

Conservation Area Appraisal Statement for Northwood Town Centre, Green Lane Conservation Area and the addition of 14 locally listed buildings in Northwood to the Council's List of Buildings of Architectural or Historic Importance

Cabinet Member(s)	Councillor Keith Burrows
Cabinet Portfolio(s)	Cabinet Member for Planning, Transportation & Recycling
Officer Contact(s)	Mark Butler & James Rodger - Resident Services
Papers with report	<p><u>Circulated separately and copies available in Group Offices</u></p> <p>Appendix 1: Draft Appraisal for Northwood Town Centre, Green Lane Conservation Area Appendix 2: 14 proposed list entries on the Council's Local List of Buildings of Architectural or Historic Importance.</p>

HEADLINES

Summary	To seek approval from Cabinet to go to public consultation on a draft Conservation Area Appraisal Statement for Northwood Town Centre, Green Lane Conservation Area and to go to public consultation on the addition of 14 locally listed buildings in Northwood to the Council's Local List of Buildings of Architectural or Historic Importance.
Putting our Residents First	This report supports the following Council objectives of: <i>Our Built Environment; Our Heritage and Civic Pride;</i>
Financial Cost	There would be no direct costs apart from the limited cost of undertaking public consultation.
Relevant Policy Overview Committee	Resident, Education and Environmental Services Policy Overview Committee.
Relevant Ward(s)	Northwood Ward for character appraisal. Northwood Ward & Northwood Hills Ward for additional local listings.

RECOMMENDATIONS

That the Cabinet

A. Northwood Town Centre, Green Lane Conservation Area Appraisal

- 1) Approves for consultation, the draft Appraisal for The Northwood Town Centre, Green Lane Conservation Area as attached in Appendix 1, and;
- 2) Authorises officers to undertake public consultation, for 6 weeks, with all local residents, businesses, Ward Councillors and amenity societies in the area concerned.

B. 14 New Entries to Local List of Buildings of Architectural of Historic Importance

- 3) Approves for consultation, the 14 new entries to the Local List of Buildings of Architectural or Historic Importance as attached in Appendix 2.
- 4) Authorises officers to undertake public consultation, for 6 weeks, with all the owners/occupiers of the buildings included in the list.

Reasons for recommendation

- 1) The Northwood Town Centre, Green Lane Conservation Area has come under increasing pressure from new development. This has the potential to cause harm to its character and appearance. Despite the conservation area being designated in November 2009 there is no document that clearly describes the special historic and architectural character of the area. In order to support the original citation for designating the Conservation Area, Historic England advises that 'Conservation Area Appraisals' should be produced.
- 2) The period of 6 weeks for public consultation is in line with Hillingdon's Statement of Community Involvement.
- 3) The Local List of Buildings of Architectural or Historic Importance recognises buildings that are considered to be of local architectural and historic importance that contribute significantly to the unique character and sense of local distinctiveness of the Borough. The proposed 14 buildings to be added to the list have been assessed against the Council's Eligibility Criteria and scoring for Locally Listed Buildings (2009) and merit inclusion on the list, their designation supports the work undertaken as part of the development of the character appraisal.

Alternative options considered / risk management

- 1) Not to approve the draft conservation area appraisal leaving the Northwood Town Centre, Green Lane Conservation Area vulnerable to insensitive change and development.

- 2) Not to comply with the Statement of Community Involvement.
- 3) Not to agree to the 14 buildings being added to the Local List of Buildings of Architectural or Historic Importance leaving buildings worthy of local designation unrecognised and vulnerable to insensitive development, and the concerns of Members and residents unaddressed.

Policy Overview Committee comments

None at this stage.

SUPPORTING INFORMATION

1. Northwood Town Centre, Green Lane Conservation Area

A conservation area is defined under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Local planning authorities have a duty to designate such areas as conservation areas. Section 71 of the Act requires local planning authorities '...to formulate and publish proposals for the preservation and enhancement...' of these conservation areas.

Once designated, proposals within a conservation area become subject to local conservation policies set out in the Council's Local Plan and national policies outlined in part 16 of the National Planning Policy Framework 2018 (NPPF). Our overarching duty which is set out in the Act is to preserve or enhance the historic or architectural character or appearance of the conservation area.

