

Planning Policy Advisory Panel

Minutes

30 November 2022

Present:

Chair: Councillor Marilyn Ashton

Councillors: Christopher Baxter
Stephen Greek
Asif Hussain
Nitin Parekh
David Perry
Zak Wagman

Resolved Items

18. Report - Outcomes of consideration of three areas for Conservation Area Status

Members received the report on the Outcomes of consideration of three areas for Conservation Area Status.

The report set out the outcomes of the assessment of the following three areas for potential designation as conservation areas:

- 1) Butler Avenue and surrounding roads in West Harrow;
- 2) West Drive Gardens, Bellfield Avenue and West Drive numbers 1- 41 (odd) and 2-36 (even) in Harrow Weald; and
- 3) Suffolk Road in North Harrow.

The Panel had considered the intention to assess these areas for potential designation at its meeting on 3 October 2022.

The subsequent assessments concluded that Butler Avenue (West Harrow) and Suffolk Road (North Harrow) did not meet the Harrow criteria for designation.

West Drive Gardens, Bellfield Avenue and West Drive numbers 1- 41 (odd) and 2-36 (even) (Harrow Weald) had marginally met the Harrow criteria for designation.

In the discussion that ensued, Members raised the following points:

- a query was raised with respect to how the areas had been identified and ensuring subsequent areas followed a similar / more formalised process;
- there was potentially scope for informal consultation with local history groups. Specifically for Butler Avenue, the West Harrow Community Forum should be contacted and if, as a result of this, there was a stronger case for designation, Officers should advise the Panel of this;
- for Butler Avenue, a wider area could be considered for any future Local Area of Special Character (LASC) assessment; and
- the background to the West Drive / Bellfield Avenue area was acknowledged. The observation made was that the 2015 consultation set the bar too high with respect to residents demonstrating how the area met the local criteria. Members acknowledged that the case for inclusion in a Conservation Area was marginal (as noted in the assessment). However, on balance the area should proceed to consultation for potential inclusion in a Conservation Area. The suggested name was West Drive and Bellfield Avenue Conservation Area.

Resolved to RECOMMEND: (to Cabinet)

That the Panel agreed the outcomes of the assessment (subject to discussions with West Harrow Community Forum in relation to Butler Avenue); and considered that the West Drive and Bellfield Avenue area should proceed to consultation for potential inclusion in a Conservation Area.

Reason for Recommendation:

Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') which states in section 69 that 'every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas'. Consideration of the three areas as possible conservation areas therefore fulfils Section 69 of the Act.

Alternative Options Considered

The option of not reviewing these areas was considered but this would be contrary to the Council's statutory obligations under the Planning (Listed Buildings and Conservation Areas) Act 1990, under which local planning authorities are required to carry out reviews 'from time to time' to ensure areas are adequately protected.

Paragraph 3.8 below identifies an alternative option to designation as a conservation area, should the assessments determine an area does not meet the requirements to be designated a conservation area.

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