

APPENDIX 3 - Northwood Town Centre, Green Lane Conservation Area Appraisal Consultation Document June 2019 Public Consultation Responses

Respondent ID No and summary of consultation response.	Officer Response
1D1 - Document supported. Asks if a similar document for roads to the east of the railway (i.e The Old Northwood ASLC)	There is no similar document for The Old Northwood ASLC.
<p>ID2 - Document supported. Enquired why not more advertising of the document which was found in the library.</p> <p>-The respondent points out typographic errors of Copper Beech (not Beach) Court where they live</p> <p>-Is W Gilbee Scott not actually W. Gilbert Scott?</p>	<p>The draft document is available on the Hillingdon website and hard copies at the Civic Centre and Library. It was advertised in the paper and on twitter.</p> <p>-Typographic error will be amended</p> <p>-No, they are two different architects but an understandable suggestion.</p>
<p>ID3 - "No doubt a sound appraisal" but doesn't mention the number of closed shops. Will listing them hinder development?</p> <p>-the development around the Station is not mentioned.</p>	<p>-Locally listing shops and former financial institutions will not hinder their reuse as retail units. It simply will highlight what is of interest about these buildings and worthy of consideration in future planning proposals.</p> <p>-this is a conservation area appraisal which aims to describe the special historic and architectural character of the area as it is now. It is not a policy document and does not refer to future development proposals.</p>
ID4 - Document supported	Noted
ID5 - respondent provides additional information on 62-64 Dene Road	-This information will be kept on file for future reference
ID6 - In favour of locally listing 46 The Drive. The respondent then describes the recent planning history. It would be a tragedy if demolished in view of its interest	Noted
ID7 - In favour of locally listing 46 The Drive. It would be a great shame if another of Northwood's historic houses were lost to demolition and development	Noted
ID8 - Northwood is a unique area and it is important to maintain the character of the town centre and the conservation area. Supportive of addition of 14 buildings to the local list.	Noted
ID9 - The buildings along station approach have been allowed to fall into disrepair by TFL. The pavements have not been maintained and there are traffic problems. The retail units are therefore unattractive to rent. Recalls similar neglect at The Lido	The buildings along Station Approach and on Green Lane next to the Coral building are not currently listed although the Coral building is one of the proposed additions to the local list.

<p>which led to demolition. The respondent pays council tax so that the Council's officers ensure that listed buildings are maintained. Councillors and officers should do their duty and protect our architectural heritage.</p>	
<p>ID10 - Northwood has a rich architectural mix reflecting its development over time. It has the character of the village. Of particular note, is the stretch between the Misty moon PH and Hallowell Road including Station approach. It is important that this is conserved. Buildings of particular importance are The Old Post Office (Ask Restaurant) and the bank buildings (including Coral). The roofs of the buildings on Station Approach give a village feel. Please consider when considering their conservation and possible listing of buildings.</p>	<p>The Old Post Office and all the bank buildings have been proposed as additions to the Local List.</p>
<p>ID11 - Respondent objects to the most recent TFL proposal, the closing down of the station car park, the height of the proposal and the lack of public space in the proposal.</p> <p>-The Coral Building is modestly attractive but not worthy of local listing and locals who wish to list it are doing so in the hope of thwarting the TFL development. Not fit for purpose as a commercial building due to sloping pavement. The plinth could be lowered to allow access but why not build in a high calibre new building.</p> <p>-Lamertons - "a tacky building" that should not be included in on the list. TFL had previously proposed to demolish this strip and replace it. If locally listed it would deny a broader vision to improve what is an eyesore and too low. It should be possible to build 2 or 3 stories</p> <p>-27 The Drive - moderately attractive but not classic Arts and Crafts and should not be on list.</p> <p>-the respondent supports all the other suggestions for the local list with the exception of 46 The Drive which he hasn't been able to view. This is followed by four photographs of the area proposed for redevelopment along Station Approach and Green Lane as well as 1 Eastbury Road.</p>	<p>-The Coral Building has value both for its architectural interest, its socio-economic interest as a former bank and its townscape value as part of a group of financial institutions on prominent corner sites that punctuate and lead one along Green Lane.</p> <p>-This is a charming small scale building that playfully uses brick to decorative effect. The composition contributes to local character and street scene and is part of shops that link the two sides of Green Lane.</p> <p>-It is described as "suburban Arts and Crafts" ie an interpretation of classic Arts and Crafts. It is not the most cutting edge house but is proposed for the local list due its largely unaltered design which is increasingly rare in the area.</p> <p>Noted.</p>
<p>ID12 - Document supported as well as the proposals for the local list. "It captures what is important and distinctive about Northwood and thus what should be conserved".</p>	<p>Noted</p>

