

# 1. LITTLE COMMON CONSERVATION AREA, STANMORE

The Little Common Conservation Area was designated in 1970 and extended in 1987, 2002 and amended in 2013 (at Cabinet).

The Little Common Conservation Area Appraisal and Management Strategy was adopted at the Cabinet meeting on 12<sup>th</sup> December 2013 as appendix 1 to the Stanmore and Edgware Conservation Areas SPD.

Please note that a locally listed park and garden lies within the boundary of the Little Common Conservation Area ie that which is named Little Common, Stanmore and includes two areas of land.

Schedule of properties by street name:

**Aylmer Close: 1 (Listed Building) to 3.**

**Aylmer Drive: 4, 6, Wellington House (1 to 10) including Boundary Wall (Listed Building).**

**Dennis Lane: 83.**

**Fallowfield: 1.**

**Little Common: 1 (locally listed), 3 (locally listed), 5 & 5A and attached outbuildings (Listed Building), 7, 9, 11 (locally listed), 13 (Listed Building), 15 to 33, 35, 36 to 43 (Listed Building), 2 (locally listed), 8, 12 (locally listed), 14, 16, 18 to 22 (locally listed), 24 to 34, 44, hall, wall fronting road between nos. 2 & 3 (Listed Building), Wall running south west from corner of no.3 along Stanmore Hill and north east up to the rear of no.2 (Listed Building).**

**Stanmore Hill: 173 Hill House (1 to 10) including boundary wall and gates (Listed Building), 116, 118, 126, 128, 130, Stables Cottage, The Vine Public House (locally listed), 143, 147, 154, 156 (locally listed), 158 (locally listed), 181, 187 The Rookery (Listed Building), 189 The Old Brewery House (Listed Building), The Georgian House, 193, 195, Forecourt in front of Springfield Close.**

**Park Lane: Lancaster House (1 to 24).**

**Warren Lane: The Lodge (locally listed), Limes House (locally listed).**

**Wood Lane: Stanmore Hall (Listed Building), Lodge including gate piers to Stanmore Hall (Listed Building), The Cottage, Five Trees, The Garth, By the Pond (locally listed), Woodleigh (locally listed), Water Pump (Listed Building), Mere, Warren House (Springbok House) (Listed Building), boundary wall approximately 120 yards long at the corner of Garden Cottage (Listed Building), wall from south east corner of Little Common running into Woodland terminating approximately 13 yards from the corner of Stanmore Hill (Listed Building), Moor House, The Lodge, Kerry, Cloisters Wood Club, Garden**

**Cottage 1 & 2 (Listed Building)**, Rosebank, Rosehill, 1 & 2 Garage Cottages (locally listed).

Article 4 directions ie additional requirements for planning permission (Please note that these above controls are in addition to the standard planning controls established when a Conservation Area is designated. Full details of these standard controls can be found in the Council's leaflet, 'Conservation Areas – Residential Planning Guidelines'):

**1) Confirmed by the Secretary of State for the Environment on 12th May 1987 and relating to all land at Wood Farm, Stanmore:**

Classes of permitted development controlled (made under the 1977 General Development Order):

Class IV: *1. The carrying out of building or engineering operations on agricultural land.*

**2) Confirmed by Cabinet 14th January 2003. Classes of development controlled:**

**Schedule 1:**

**Stanmore Hill:** Nos. 116, 153, 156, 158, 193

**Wood Lane:** By the Pond, Woodleigh, Limes House Lodge, Wood Farm Cottage, Moor House, 1 and 2 Garage Cottages

**Aylmer Close:** No. 3

**Little Common:** Nos. 1, 2, 3, 12, 18, 19, 20, 21, 22

To remove the following permitted development rights for development (Planning (General Permitted Development Rights) Order 1990) which would front a highway, waterway or open space:-

(a) Class A of Part 1 of Schedule 2

The enlargement, improvement or other alteration of a dwellinghouse.

(b) Class C of Part 1 of Schedule 2

Any other alteration to the roof of a dwellinghouse.

(c) Class D of Part 1 of Schedule 2

The erection or construction of a porch outside any external door of a dwellinghouse.

(d) Class F of Part 1 of Schedule 2

The provision within the curtilage of a dwellinghouse of a hard surface.

(e) Class H of Part 1 of Schedule 2

The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

(f) Class A of Part 2 of Schedule 2

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

(g) Class C of Part 2 of Schedule 2

The painting of the exterior of any building.

### **Schedule 2:**

**Stanmore Hill:** No. 181

**Little Common:** 14, 15, 16, 17, 8

**Wood Lane:** Five Trees

To remove the following permitted development rights for development (Planning (General Permitted Development Rights) Order 1990) which would front a highway, waterway or open space:-

(a) Class A of Part 2 of Schedule 2

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

(b) Class F of Part 1 of Schedule 2

The provision within the curtilage of a dwellinghouse of a hard surface.

### **3) Schedule 3:**

**Little Common:** 13, 36, 37, 38, 39, 40, 41.

Classes of development controlled, where fronting a highway, waterway or open space:

- a) Part 2A Boundary treatments: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- b) Part 1F Hardsurfacing: Provision of hardsurfacing in the curtilage of a dwellinghouse

### **4) The Direction was confirmed on 9<sup>th</sup> June 2023 and came into force on 20<sup>th</sup> June 2023 for 147 Stanmore Hill:**

The following permitted development rights are withdrawn relating to Schedule 2 of the Order, where such development would front a highway, a waterway or open space:

1. Works for the enlargement, improvement or other alteration of a dwellinghouse, (Including the alteration or replacement of windows or doors) being development within Schedule 2, Part 1, Class A of the Order.

2. Other alterations to the roof of the dwelling house being development within Schedule 2, Part 1, Class C of the Order.
3. The erection or construction of a porch outside any external door being development within Schedule 2, Part 1, Class D of the Order.
4. Painting of the exterior of any building being development within Schedule 2, Part 2, Class C of the Order.
5. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development within Schedule 2, Part 2, Class A of the Order.
6. Demolition of the whole or any part of any gate, fence, wall or other means of enclosure being development within Schedule 2, Part 11, Class C of the Order.

**5) The Direction was confirmed on 9th June 2023 and came into force on 20th June 2023.**

It applies to the following properties:

**Stanmore Hill:** 116,156,158,193,

**Wood Lane:** By the Pond, Woodleigh, The Lodge, Wood Farm Cottage, Moor House, 1 & 2 Garage Cottages

**Aylmer Close:** 3 and

**Little Common:** 1, 2, 3, 12, 18, 19, 20, 21, 22

The following permitted development rights are withdrawn relating to Schedule 2 of the Order, where such development would front a highway, a waterway or open space:

1. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse being development within Schedule 2, Part 1, Class G of the Order.

