

# OLD CHURCH LANE

Management Study

AREA 3



# OLD CHURCH LANE

Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements of the conservation area which should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out policies and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to those features identified as 'negative'.

Identified Negative Feature?	Site Address	Proposed Actions?
Street Lamps	Intermittent locations throughout Conservation Area	<ul style="list-style-type: none"> <li>Their gradual replacement with more sympathetic designs would be welcomed.</li> </ul>
Traditional fingerpost sign	Top of Old Church Lane	* Apply for grant aid for traditional fingerpost repairs.
Bushes below attractive mature trees	Junction with Uxbridge Road	* Encourage Highways Department to increase grass on the junction with Uxbridge Road, where at present there are woody shrubs.
Bowl of the Water Fountain	Junction with Uxbridge Road, to the front of St. John's Church	* Restore original fittings * Encourage Harrow Heritage Trust to erect an explanatory plaque * Possibly relocate nearer its original location * Future planning gain funds could be allocated towards restoration.
Concrete barriers	The end of Rectory Lane, previously known as Colliers Lane, a public highway, now a dead end, with access to southwest corner of St. John's Churchyard.	* Propose the removal of these barriers once ownership of the land is established by issuing a Section 215 notice. * Planning gain money from Stanmore Park is intended to improve the end of Rectory Lane.
Unsafe park shelter, graffiti and broken fences and paving.	Bernays Gardens	* Find new use for building * Allocating future planning money towards restoring Bernays Gardens, seek lottery funding and Council investment.

## Enhancement Proposals

These refer to those features identified in the Conservation Area Appraisal as positive yet having limited protection. Proposals are put forward to retain and enhance them:

Identified Negative Feature?	Site Address	Proposed Actions?
Limited protection for locally listed developments	3, 4, and 5 Manor House Estate and Tudor Well Cover	* Propose as Listed Buildings * Article 4 on locally listed buildings to prevent loss of important architectural features * Any unauthorised alterations to be referred to Enforcement for investigation
Limited protection for open space, trees and hedges	From Cherry Tree Way (on both sides of the road) south to Orne Lodge	* Encourage introduction of tree protection orders on important trees/ groups of trees.
Bushes below attractive mature trees	Junction with Uxbridge Road	* Encourage Highways Department to increase grass on the junction with Uxbridge Road, where at present there are woody shrubs.
Unsafe listed gravestones	St. John's Churchyard	* Formulate Churchyard Action Plan in conjunction with the PCC - to assess the significance of the space and suggest areas for improvement * Planning gain monies from the Stanmore Park development have been secured for the repair of the gravestones which are 'at risk' but additional funds may be available for other monuments and any repairs to the War Memorial. * Urgent works or repairs notices to be placed on individually listed gravestones which are unsafe, and have been placed on the English Heritage Register of Buildings at Risk.
Unlisted Landmark Buildings	Orne Lodge and The Old Station	* Propose as listed/locally listed buildings * Propose Article 4 directives.

In addition, a further enhancement proposal is to ensure any new development compliments existing urban grain and settlement pattern.

## Monitoring

1. Carry out a dated photo survey every four years.
2. Refer unauthorised developments noted to Enforcement.
3. Consult local amenity groups for thoughts on the Conservation Area every four years.

# OLD CHURCH LANE

## The following policies are considered to apply in this Conservation Area:

1. The Council will require that all new development respects the historic character and layout of the area.
2. There will be a presumption against the demolition of buildings within the conservation area.
3. Applications for development on existing areas of open land that contributes to the character of the conservation area will normally be refused.
4. To ensure that the character of the conservation area is both preserved and enhanced, proposals for development should:
  - a) Respect existing properties and areas of open space in terms of bulk, scale and siting.
  - b) Not impede significant views, diminish the gap between buildings or intrude into areas of open space.
  - c) Respect the existing layout and historical form of the townscape and street scene.
  - d) Respect and complement the existing building in terms of design, detailing, scale and materials in any proposals for extensions or alterations.
5. The Council will resist the removal of original design features such as windows and doors. Where replacement is necessary traditional materials should be used. Aluminium and UPVC replacement units will not be considered acceptable.
6. Alterations to buildings that result in a detrimental impact on the appearance of elevations that face a thoroughfare, including alterations to chimneys and rooflines, will be resisted.
7. The Council will resist the removal of grass verges.
8. The Council will encourage the retention and improvement of both public and private green spaces.
9. The Council will retain or, where necessary replace, street trees.
10. The Council will encourage the utility companies to install the minimum amount of new street furniture and to locate it sensitively.
11. Where within Council control, the retention or reinstatement of traditionally designed street furniture and materials, such as street lamps, will be required.
12. Where in Council control, new street furniture will be required to be well sited and designed. Redundant and unsightly street furniture will be removed where opportunities occur.
13. The retention of visually important walls which are characteristic of the area will be required.
14. Trees and groups of trees will be further protected by the creation of additional tree preservation orders where appropriate.
15. Development adversely affecting significant trees will be refused.
16. The council recognises the archaeological importance of the area, and where necessary will ensure that appropriate action or works such as an excavation or building recording can be carried out before developments commence.



### Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the Old Church Lane Conservation Area

Conservation Areas: Residential Planning Guidelines  
Listed Buildings: Planning Guidelines  
London Borough of Harrow Conservation Areas  
London Borough of Harrow Listed Buildings

Further information regarding the Statutory Background and general Council policies relating to conservation areas can be found in the Harrow Unitary Development Plan

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