<p>ID13 - Document supported as well as proposals for the local list. Suggests that local listing only exterior so that it will still be possible to knock buildings together</p>	<p>-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.</p>
<p>ID14 - Document supported as well as proposals for the local list. Mentions petition to locally list 46 The Drive which is now reflected in the proposed local list</p>	<p>Noted</p>
<p>ID 15 (Historic England) - Further detail on significance of local views and more detail on what the viewing locations are and how the Council intend to manage this. This would reflect the new draft London Plan which gives greater weight to local views.</p> <p>- stating whether there are any areas of archaeological sensitivity</p> <p>-The proposed locally listed buildings are not included on the buildings audit map.</p> <p>-The document would benefit from a section with specific management proposals.</p>	<p>The map illustrates kinetic views and is not intended to identify specific viewing points. The accompanying text identifies the most significant views and their viewing points at the top and bottom of Green Lane. Management could be dealt with in a future management plan.</p> <p>This was researched and commented on in the historic section p.45. GLAAS will be contacted to verify if there are any sensitive areas.</p> <p>-These were deliberately omitted as they had not been approved at the time of the draft. This will be amended in the final version.</p> <p>-This was only ever intended to be an appraisal, the purpose of the document is clearly laid out on page 4. A conservation area management plan will be produced at a later date.</p>
<p>ID16 - writes with regard to 46 The Drive. If this is demolished it "would be showing that history has no place in the present day Northwood."</p>	<p>Noted</p>
<p>ID17 - Document supported. Produced to a high standard with much detail.</p> <p>-there are many empty shops. The Council must influence landlords to charge affordable rents and maintain shop fronts.</p> <p>- The buildings along Station Approach have been allowed to deteriorate when compared to early sketch of the scheme. Could LBH not ask for the shop fronts to be reinstated? Could new street furniture be installed to stimulate "Old Northwood"? Could Station Approach be renamed Harry Neal Approach?</p>	<p>Noted. The comments concern how the conservation area might be enhanced in the future. This might be included in a future management plan.</p>

<p>-Could the town centre not have more trees? -Supports addition of 14 locally listed buildings, many are "landmark" buildings and would all "add elegance, visual strength and a sense of permanence to the town centre".</p>	
<p>ID18 - Document supported and additions to local list. -Glad that Chester Place is not on the list. It should be demolished and redeveloped. 1 Eastbury Road is not as bad but might also be redeveloped. Comments about 54-64 Green Lane but would not want these to prevent redevelopment. -There are many empty premise and the area needs improving. The proposals for redevelopment by TFL are a step in the right direction in order for the area to thrive in the future.</p>	<p>All comments noted.</p>
<p>ID19 - This is an email supporting the addition of 46 The Drive to the local list. Attached is a petition signed by <u>56</u> residents of The Drive and Knoll Crescent in support of its addition.</p>	<p>Noted</p>
<p>ID20 - Document supported - "produced to a high standard" and "much detail has been included". It helps to provide a global picture of Northwood's architectural character and details and also recognises the gaps along with key views. Will protect against future inappropriate development and provide parameters for developers of features which must be preserved. -Station Approach has become run down but it is clear from old illustrations how minor unregulated alterations create a poor impression. - Hope that appraisal will bring vigour to improve the conservation area buildings, streetscape and trees. -Enhancing the town centre would help to retain the vitality of the shopping street. - Supports addition of 14 locally listed buildings Valuable and thorough document on locally listed buildings. Particularly supportive of addition of the Post Office, The Coral Building and 76-78 Green Lane (Pizza Hut).</p>	<p>Noted</p>
<p>ID21 - Similar to ID20. Document supported. "This will be a valuable historic document". -Similar point about how Station Approach is much as originally built but minor alterations have degrade it.</p>	<p>Noted</p>

