

CONSERVATION AREA APPRAISAL STATEMENT FOR NORTHWOOD TOWN CENTRE & GREEN LANE CONSERVATION AREA AND THE LOCAL 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	Appendix 1: 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 Interest Appendix 3: Consultation Responses and Proposed Amendments

HEADLINES

Summary	To seek approval from Cabinet to amend and adopt the Conservation Area Appraisal Statement for Northwood Town Centre, Green Lane Conservation Area and to add the 14 locally listed buildings in Northwood to the Council's Local List of Buildings of Architectural or Historic Importance following the public consultation.
Putting our Residents First	This report supports the following Council objectives of: Our Built Environment; Our Heritage and Civic Pride.
Financial Cost	There are no direct costs above existing departmental resources associated with the recommendations of this report.
Relevant Policy Overview Committee	Resident, Education and Environmental Services
Relevant Ward(s)	Northwood Ward for character appraisal. Northwood Ward & Northwood Hills Ward for additional local listings.

RECOMMENDATIONS

That the Cabinet:

- 1) **Considers the responses to the draft Appraisal for The Northwood Town Centre, Green Lane Conservation Area, as attached in Appendix 3 following the public consultation;**
- 2) **Formally adopts the Northwood Town Centre, Green Lane Conservation Area Appraisal as attached in Appendix 1 and;**
- 3) **Approves the addition of the 14 new entries to the Local List of Buildings of Architectural or Historic Importance as attached in Appendix 2, following the positive response to the public consultation.**

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 6 week public consultation has been completed and the responses reviewed. Following the review a number of minor amendments and corrections are recommended to the draft document prior to formal adoption. These are set out in Appendix 3.

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. The proposed buildings to be added to the list received a generally positive response during the public consultation.

Alternative options considered / risk management

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

Democratic compliance / previous authority

Cabinet previously agreed in April 2019 to public consultation on the character appraisal and 14 additions to the local list.

Policy Overview Committee comments

None at this stage.

SUPPORTING INFORMATION

On the 18th April 2019 Cabinet resolved to;

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 or 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.

The public consultation took place over a six week period from Wednesday 12 June 2019 until 24th July 2019. The consultation was undertaken online, informing local residents about the Appraisal and the proposed 14 locally listed buildings providing details of where hard copies of the documents could be found and inviting them to make comments on its content. A copy of the document was sent to the Ruislip, Eastcote and Northwood Local History Society. Copies were also made available at Northwood Library, the Resident Services Planning Reception Area and also on the Council's website. An advertisement was also placed in the Uxbridge Leader and notifications were sent out through the Council's Facebook Page and Twitter accounts.

A total of 50 responses were received, the vast majority of which were positive and supported both the Northwood Town Centre, Green Lane Conservation Area Appraisal and the 14 new entries to the Council's Local List of Buildings of Architectural Importance. Responses were received from the two largest affected landowners (TfL and Northwood College for Girls) and these are briefly highlighted in the report, in part as they both provided very detailed comments.

The responses have been collated and have all been reviewed. Officers have been mindful of the Council's duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states 'it shall be the duty of a local planning authority from time to time to

formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'. Historic England were also consulted and their feedback noted. A table format has been used containing a summary of each consultation response along with an officer response and is attached in Appendix 3.

Key comments/corrections include:

- The proposed locally listed buildings need to be added to the buildings audit map in the character appraisal (will be added, subject to their approval by Cabinet).
- Barclays wrongly marked as a former bank in the local listing documents (this will now be corrected).
- A large number of residents in The Drive, Northwood support No. 46 The Drive being locally listed.
- Split views on whether more or less shops should be locally listed in light of retail viability. It is concluded that all proposed inclusions in the list are appropriate, but no further shop listings are required.
- Detailed concerns raised by Northwood College, in particular concerning what are important views and regarding the wording of specific text in the character appraisal. Officers have reviewed the comments received and are recommending minor changes to the character appraisal to address some of the concerns raised (in particular regarding the views analysis).
- Detailed concerns raised by TfL. TfL raise concerns regarding Station Approach, how it is described in the character appraisal and whether it warrants such emphasis. They have concerns regarding inclusion of the Coral building in the local list, which they note was refused statutory listing. Appendix 3 does address every concern TfL has raised. However there are no recommended changes to the Character Appraisal or Local List concerning TfL owned buildings. Officers consider that all matters relating to TfL properties (and indeed all properties highlighted in the documents) have been considered objectively.

Following the outcome of this process it is recommended that a small number of amendments are undertaken to make some parts of the document to make it clearer and to correct factual errors. The recommended amendments are covered in the officer response within the table of Appendix 3.

Officers seek approval from Cabinet for these amendments to be undertaken to the document and for the Northwood Town Centre, Green Lane Conservation Area Appraisal to be formally adopted and the 14 new entries to the Council's Local List of Buildings of Architectural Importance draft document to be added to the list.

Financial Implications

There are no direct costs above existing departmental resources associated with the recommendations to this report. All works associated with the revision to the Northwood Town Centre, Green Lane Conservation Area Appraisal Statement are to be managed within existing service budgets. Existing staff members will undertake amendments to the Conservation Area Appraisal, upload documents onto the Council's website and plot the buildings onto the Council's GIS System.

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

As explained in the report, the consultation on both the character appraisal and additions to the local list was undertaken online. Documents were sent to the Ruislip, Eastcote and Northwood Local History Society. Copies were also made available at Northwood Library, the Resident Services Planning Reception Area at the Civic Centre and also on the Council's website. An advertisement was also 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.