

SOUTH HILL AVENUE

MANAGEMENT STUDY

Area Number 20



Toll Gates at junction of South Hill Avenue



The street clutter outside Orley Farm school requires sympathetic enhancement where possible



Hedge rows and timber fencing are more sensitive choices of boundary treatment than railings

1. Purpose of the Strategy

1.1 The preceding Conservation Area Appraisal provides an analysis of the character and appearance of the conservation area to identify what makes it so special. It also sets out problems and pressures that affect the area. This Management Strategy develops these issues and considers how best to protect the special character, through specific policies and controls. It also sets out opportunities for change, improvement or enhancement. Each section of the strategy is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. Section 2 provides a list of proposed actions, related to those features identified as 'problems, pressures or negative features' within the appraisal.

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.

2.2 Article 4(2) Directions

The conservation area contains a large number of original features in terms of windows, decorative detail and so on that contribute greatly to the area's special interest but have little protection from being altered unsympathetically. It is therefore recommended that following a

thorough survey and justification an Article 4 (2) Direction should 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 facing a highway, waterway or open space. The existing Article 4(1) Direction controlling works such as hard surfacing and boundary treatments should be retained or incorporated into a new Article 4(2) Direction.

3. Monitoring

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 at least every four years to assist with the existing Article 4 Directions
2. Refer unauthorised developments noted to Enforcement.
3. Consult local amenity groups for thoughts on the Conservation Area every 3-5 years.
4. Before new work is agreed in the area, ensure Conservation Officers carry out an on-site inspection.
5. Create and maintain links with relevant stakeholders, property owners and interest groups (as outlined in section 3.2) 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, and local societies such as the South Hill Estates Residents Association 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. The Council will endeavour to assist the Harrow Hill Trust and the Forum to apply for grants and it 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.

2. Management Proposals

2.1 This section sets out the potential for enhancement of the conservation area's character or appearance.

Problem /Pressure:	Location	Action
Alterations, extensions and new development to infill gardens	Various locations throughout the area	It is essential that repairs, alterations and extensions are respectful and sympathetic to the character and appearance of the conservation area. Minor development such as alterations and extensions should take account of the special characteristics of the area and to use the highest quality of materials and design. A presumption will be made against proposals for infilling of private open space and natural gaps between buildings, especially where good views are evident or where this forms Metropolitan Open Land. The Council will also consider an Article 4 Direction to control external alterations such as windows and doors, extensions, porches, replacement roof tiles, and rooflights.
Modern flat blocks	South Hill Avenue	As the character for the area is one of family homes in well-designed and individual houses, blocks of flats are rather incongruous to this, as can be seen at the eastern edge of South Hill Avenue. These flats fail to make a positive contribution to the area and it is therefore important that flats should not be allowed to extend any further into the area, which would compromise the area's character.
Loss of garages	Various locations throughout the area	There will be a presumption against the loss of original garages through demolition, and an Article 4 Direction will be considered to help retain the garages in their original state.
Boundary treatments	Various locations throughout the area, but particularly Orley Farm Road and South Hill Avenue	The Council will make every effort to ensure that the greenery, that is so characteristic to the area, will be maintained. In addition, the formation, laying out and construction of a means of access to a highway will also continue to be subject to Planning Permission as required by the Article 4 Direction for the area in an effort to retain the soft landscaping.
Traffic calming measures	To Surround Orley Farm School	Every effort will be made to ensure that where possible street clutter is reduced. and the local authority will continue to liaise with the school to achieve the most sympathetic outcome. The school are constantly exploring strategies to reduce traffic movement and are pleased to work with the local authority on the promotion of traffic calming and physical road safety measures.
Local Listing additions	Leaflands and Orley Farm Cottage	The Council intends to add these buildings to the local listing register when the Council updates this..
Railings to existing properties	Various locations, but specifically South Hill Avenue	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure will continue to be subject to Planning Permission as required by the Article 4 Direction for the area. Advice and guidance will continue to be given to owners/occupiers in an attempt to make enhancements.
Hardsurfaced drives	Various locations throughout the area	The provision of a hard surface within the curtilage of a dwellinghouse will continue to be subject to Planning Permission as required by the Article 4 Direction for the area. Advice and guidance will continue to be given to owners/occupiers in an attempt to make enhancements.
Outbuildings for home offices	Various locations throughout the area	It is possible to accommodate such buildings in some locations but these need to be very sensitively designed and located so as not to be visible from the streetscene and so as to appropriately preserve or enhance the character of the area.

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4. Policies

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 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.

5. Preference will be given for the retention of large single detached houses. There will be a presumption against change of use to flats and other institutional uses.

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

7. The Council will retain or, where necessary replace, street trees.

8. 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.

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

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 South Hill Avenue Conservation Area

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
London Borough of Harrow Listed Buildings
South Hill Avenue CA Appraisal (draft)

Further information regarding the Statutory Background and general Council policies relating to conservation areas is found in the Harrow Unitary Development Plan and the Harrow on the Hill SPD

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