<p>-Supports addition of 14 locally listed buildings particularly the Post Office, The Coral Building and 76-78 Green Lane (Pizza Hut). They have a strong architectural presence on corner sites and demonstrate the creative re use of heritage buildings.</p>	
<p>ID22 - Document supported. "I am very grateful for the important work performed by London Borough of Hillingdon (LBH), and would like to record my support" in view of redevelopment proposed by Mayor of London/TfL which ignores local feeling. -Particularly interested in two buildings on The Drive that are proposed to add to local list particularly Dane End. Neglect of the building and garden is not a justification for demolition "Please save Dane End"</p>	Noted
<p>ID23 - Document supported - " It is a tour de force and a document which should be read (and retained) by every Northwood Resident" -the town centre should be nurtured, too many empty shops, needs diversity to increase footfall. -hope that understanding of town centre will help this. -Fears that TFL development will ruin the special character of the conservation area. If implemented it would make a mockery of the locally listed buildings. -concerned that the TFL development will kill off the town centre due to the increase in traffic.</p>	Noted
<p>ID24 - Supports addition of 14 locally listed buildings. Particularly 46 The Drive. "We would like to add our voice to the many who are keen to preserve the character of the place which we chose to make our home thirty years ago"</p>	Noted
<p>ID25 - Supports addition of 14 locally listed buildings. In particular, The Coral Building due to its "history and architecture".</p>	Noted
<p>ID26 - Document supported -Wish to strongly support the proposed designation of the Green Lane Conservation Area. -pleased to note the amount of detail and record of the characteristics of the area. -key points that wish to support: -that most of buildings of high quality design -contribution to character of financial institutions -importance of gaps in particular openness of Green Lane.</p>	-the document is a Conservation Area Appraisal, not a designation proposal. The Conservation Area was designated in 2009.

<ul style="list-style-type: none"> -importance of materials and the process of ageing to add charm to the conservation area. -clear identification of which buildings have a positive impact and that future changes should conserve and enhance these buildings. -key landmark buildings -importance of surviving doors and windows -rhythm of roofs on Station Approach and Green Lane and prominence of Coral building roof. -importance of the views -importance of the area in terms of its history and as an early example of suburban development in NW London. 	
<p>ID27 - "A bit rich" to put up these 1930s Arts and Crafts properties for conservation zone listing now when the Council wilfully accepted the destruction without prior planning approval of Carisbrooke, a 1930s Arts and Crafts property. This behaviour doesn't strengthen the credibility of conservation management.</p>	<ul style="list-style-type: none"> -the document is a conservation area appraisal, not a designation proposal. The Conservation Area was designated in 2009. -The conservation area was mostly built in the late nineteenth and early twentieth century not the 1930s.
<p>ID28 -Supports addition of 14 locally listed buildings.</p>	<p>Noted</p>
<p>ID29 -Supports addition of 14 locally listed buildings. .</p> <ul style="list-style-type: none"> -In particular supports inclusion of 46 The Drive, The Turret House, Murray Road and 27 The Drive. -26 and 30 The Drive might be included on a future local list. 	<p>-The Turret House, (24) Murray Road - this is already locally listed and not part of the present proposal.</p>
<p>ID30 -Supports addition of 14 locally listed buildings. -the need for this is urgent due to TFLs proposals which would destroy Northwood's historic buildings but change its character forever.</p> <ul style="list-style-type: none"> - Tfl should be forced to produce plans which incorporate present buildings of architectural importance while renovating the station, car park and shops. -quotes letter in the Evening Standard 18th of July, regarding TFL development at High Barnet 	<p>Noted</p>
<p>ID31 - Document supported.</p> <p>"Congratulations on your excellent Public Consultation in relation to Northwood Town Centre".</p> <ul style="list-style-type: none"> -concerned that the town centre won't provide amenities that needed, urges Council to develop a plan to enliven Northwood and preserve its character and shops - TFL has no interest in this 	<p>Noted</p>