Northwood Town Centre and Green Lane is an important commercial centre and transport interchange. Most of the buildings within the conservation area are of high quality design and include a variety of different architectural styles including Arts and Crafts, neoclassical, Tudor/Flemish, Baroque and Georgian revival as well as 1930s Art Deco, all with very good decorative features. The area is characterised by its late Victorian and Edwardian architecture with pitched roofs, half timbering, strong gables, sash windows, leaded lights, dominant chimney stacks, and decorative door surrounds. It is notable for the vernacular character of the parades of shops which is in contrast to the "superior" classical style of the financial institutions. To the east of the railway there is a stronger twentieth century character albeit with reference to Georgian and vernacular architectural styles. The Conservation Area is one of the finer examples in London of the development of Metroland and has many buildings and features worthy of protection.

The Northwood Town Centre, Green Lane Conservation Area has come under increasing pressure from new development. This has the potential to cause harm to its character and appearance. Despite the conservation area being designated in November 2009 there is no document that clearly describes the special historic and architectural character of the area. In order to support the original citation for designating the Conservation Area, Historic England advises that 'Conservation Area Appraisals' should be produced.

A conservation area appraisal aims to describe the special historic and architectural character of an area. A conservation area's character is defined by a combination of elements such as architecture, uses, materials and detailing as well as the relationship between buildings and their settings. Many other elements contribute to the character and appearance such as the placing of buildings within their plots; views and vistas; the relationship between the street and the buildings and the presence of trees and green space.

The Northwood Town Centre, Green Lane Conservation Area Appraisal has been produced using the guidance on writing appraisals provided by Historic England in their document, *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (Second Edition) 2019*.

Prior to the draft document being produced Council officers undertook a 'walkabout' of the area with Ward Councillors, representatives of the Ruislip, Eastcote and Northwood Local History Society and the Northwood Resident's Association. The purpose of the meeting was to walk the conservation area and allow interested parties an opportunity to let Council officers know what they thought its special characteristics are.

The consultation will be undertaken online, informing local residents about the Appraisal and providing details of where hard copies can be found and inviting them to make comments on its content. A copy of the document will be sent to the Ruislip, Eastcote and Northwood Local History Society. Copies will also be made available at Northwood Library, the Resident Services Planning Reception Area on 3 North and also on the Council's website. An advertisement will also be placed in the Uxbridge Leader. The responses will be collated and a further report submitted to Cabinet describing the outcome and seeking approval to adopt the character appraisal document with any suggested changes.

TfL are currently undertaking public consultation on proposals (that will be the subject of a future planning application) to redevelop part of the conservation area. Officers intend to clearly highlight that comments local residents or interested parties might have on TfL's proposals should be sent to TfL. TfL, like all owners of land within the Northwood Town Centre, Green Lane Conservation Area, will have the opportunity to comment on the draft appraisal.

The draft character appraisal takes account of the wider Conservation Area Policy guidance contained in Hillingdon's Unitary Development Plan Saved Policies document (Sept. 2007), as incorporated into The Hillingdon Local Plan (2012), the National Planning Policy Framework (February 2019) and Planning (Listed Building & Conservation Areas) Act 1990. The appraisal, if approved, will be a material consideration in determining planning applications in the area.

The draft document is attached as Appendix 1.

2. Proposal to add 14 new entries to the Council's Local List of Buildings of Architectural or Historic Importance

Throughout the Borough there are buildings and structures that contribute to the quality of the built environment, and reinforce local distinctiveness and a sense of place. Whilst not statutorily listed, these buildings are of good quality design or are historically significant. They are important local features in their own right and make a significant contribution to the character and appearance of their locality.

The buildings in Northwood have not been surveyed for many years and it was apparent, to Council officers, that there were a number of buildings that met the criteria for local listing and merited inclusion on the list. For this reason a survey was undertaken using the Council's Eligibility Criteria and Scoring Method for Locally Listed Buildings (2009). This resulted in 14 buildings being identified for inclusion.

