

HARROW PARK

MANAGEMENT STUDY

Area Number 8



*Rear elevation of Orchard
Cottage, Harrow Park Road*



Untidy land and tall solid gateways are out of character

1. Purpose of the Strategy

1.1 Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out policies

and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to those features/issues identified as 'negative' and 'neutral'.

1.2 Unless otherwise stated, the following should be regarded as a

statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

2. Management Proposals

2.1 Negative features, pressures and issues are outlined in the linked conservation area appraisal. These are addressed in the following table.

Negative Features Pressures or Issues	Location	Description (Why Negative? Scale? Design? Condition? Unauthorised Work?)
Heavy, thick, tall wooden panelled gates and relatively untidy land behind.	Harrow Park road	This suggests an Article 4(2) Direction is required to control this (see section 2.2).
Crumbling brickwork	Front wall post to one property along Harrow Park road	Provide advice on brick repairs.
Tall, solid timber fence as a surrounding boundary treatment	Julian Hill	This suggests an Article 4(2) Direction is required to control this (see section).
Satellite dishes added	Harrow Park road	Consult with owners and consider enforcement action.
Broken fencing	Outside Cairnryan and Queens Gate	Provide advice on repairs.

2.2 Article 4(2) Directions

The conservation area contains a good number of original features in terms of windows and decorative detail including decorative ironwork and terracotta detailing that contribute greatly to the area's special interest. The density of greenery along boundary treatments and open driveways softens the streetscene and is also part of its special character. The introduction of hard, solid boundary treatments

and the removal of original features would severely detract from the character of the area. However, at present there is little preventing this occurrence. It is therefore suggested that following a thorough survey and justification a relevant Article 4 (2) Directions could be implemented. This would have the effect of requiring planning permission for what would otherwise constitute permitted development under the Town and Country Planning

(General Permitted Development) Order 1995, although only on elevations fronting a highway, waterway or open space.

2.3 Reviewing the Conservation Area Boundary

This appraisal has not suggested this conservation area would benefit from any revision to its boundary. There are many immediately adjoining and surrounding conservation areas including Harrow School, Sudbury

Tall solid
continuous
boundary
offers
opportunity for
enhancement



Hill and Harrow on the Hill conservation areas. Only one small area adjoining to the south is not included in a conservation area and this consists of modern 1960s flats of no particular architectural or historic merit. Also, the open nature of the surrounding land to the north, south and east is protected by Metropolitan Open Land status. The appraisal of the existing conservation area has revealed a high quality of buildings and open green spaces and therefore this appraisal suggests the current boundary should be maintained.

3. Monitoring and Support

3.1 In addition to the above proposals, the conservation area will require regular monitoring and would include the following actions:

- 1) Carry out a dated photo survey every five years.
- 2) Refer unauthorised developments noted to Enforcement and ensure that action is taken where appropriate.
- 3) Consult local amenity groups for thoughts on the Conservation Area every five years.
- 4) Before new work is agreed in the area, ensure Conservation carry out an on-site inspection.
- 5) Create and maintain links with relevant stakeholders, property owners and interest groups for feedback on issues in the Conservation Area

3.2 Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local

residents, property owners, shopkeepers and local societies such as the Harrow on the Hill Forum, Harrow Hill Trust, and national societies such as the Victorian Society. They should be involved in all stages of devising ideas for management and enhancement.

3.3 The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing conservation budgets. However, the council will continue to pursue funding for high quality conservation grade materials to improve and enhance road safety materials. The Council will continue to apply for grants wherever possible, for example,

the Heritage Lottery Fund through its Townscape Heritage Initiative. They will endeavour to assist the Harrow Hill Trust and the Forum to apply for grants. They will work with Harrow Heritage Trust to provide grant aid assistance for repair works to locally listed and listed buildings.

3.4 It is essential when planning works within conservation areas that a considered approach which preserves or enhances the areas character or appearance is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution which meets both the needs of the local community and the historic environment.

Crumbling brickwork detracts from setting of a listed building



HARROW PARK

POLICIES:

To ensure consistent decision-making the following policies have been identified as being of key relevance to this area with reference to the conservation area appraisal:

1. The Council will require that all new development respects the historic character and layout of the area. Applications for development will be assessed using the specific policies contained in this document as well as the wider policies and objectives contained in the Harrow Unitary Development Plan, forthcoming Local Development Framework and the Harrow on the Hill Supplementary Planning Document.

2. There will be a presumption against the demolition of buildings that make a positive contribution to the character of the conservation area.

3. To ensure that the character of the conservation area is both preserved and enhanced, proposals for development should:

- a) Respect existing properties and areas of open space in terms of bulk, scale and siting.
- b) Not impede significant views (as defined on the map entitled 'Key Views' within the Conservation Area Appraisal), diminish the gap between buildings or intrude into

areas of open space.

c) Respect the existing layout and historical form of the townscape and street scene.

d) Respect and complement the existing buildings in terms of design, detailing, scale and materials in any proposals for extensions or alterations.

4. Alterations resulting in the loss of original design features, such as traditional windows and doors, will be resisted. Replacement features constructed of non-traditional materials will not be accepted

5. Alterations to buildings that result in a detrimental impact on the appearance of elevations that face a highway, including alterations to chimneys and rooflines, will be resisted.

6. The Council will seek the retention and improvement of both public and private green spaces, including trees and hedgerows

7. The Council will encourage the utility companies to install the minimum amount of new street furniture and to locate any furniture sensitively. The use of traditionally designed street furniture will be encouraged. Where within Council control, the retention or reinstatement of traditionally designed street

furniture and materials, such as street lamps, will be required. We will seek to ensure that redundant and unsightly street furniture will be removed where opportunities occur. This shall not occur at the expense of road safety.

8. The retention of visually important boundary treatments which are characteristic of the area will be required.

9. Harrow Council will seek to ensure that boundary treatments respect the character of the area, in terms of their appearance and materials

10. Trees and groups of trees will be further protected by the creation of additional tree preservation orders where appropriate and development adversely affecting significant trees will be refused.

11. Proposals for telecommunications equipment and other tall structures which detrimentally affect the character and appearance of the Conservation Area will be refused.

12. The retention of original floorscape materials, both hard and soft, will be encouraged.



Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the Harrow Park Conservation Area

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
London Borough of Harrow Listed Buildings
Harrow Park CA Character Appraisal (draft)

Further information regarding the Statutory Background and general Council policies relating to conservation areas can be found in the Harrow Unitary Development Plan

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