<p>ID32 - Not supportive of the conservation area- many of the buildings are ugly and decrepit. - Assesses buildings in the conservation area and argues that it should not include east of the railway which should be redeveloped.</p> <p>27 and 46 The Drive – nothing special</p> <p>Lamerton's - An ugly row of shops that needs redeveloping</p> <p>41 Green Lane – not special enough</p> <p>46 Green Lane – as above</p> <p>76-78 Green Lane– worthy of conserving but not “carbuncle” next to it</p> <p>27, 62 – 64 Dene Road – says should be removed as a private road St Mathews – Why this and not the church in Oaklands Gate.</p>	<p>-This is a conservation area appraisal. Reconsidering the boundaries was not part of the brief. Although the buildings east of the railway are more recent they still merit inclusion within the conservation area due to their character and appearance. -These are both of interest. No. 46 more so for its unusual gambrel roof and siting towards the road. Number 27 may not have been exceptional when built, but its unaltered character is increasingly rare in the area. - It is Lamerton's alone that has been locally listed for its interesting use of brickwork in a decorative manner and not the other shops. - It is an historic shop front if not the original. It is not the same as all the other shop fronts which are modern and plate glass. If it isn't preserved there would be a serious loss of character. -This is a really good art nouveau shop front with original curved glass windows. Locally listing it will highlight its interest above and beyond other shop fronts within the conservation area. Interesting point as to why should shop fronts be locally listed when in a conservation area. This will be an additional consideration regarding future planning applications -The carbuncle (Chester Place) has been assessed for its architectural interest. It was more avant garde for its time which is part of its interest and may not be to everyone's taste. -Conservation areas are not limited to public roads -This church is listed in Pevsner. The church in Oaklands Gate is a 1920s church in a conventional architectural style. It might be reconsidered in the future but does not meet the inclusion criteria at the moment.</p>
<p>ID 33 - Document supported as well as proposals for the local list. -"Both the report and the additions to the local list are very detailed and in depth pieces of work, congratulations to all who have worked on this project" -It is apparent that the TfL holdings have become run down, TfL should be encouraged to keep these in good order whatever their future plans. -it has been suggested that Station Approach</p>	<p>Noted</p>

<p>should be renamed Harry Neal Approach which would enhance the historic background of the area.</p>	
<p>ID34 - Document supported as well as proposals for the local list.</p> <p>"well produced and detailed document shows clearly what a pleasant place Northwood is" -some of shop fronts should be returned to a more traditional style which would enhance the area. Many of proposed buildings to be added to local list are landmark buildings - The post Office, Pizza Hut and Coral Building which will add elegance, visual strength and permanence to the town centre"</p>	<p>Noted</p>
<p>ID35 - document supported as well as proposals for the local list.</p> <p>-welcomes opportunity to comment on report. -Should consider a Local Authority Plan how to develop the area. -The whole area impacts more people than those with interests in particular buildings -Report was helpful and interesting. Many comments appear to be a matter of personal opinion of the authors even if based on professional training and experience. -Offers alternative views: - Telephone Exchange -Suffers as close to highway, the small forecourt is frequently littered and cluttered by bins -Chester Place - not attractive and in poor state of upkeep with poor shop fronts -76-78 Green Lane -(Pizza Hut) agrees that removal of bins on Hallowell Road would be an enhancement as would furniture and other goods not being abandoned there. -9 and 11 Murray Road - not impressed with these although 13 is better. Blighted by front gardens being turned into parking. Can't the Local Authority prevent this? 39-51 Green Lane, the rear, - photograph shows the importance of protecting all elevations - effect that bins, pipe work, air conditioning equipment can have. Further opportunity for enhancement would be to check for leaks from downpipes on frontages of key properties. Pipe between Barclays and Nat West leaks sewage Supports the additions to local list and points out negative aspects that might be enhanced.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>-This would be included in a future management plan.</p>
<p>ID 36-Fully supports listing of buildings along Station Approach. Believes that the Coral</p>	<p>-Only the Coral building is proposed for local listing not the surrounding parades of</p>

