

Demolitions

Conservation Area Consent is required for demolition work of a substantial nature, including demolition covered by unimplemented planning permissions. In general, consent will not be granted for the demolition of buildings, which make a positive contribution to the character or appearance of a Conservation Area.

Trees

Trees and other landscape features may contribute to the special character of a Conservation Area. There is a requirement to give six weeks notice (a 'Section 211 notice') to the Council for proposals to prune, lop or fell a tree in a Conservation Area. This allows time for the Council to make a Tree Preservation Order if considered to be appropriate. The following tree work is exempt from the need to notify the Council:

- Dead, dying or dangerous trees - five days notice of the works should still be given, however, unless in an emergency case;
- Council owned trees;
- Work on trees with a trunk less than 75mm in diameter; and
- If the removal of a tree or work to a tree will improve the growth of other trees, the work is exempt where the tree trunk is less than 100mm in diameter.

Design

The Council aims to enhance Conservation Areas through its own initiatives and by encouragement and advice to owners who may wish to alter or improve their properties.

The following will be particularly important:

- Extensions or alterations should not be out of scale with the original house, and should respect the property's original design;
- Side extensions should normally be set back from the original building line;
- The original plan of the house should be respected, and there should be a relationship with the original form of the house;
- Materials and detailing should match the existing property (eg. existing features, window shapes and sizes, brick arches and eaves details);
- Boundary treatment should be in keeping with the street scene;
- Shop-fronts should be of good quality design with appropriate advertisements and signage; and
- design and nature of advertising material should contribute positively to the character and appearance of the area.

Obtaining information in your language

If you would like information about Hillingdon Council's services in your own language please ask an English speaker to phone 01895 250111 on your behalf.

Albanian

Ne se kerkoni informacion ne gjuhen tuaj rreth sherbimeve qe ofron Keshilli i Hillingdon-it, ju lutem kerkojini dikujt qe flet anglisht te telefonoje ne emrin tuaj ne numrin 01895 250111.

Bengali

আপনি যদি হিলিংডন কাউন্সিলের সেবাসমূহের ব্যাপারে আপনার নিজের ভাষায় তথ্য পেতে চান তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে আপনার পক্ষ থেকে 01895 250111 নম্বরে টেলিফোন করার জন্য দয়া করে অনুরোধ করুন।

Chinese

如果你想得到以你说用的语言供给有关希灵顿市议会提供服务的信息，请托一名能说英语的人替你打电话提出要求，号码 01895 250111。

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਹਿਲਿੰਗਡਨ ਕਾਉਂਸਿਲ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਕਹੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੇ - 01895 250111

Somali

Haddii aad jeclaanlahayd wararka ku saabsan adeegyada Hillingdon Council in aad ku heshid Luqaddaada, fadlan waydiiso qof ku hadlo luqada af ingiriiska in u ku diro Teleefoonkan 01895 250111.

Tamil

உங்கள் சொந்த மொழியில் ஹிலிங்டன் உள்ளூராட்சி மன்றத்தின் சேவைகளைப் பற்றி நீங்கள் அறிய வேண்டுமானால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுவரை 01895 250111 தொலைபேசியில் அழைக்கச் செய்யவும்.

