 4 Direction areas, frequent (3 yearly) photographic surveys will allow the council to maintain a snapshot of how properties look on a particular date, which can then assist enforcement

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

- Section 215 Notices

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

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

- Urgent Works Notices

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

### 4.3 Proactive measures

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

- **Development/Design Briefs**

**4.3.2** Harrow Council can encourage the redevelopment of problem or unsightly sites within the conservation areas of Pinner 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 Pinner's conservation areas, or within their setting.

- **External Funding**

**4.3.3** 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 Harrow Weald's two conservation areas will be considered as and when necessary.

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

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

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

- **Council-led Schemes**

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

- **Community Engagement**

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



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

**4.3.9** In addition to engagement at local level, it is important that regular and meaningful engagement is sought with statutory bodies, including English Heritage and national amenity societies such as the Victorian 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 Harrow Weald's conservation areas.

- **Tourism and Education Initiatives**

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

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

## 4.4 Monitoring Measures

## 4.5 Monitoring Measures

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

- Carry out a dated photo survey every three years.
- Refer unauthorised development to Planning Enforcement and ensure that action is taken where appropriate.

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

**4.5.2** A set of indicators to identify which conservation areas are covered by an appraisal and which are covered by a management study, and also which of these are up to date, will be included each year within the Council's Annual Monitoring Report.

## 5.1 Introduction

**5.1.1** The following overarching guidance notes will help ensure that development in Harrow Weald conservation areas preserve their special interest. The first guidance note is general, referring to all development affecting the conservation areas and their settings.

### Overarching guidance note i

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

**5.1.2** Guidance is otherwise grouped under four headings:

- **Maintaining townscape and built character**

### Overarching guidance note ii

To ensure Harrow Weald's townscape is preserved or enhanced, the following guidance is applicable:

1. The demolition of buildings and structures that make a positive contribution to Harrow Weald'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.

- 5.1.3** Buildings and structures within Harrow Weald's conservation areas form a vital part of their townscape character. This not only includes buildings but smaller features such as associated outbuildings and gate piers which make a positive contribution to the local streetscene. Whilst the preservation of conservation areas does not prevent any change from occurring, a very strong justification would need to be made to demolish any building or structure that makes a positive contribution to its character and appearance. The individual conservation area character appraisals identify which buildings are considered to have a positive or neutral impact. In order to avoid gap sites within conservation areas following demolition, an acceptable replacement building/scheme would normally have to be agreed before consent was granted for demolition. In this case reference would also be made to NPPF, and in particular, its tests for harm and loss of significance.
- 5.1.4** 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.
- 5.1.5** New development is defined as being any form of development, from small scale household alterations to larger extensions or whole new build. New development within Harrow Weald's conservation areas is likely and need not be considered as universally negative. If handled correctly, new development can preserve the special character, appearance and setting of Harrow Weald's conservation areas and, in the right circumstances, lead to their enhancement. Proposals will be set against the 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, or views into or out of the area. They will also be considered against the CAAMS and will need to comply with policies in this SPD.
- 5.1.6** This SPD draws on the advice from the following guidance document which is considered particularly helpful. The CABI 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 Pinner’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.

**5.1.7** 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.

**5.1.8** 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).

**5.1.9** 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.

**5.1.10** 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.

- **Maintaining greenery and open spaces**

## 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.
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.

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

**5.1.12** Trees make a significant contribution to Harrow Weald 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

- **Protecting Harrow Weald's archaeology**

**5.1.13** The nearest Archaeological Priority Area (APAs) is that of the possible site of medieval Bentley Priory and areas along Grims Dyke. There are currently none within the Harrow Weald CAs. However, this is to remain under review since they represent a finite and important resource and record of Harrow Weald's history. Development proposals can damage or destroy these remains and require careful monitoring and mitigation measures to avoid or limit damage. 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 Pinner. The NPPF would need to be referred to as part of any proposal that could potentially affect the area's archaeology. The following guidance notes are designed with the above in mind:

### Overarching guidance note iv

1. Harrow Council recognises the archaeological importance of Harrow Weald's conservation areas and their settings, and will help to protect these by continuing to consult with English Heritage to ensure the appropriate action or work, such as surveys are carried out before development commences.
2. Where appropriate, and in discussion with English Heritage, new Archaeological Priority Areas will be created/extended, to safeguard Harrow Weald's archaeological remains.

**5.1.14** Grim's Dyke is a Scheduled Monument that constitutes an important part of Harrow Weald's heritage. It is therefore essential that it is preserved for future generations. Grim's Dyke, in particular, has suffered considerably from unwelcome attention over the last two centuries. Nineteenth century searches for brickearth and gravel led to the destruction of parts of the earthwork, and considerable damage was caused by construction work in the 1930s. Today it is under threat from motorcycle scrambling and illegal rubbish dumping. In addition, where this forms garden land harm may be caused when digging occurs.

**5.1.15** 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.

- **Protecting Harrow Weald's streetscene**

**5.1.16** 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.

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

**Overarching guidance note v**

To limit Harrow Weald'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 gravel driveways, will be encouraged.
6. Wherever practicable, replacement floorscapes should be of traditional materials.

**6.0.1** This SPD has so far provided overarching guidance for Harrow Weald's two conservation areas. The following two Conservation Area Appraisal and Management Strategies (CAAMS) provide specific guidance to explain the special interest of each of these conservation areas in turn and to help help preserve and enhance them.

## **1.1 Introduction to the Conservation Area**

### **1.1.1 Introduction**

**1.1** The Brookshill Drive and Grimsdyke Conservation Area was designated in 1978 with a view to preserving and enhancing the area's rich semi-rural character and historic qualities. The layout of vernacular agricultural buildings and Tudor style estate properties are essential to this. The essence of the area is also derived from long views over open landscapes, creating a popular outdoor retreat, easily accessible from London.