<p>Building of particular architectural significance -Many have moved to Northwood for the village atmosphere which is enhanced by these distinctive older buildings.</p>	<p>shops on Station Approach and Green Lane</p>
<p>ID 37-Fully supports listing of buildings along Station Approach. Believes that the Coral Building of particular architectural significance. -Many have moved to Northwood for the village atmosphere which is enhanced by these distinctive older building. (similar to ID 36)</p>	<p>-Only the Coral building is proposed for local listing not the surrounding parades of shops on Station Approach and Green Lane</p>
<p>ID 38 - Document supported. "Impressed by amount of work done on this and thoroughness of the study". Appreciates special nature of the centre in Green Lane which is now under threat from redevelopment. Considers that the creation of a conservation area as set out in the study is essential. Supports the 14 buildings to be locally listed</p>	<p>-The document is a conservation area appraisal, not a designation proposal. The Conservation Area was designated in 2009.</p>
<p>ID 39 - Supports the 14 buildings to be locally listed</p>	<p>Noted</p>
<p>ID40-Supports the 14 buildings to be locally listed. In particular the buildings along Station Approach particularly the Coral building Respondent lives in Northwood partly due to the attractive interesting older buildings and these should be retained. "The recent consultation has highlighted the character of the older buildings and inappropriate developments should and must be avoided".</p>	<p>-Only the Coral building is proposed for local listing not the surrounding parades of shops on Station Approach and Green Lane</p>
<p>ID 41 - Supports the 14 buildings to be locally listed. In particular the buildings along Station Approach particularly the Coral Building. This has particular architectural significance and the buildings along Station Approach contribute significantly to the unique character and sense of local distinctiveness of the village. Enjoys living in Northwood especially because of the character of the area and the village atmosphere.</p>	<p>-Only the Coral building is proposed for local listing not the surrounding parades of shops on Station Approach and Green Lane</p>
<p>ID 42 - Document supported as well as proposals for the local list. "Much detail has been included, thus making it a very valuable historic document". -Encouraging that there are other conservation areas attached and thus much of the area is afforded some protection against commercially inspired property development.</p>	<p>Noted</p>

<ul style="list-style-type: none"> - There are many empty shops. - The Council must influence attitudes of landlords to charge affordable rents and invest in property maintenance especially of shop fronts. - Deterioration of Station Approach is a good example of how matters can be allowed to slide over a number of years. - Town Centre needs more trees, visually pleasing and contribute to residents health - Supports the 14 buildings to be locally listed <p>Many of these are landmark buildings (Barclays, Post Office, Pizza Hut and Coral) these add elegance, visual strength and a sense of permanence.</p>	
<p>ID43 - Dismayed by TFLs plans to redevelop the area</p> <ul style="list-style-type: none"> -Chose Northwood due to community feel and great character in the variety and style of buildings. It had good local and independent businesses which they believe in and think should be encouraged over large corporate businesses taking over high streets. - TFL's plans would destroy the character and historic and architectural importance of the area. These buildings were appreciated and valued when the area was designated in 2009. Therefore makes no sense to lose them and ruin the character of Northwood through over development. The area couldn't cope with the scale of the development and there is no justification. - Northwood should be renovated sympathetically as was done at Northwood Hills and Harefield. 	Noted
<p>ID44 - Document supported as well as proposals for the local list.</p> <p>Thanks for "really interesting and informative document". The details on doors and windows and roofs should be preserved. They value the green spaces, hedging and gaps and pleased the Council have noted that these are key characteristics of the area. Hopes that the Council will ensure that proposed developments will make a positive contribution and respect and enhance the character of the area.</p> <p>Supports the 14 buildings to be locally listed.</p>	Noted
<p>ID45 - Document supported as well as proposals for the local list.</p> <ul style="list-style-type: none"> -"The document has been produced to a high standard... much detail has been included". - Encouraging that other conservation areas are attached so that much of Northwood is 	Noted

<p>protected against commercially inspired development.</p> <ul style="list-style-type: none"> -Many empty shops. Hoped that their future use can be sympathetic to Conservation Area. -The Council must influence attitudes of landlords to charge affordable rents and invest in property maintenance especially of shop fronts. -The town centre would benefit from the planting of more trees as visually pleasing and contribute to local health -Supports the 14 buildings to be locally listed <p>Many of these are landmark buildings (Barclays, Post Office, Pizza Hut and Coral) these add elegance, visual strength and a sense of permanence.</p> <p>All 14 proposed locally listed buildings are worthy of becoming “heritage assets” and thus becoming material considerations in when determining outcome of planning applications.</p>	
<p>ID46 - Northwood has special historic and architectural character and every effort's should be made to keep it that way.</p> <ul style="list-style-type: none"> -Supports the 14 buildings to be locally listed -Will contribute significantly to the unique character and sense of local distinctiveness which will maintain the current “feel” of Northwood. 	Noted
<p>ID 47 - Document supported. “Any effort to maintain the existing character of the area has our full support and must be seen as the right direction for the Green Lane area”.</p> <ul style="list-style-type: none"> -Concerned about the development of Northwood Station car Park and adjacent buildings which would wreck the unique character of the Green Lane area. -Car Park encourages commuters to use public transport -Character is very important to residents and to impose a high rise development will spoil that. “Trying to impose a central London style scheme on a suburban location to gratify the political promises of people who do not live and appreciate the local character of the area is not good government nor appropriate planning”. 	Noted
<p>ID 48 - List of Comments and questions on the proposed locally listed buildings</p> <ul style="list-style-type: none"> -296 – Barclays wrongly marked as former bank 297 – Coral Building. Why isn't shop next door locally listed as has original shop front 	<ul style="list-style-type: none"> -This will be edited out. -The original shop front was noted in the CAA however the alterations to doorway