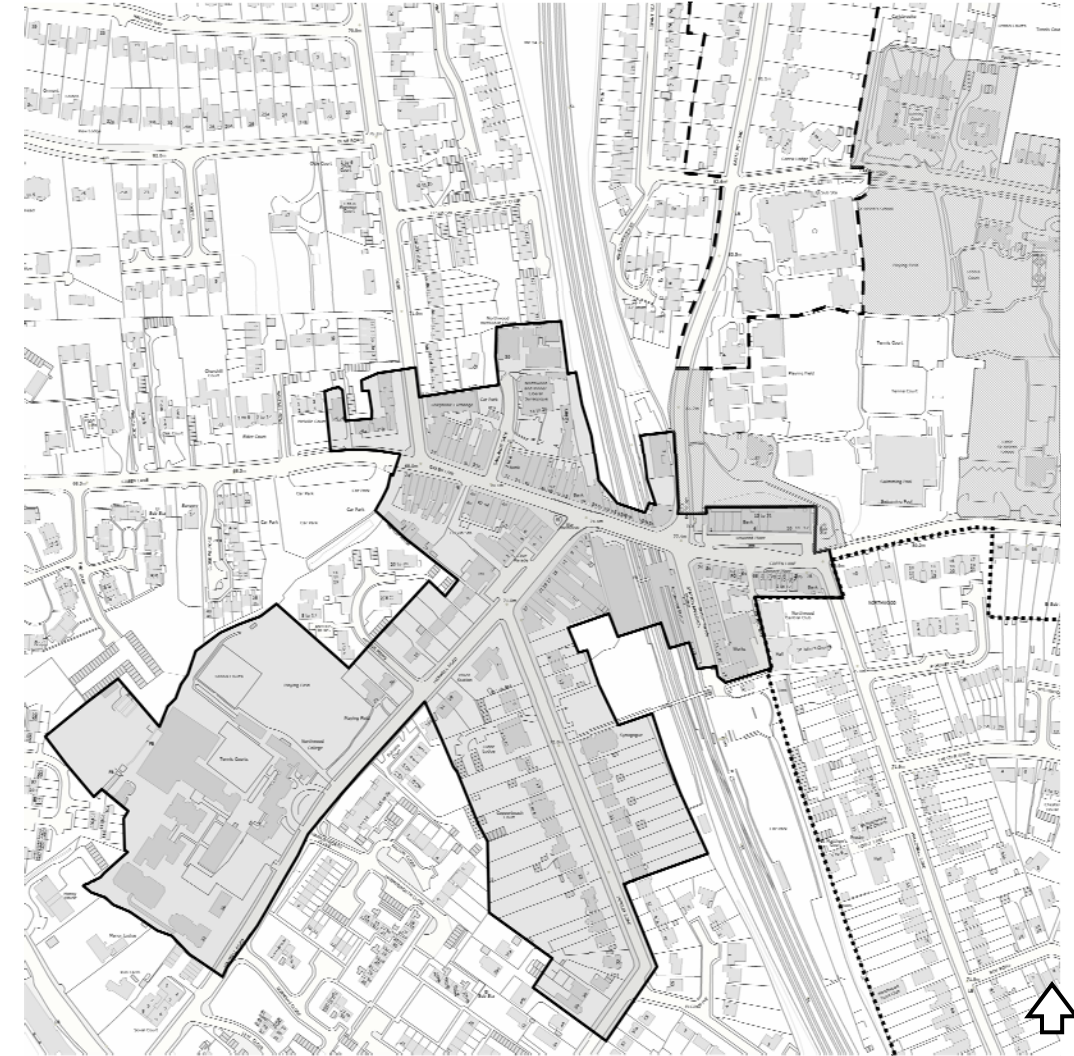
Urdu





اے میں، اپنی زبان میں معلومات حاصل کرنا چاہتے ہیں تو براہ کرم انگریزی بولنے والے کسی فرد سے گزارش کیجئے کہ وہ آپ کی طرف سے 01895 250111 پر ٹیلیفون کریں۔ اگر آپ ہلنگڈن کونسل کی خدمات کے بارے

If you would like a copy of this publication in large print, Braille or cassette tape please contact the specialist planning team on 01895 277556.

Northwood Town Centre, Green Lane Conservation Area





-  Northwood town centre, Green Lane Conservation Area (Date of designation- ...November 2009)
-  Northwood-Frithwood Conservation Area
-  Proposed extension to Northwood-Frithwood Conservation Area- November 2009
-  Old Northwood Area of Special Local Character

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NORTHWOOD TOWN CENTRE, GREEN LANE CONSERVATION AREA

The Northwood Town Centre, Green Lane Conservation Area comprises the commercial core of the Northwood area and is located around the junction of Green Lane and Maxwell Road, along with the residential areas to the south. Green Lane was a quiet country road until the opening of Northwood Station in 1887. The arrival of the railway was the catalyst for growth and the whole of Green Lane had been sold for development by 1891. With the opening of the station, and the development of the suburbs, the area developed into a vibrant community with a variety of shops, two churches and a school.

Today, Green Lane is an important commercial centre and transport interchange. Most of the buildings within the Conservation Area are of a high quality design and include a variety of different architectural styles, such as Arts and Crafts, Neo Classical and 1930s Art Deco, all with very good decorative features.

There are a number of traditional shop fronts remaining within the area, some particularly fine bank buildings and a striking 3 storey former post office with stone detailing and glazed bricks to the street frontage. The police station on Murray Road is a rare and complete example of an Arts and Crafts building of this type, and is grade II listed. The main building of Northwood College located on Maxwell Road is a particularly attractive purpose built building by W. Gilbee Scott. Within the area there are also some unusual houses of eccentric design. These include features such as turrets, cranked gables and decorative plaster work.

The street scene within the town centre is generally of a very high standard, made more interesting by the topography of the area. Whilst there are some modern developments, the area nevertheless has a very strong character and an unusually high proportion of good quality commercial and public buildings.

What is a Conservation Area?

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The borough has thirty Conservation Areas, designated over the last 35 years, the first being in 1970 and the most recent in 2007.

What effect will designation have?

The Council's planning policies seek to preserve and enhance the architectural character and appearance of Conservation Areas, and to resist inappropriate development through the exercise of planning controls under the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). In these areas, normal 'permitted development' rights (permission granted automatically for certain works to single family dwelling houses) have been restricted, enabling more control over the size, design and location of extensions and alterations. The works over which there are greater controls are as follows:

- Enlargement or alteration of a dwelling house would require planning permission if the extension were situated on the side of the house or have more than one storey or extend beyond the rear wall of the original house by 4 m in case of detached houses or 3 m in case of any other;
- Planning permission would be required for cladding any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- Planning permission is required for the enlargement of a dwelling house consisting of an alteration or addition to its roof;
- The siting of a satellite dish on the chimney stack or on the roof slope or elevation fronting a road would require permission;
- Installing, replacing or altering a chimney, or installing a flue, biomass heating system or vent pipes on a wall or roof slope on the principal, or side elevation of the dwelling house, or on an elevation fronting the highway would require permission;
- Planning permission is required for any buildings (e.g. sheds, summerhouses) or enclosures (e.g. swimming pools) within the curtilage of a house if they are situated between the side of the house and its curtilage boundary.
- Planning permission is required for the installation of solar panels on a wall on the principal or side elevation of the house or if visible from a highway, or if it protrudes more than 200mm beyond the plane of the slope of the original roof.