The 14 buildings (27 & 46 The Drive, Northwood, 35A, 37, 41, 46, 55, 54-56, 65A and 76-78 Green lane, 27 & 62-64 Dene Road, St.John's School Grand House & St. Matthews RC 37 Hallowell Road) are all considered to have sufficient merit to warrant inclusion in the local list. They mostly include prominent buildings in the Northwood Town Centre and Green lane Conservation Area, but there is also some buildings outside this Conservation Area which have architectural merit and relate to the early development of Northwood. The neo georgian grand house set within St.Johns School grounds is in Northwood Hills ward).

One of the proposed additions, No.46 The Drive, has been the subject of requests for local listing. No 46 The Drive was the subject of a recent Building Preservation Order. Concerns that the building might be demolished led to the Council seeking statutory listing from Historic England. Although Historic England decided against listing the building, both the Councils report concerning the architectural and historic significance of this property and that of Historic England indicate that this building definitely warrants inclusion on the Councils local list, despite it not being added to the statutory list. Three of the buildings proposed for the local list were referenced positively by renowned architectural historian Nicholas Pevsner in his studies of historic buildings of merit undertaken after WWII; these are 27 Dene Road, St.Johns School Manor House and St. Matthews RC.

Buildings on the Local List are not subject to any additional planning controls over demolition or alteration. There are also no changes to the owner's Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 2015. However, Council policies do support the retention and enhancement of buildings which contribute to the Borough's local distinctiveness.

Hillingdon's Unitary Development Plan (Saved Policies September 2007) includes policies for the protection of Locally Listed Buildings. Specific Policies are:

BE8: Applications for planning permission to alter or extend statutory listed buildings or buildings on the Local List will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

BE12: Statutory listed buildings and others of architectural or historic interest such as those on the Local List should, preferably remain in their historic use. Where planning permission is required, an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting. Similarly worded policies are included in the emerging Part 2 Local plan.

Officers are seeking approval to consult on the draft entries for inclusion on the list. It is the intention to report the results of the consultation to Cabinet alongside the results of consultation on the character appraisal.

The consultation will be undertaken online informing local residents about the proposed 14 entries and providing details of where hard copies can be found and inviting them to make

comments on their inclusion. A copy of the document will be sent to the Eastcote Conservation Area Advisory Panel and the Ruislip, Eastcote and Northwood Local History Society. Copies will also be made available at Ruislip Library, the Planning & Community Services Reception and also on the Council's website. An advertisement will also be placed in the Uxbridge Leader. After a period of six weeks, the responses will be collated and a further report submitted to Cabinet describing the outcome. The 14 draft entries are attached under Appendix 2.

Financial Implications

Direct costs associated with the above recommendations are limited to those associated with undertaking the necessary public consultation, which is to be managed within existing service budgets.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

The proposed character appraisal and local list additions will help protect the Borough's heritage from harmful development proposals.

Consultation carried out or required

Prior to the character appraisal document being produced Council officers undertook a 'walkabout' of the area with Ward Councillors, representatives of the Ruislip, Eastcote and Northwood Local History Society and the Northwood Resident's Association. The consultation on both the character appraisal and additions to the local list will be undertaken online. Documents will be sent to the Ruislip, Eastcote and Northwood Local History Society. Copies will also be made available at Northwood Library, the Resident Services Planning Reception Area on 3 North at the Civic Centre and also on the Council's website. An advertisement will also be placed in the Uxbridge Leader.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and associated financial implications, confirming that direct costs associated with the recommendations set out above are limited to undertaking a public consultation which will be managed within existing service budgets.

Legal

The Borough Solicitor confirms that the legal implications are contained within the body of the report.

Infrastructure / Asset Management

With the exception of various areas of adopted highway which are owned freehold by the council, the only other council owned properties within the Northwood Town Centre, Green

Lane Conservation Area are Northwood Library and the car park opposite, both in Oaklands Gate and 20 Maxwell Road which is held as Housing.

The 14 properties proposed as new entries to the Local List of Buildings of Architectural or Historic Importance are all privately owned.

BACKGROUND PAPERS

The draft character appraisal takes account of the wider Conservation Area Policy guidance contained in Hillingdon's Unitary Development Plan Saved Policies document (Sept. 2007), as incorporated into The Hillingdon Local Plan (2012), the National Planning Policy Framework (February 2019) and Planning (Listed Building & Conservation Areas) Act 1990.