<p>299. Formerly Rawlinsons (Stationers) Apart from the walls either side of the shop is there anything worth listing? 300: Formerly Westminster Bank Ltd. Why not the extension at number 39 as well?</p> <p>302 Formerly Midland Bank (pizza hut). The listing includes a very plain shop front why?</p> <p>Northwood Conservation Area Appraisal -p.15 – Number 41 – the shopfront is not original Page 22 – no 17 - makes point that in the 1950s this was an important electrical building that should be locally listed and that it is not a railway shed. This is the greatest Industrial property still being used in Northwood The Electricity works needs to be listed.</p>	<p>and main section of glazing when compared to the engraving meant that on balance it didn't merit locally listing.</p> <ul style="list-style-type: none"> -The shop front is historic but unlikely to be original. It contributes to the character and appearance of the area. -An interesting point but a judgement was made to locally list the corner landmark building as originally built. Although Harry Neal's company may have been responsible for the alterations in 1964, the actual building that houses the extension is part of the 1911 parade of shops between the former Nat West bank and Barclays bank. -The simple reason is because it is part of the original corner site. The shop is not locally listed in its own right but as part of the corner plot of the financial institution. -the document will be amended to read "early" rather than original as it's a mid twentieth century shop front of interest. - This is really interesting local information for these buildings whose purpose has remained unclear until now. It was assumed that they were built in connection with the railway. These might be considered for local listing in the future following further research. The text will be amended in the light of these comments.
<p>ID 49 - 1. Complaint that not included on the walkabout as the major land holder in the area.</p> <p><u>2 Summary of character; Townscape Urban Form; Land Use.</u> Respondent states that these sections fail to acknowledge three land uses in the area, commercial, domestic and school use.</p> <p><u>3. Gaps</u> Strongly disagrees with the analysis of gaps on p.3 particularly the gap in front of the car park fronting School assembly hall. This is erroneous and consider this section is flawed. The car park area should not be allocated as a gap. This will impact negatively on the Conservation Area by protecting previously developed land and an assembly hall which is a negative contributor and would impede the opportunity for</p>	<p>-Noted. It was decided to invite local councillors, the Ruislip, Eastcote and Northwood local history society and the Northwood Resident's Association. It would not have been practicable to invite every affected landowner due to the number of properties affected.</p> <p>Summary of character: describes its geographical limit, urban history, design and architectural style, ie the things that unify the conservation area. No buildings or institutions are specifically mentioned here which is deliberate and it would not be appropriate to mention the school in this context.</p> <p>The sections under Townscape Urban form and Land Uses do both mention the school although clearly not to the extent that the respondent would like. These are meant to be brief thematic introductions and not in depth sections of the report.</p> <p>Elsewhere under the history section the school is described in more detail as well as in the Architecture section pp23-25.</p>

expansion of the School Site.

4. Negative buildings

The respondent argues that the assembly hall of Northwood College for Girls and car park in front are negative elements. The assembly hall should be marked as negative on the Buildings Audit map page 6.

“Considering the negative contribution of these features the car park site is an anomaly which provides a clear opportunity for future enhancement.

- This is a descriptive section and meant to be a helpful way of describing the density vs openness of the conservation with an accompanying map to identify gaps. The gap map is not intended to make value judgements on the positive or negative character of the gaps, but merely denoting where these gaps exist. However, it will now be amended to reflect important as opposed to notable gaps.

The Buildings Audit map

The status of the Assembly hall as a neutral building was carefully considered. Although not the most attractive building it was felt that its siting away from the road and clearly lower roof than The Briary next door combined with the stone wall and gates creating a partial screen meant it was assessed as a neutral building rather than a negative building.

ID 50 -“Generally we welcome the appraisal and endorse the aspiration to provide a more detailed analysis of the character and appearance of the Northwood Town Centre, Green Lane Conservation Area.”

Number of comments to make:

-little regard paid to Part 2 of emerging local plan which identifies the Station Approach site as being suitable for residential and retail development.

- no regard to Historic England’s document *Good Practice Advice in Planning 2: The Setting of Heritage Assets (2018)*

- The document applies disproportionate attention to the Station Approach site in comparison to other parts of the CA. This is reflected in the large gap and two key views.

-Lack of balance in document favouring the positive aspects of the CA. It should also reflect the neutral and negative parts of the CA and opportunities for enhancement

-The draft assessment requires significant revisions if it is to be of value in the development control process and to assist the delivery of the Council’s development plan objectives.

-correction of many typographical errors

-recognition that Secretary of State previously decided not to list the Coral Building

-Reference should be made to the NPPF (2019)

-Definition of significance and setting

-Inaccuracies in description of Station Approach Buildings

-Recognition of many alterations to Station

Noted.

-This is a conservation area appraisal which aims to describe the special historic and architectural character of the area as it is now. It is not a policy document and does not refer to future development proposals.

-The CAA focuses on the area within its boundaries and not the setting.

- The architecture of Station Approach, the Coral Building and 54-64 Green Lane is described on p.20 and p.22. This does not seem disproportionate in a 52 page report.

-The point made about the gap on the map is accepted, this appears to be large but it is meant to be descriptive and nothing more.

-The views are undeniably there looking down Station Approach and along Eastbury Avenue. There are nine other arrows on the map, some of which face both ways so it is not accepted that the focus on these views is disproportionate.

-The purpose of the CAA is to “describe the historic and architectural character and appearance of the area”. Inevitably this focuses on the positive characteristics otherwise there would be no point in the designation. However section 5 of the document on *Negative elements and opportunities for enhancement* and negative and neutral elements are marked on the Buildings Audit map (p.12). The two negative buildings are clearly stated as “offer scope for enhancement) p.43.

- Officers are satisfied that the document will assist development management decisions.

-These are not identified by the respondent.

- This does not mean a building is not worthy of local listing.

-The NPPF (2018) is referred to on p.3, this will be edited to reflect the updated 2019 document.

-Not considered relevant or necessary in a CAA.

-The respondent does not specify what these are at this point.

Approach buildings.

-Recognition of contribution that setting makes to significance of the CA. Notably that the car park to the south of Station Approach detracts from the setting and significance of the CA.

-more nuanced approach to the railway shed and number 17 needed.

The CAA and emerging local plan conflict. It has been drafted without wider consultation within the Council and without appropriate regard to the national and London-wide framework of planning policies and emerging Local Plan Policies

- There follows a tabulated critique of the document.

p.7. The Northwood railway station on the corner of Station Approach retains its original use”

p.9 Gaps – no setting out why gaps may contribute to character and appearance of the conservation area. Concludes that “The gap identified in this location is entirely disproportionate and the approach to attributing value is inconsistent

p.12. “For all buildings identified here as positive buildings, change must be managed to conserve and where appropriate, enhance their significance in accordance with national and local planning policies”. This does not reflect the NPPF 197 requiring that in weighing applications that directly or indirectly affect non designated heritage assets a balanced judgement is required

-The alterations concern the windows and shop fronts otherwise the building is very much as proposed by Harry Neal as early illustrations show. When the shop fronts are original this is noted in the description. P.20 states that “The windows are all modern”. This could be inserted into the Station Approach section to make this clearer.

- The word “gritty” for the view down to the car park (p.41) suggests the nature of this view. This is a descriptive document not a policy document.

-Comments connected to this draft suggest that this is the old electricity station for Northwood, more research is needed. The Victorian railway sheds text will be reworded to read: *To the rear of number 17 are two large early twentieth century **light industrial sheds** with painted brick elevations and slate roofs. It is unclear what their original function was but it has been suggested by a local source that they were used at some point as the local generating station. Whether they were built for this purpose or possibly in connection with the railway is unclear and more research is needed to fully understand their function.*

-The policies mentioned in p.3 are appropriate in the context of a CAA. The CAA and Local Plan are not incompatible.

-This will be edited to end “...from when it was built in the 1960s”. This already made clear p.22.

-The gap map is not intended to make value judgements on the positive or negative character of the gaps, but merely denoting where these gaps exist. However, for clarity it will now be amended to reflect important as opposed to notable gaps.

-The NPPF 197 would be applied where appropriate with regard to future planning applications irrespective of the CAA.

regarding the scale of any harm or loss
p.12 Positive buildings – The Station Approach buildings – doesn't agree that these are "key reason" for the designation and significance of the conservation area.
p.35. Roof of the Coral Building as described on p.35. Prominence is a relative concept. Wishes to remove line "contributes to the landmark corner composition".
p.41 CAA lacks a detailed assessment of the contribution that views make to the character and appearance of the CA in accordance with Historic England's GPA3.
Not all the views on the view map are described.

-Disproportionate attention on the views down to the car park and up Eastbury Avenue

-Surprised that view down to car park is described as it is described as "gritty" and therefore does not make a contribution to the character and
p.52 Appendix 2 Suggest that GPA Setting of Heritage Assets is included in the bibliography.
Should have definition of significance and setting.
Reference should be made to the draft NPPF (online) guidance.
No section on setting and generally highly selective of views.

Section commenting specifically on the client's site.
The description of the Coral building is factual and in favour of its architectural merits. No attempt to balance judgment against poor qualities of building and comparison to bank architecture or other banks in the area.
No mention that Coral buildings weren't recommended for addition to national list.

Disputes that Coral building is a landmark building.

-The Council remains of the view that they are positive and contribute to the character and appearance of the area.

-It is the Council's view that this is a landmark building due to its corner position, contrasting architectural style and the prominence of its roof above its parapet.
-The CAA is already long. The Historic England GPA is referred to on p.4.

-Noted but as stated on p.2 "It would be impossible to include every facet contributing to the area's special interest therefore the omission of any feature does not necessarily convey a lack of significance."
- The respondent complains that not all the views are described above and yet complains when they are described in proximity to Station Approach.
- Again the CAA is descriptive and no judgement is being made here on the positive or negative character of the views.

See comments above

See comments above

See comments above

-Setting is broadly referred to in part 5 and in views. There is a limit to how long this document can be.

The CAA has to be fairly concise due to the number of buildings covered. It is not intended to be a comprehensive architectural history of the buildings.

-The CAA is not the place to discuss this. The building has been assessed under our criteria for local listing and meets the appropriate level of interest.
-It is the Council's view that it is a landmark building due to its location (which the respondent acknowledges). Its scale is greater than that of the parades of shops to either side, although now it has the back drop of Chester Place which was built at a

-Describes Station Approach and Green Lane parades. Considers that they make a neutral not positive contribution to the CA

-No. 17 Station Approach – fail to see how this is a positive building

-Victorian Railway Sheds – part dates to the late 19th century, majority built 1914-1936. Should re-draft to reflect correct date. Cannot find evidence for the uses as railway sheds, this is unsubstantiated and the building should therefore be classified as neutral.

-Does not agree that Coral building should be added to local list. Suggests changes to Townscape section removing words “dominant” and “strong”

Closing statement

“overall we welcome the production of an appraisal however, on our Client’ behalf we have to register strong concerns about some of the content which is in parts no consistent with national policy and in others does not reflect the adopted development plan for the area.

As drafted there is disproportionate attention devoted to the allocation site.

-Conclusions: It appears the wording is expressly seeking to prevent the desired redevelopment of Our Clients’ land and if adopted would be prejudicial, unduly restrictive and unreasonable. These are significant criticisms which we expect any authority to consider seriously. Please notify of any changes and the adoption procedure.

later date. Its design does address its corner location with its canted corner and canted roof above the parapet.

-The Council remains of the view that they make a positive contribution to the CAA due to their design and materials and historic connection to Harry Neal Ltd. The alterations are noted but they are not irreversible and they could certainly be enhanced with new windows and shop fronts.

-The Council remains of the view that it is a positive building despite its altered shop front.

-The draft will be amended to more closely reflect the date and the description that they were railway sheds removed (see suggested text above). Other comments in response to this appraisal suggest they were used as the area’s local generating station. More original research is needed on these buildings. Simply because their function is not clearly understood at this point does not mean they will be downgraded from positive to neutral.

-Officers do not agree with the proposed amendments.

-It is not a policy document but rather a descriptive document. It can exist in parallel to the adopted development plan for the area.

- 2 pages out of 52 are focused on these buildings. This is not considered to be disproportionate.

-The local listing document simply seeks to identify buildings suitable for local listing in Northwood. The Conservation Area appraisal has been prepared in compliance with the Council's duty under section 71 of the Planning, listed buildings and Conservation Areas Act.