

MOUNT PARK

MANAGEMENT STUDY

Area Number 21



Doorway to the Oaks



Change of use to flats puts huge amount of pressure on buildings

Bermuda House is out of scale with all other buildings in the area



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 could 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 Direction
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 Mount Park 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. 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.

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

2. Management Proposals

Pressures	Location	Action
Badly sited drainpipes, aerals, and satellite dishes	Various locations throughout the area	Aerials and dishes are best sited on the rear elevation or in the rear garden, away from the house, so they are not visible from the road and are as discreetly sited as possible. Similarly drainpipes should run down existing elevation projections so as to be as hidden as possible, or sited on a wall which is the least prominent. In addition, the erection of satellite dishes 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.
Poor quality of detailing on entry to Mount Park Rd	Location: St Dominic's RC School	Promote soft planting in the area to create a screen of greenery, which would provide a much more characteristic entrance into the area. The Council intends to work with the Mount Park Residents Association to see whether this can be implemented.
The introduction of architectural styles, materials or bulk not consistent, or not in sympathy with Mount Park Estate	Throughout the area, but in particular Bermuda House	Wherever possible sympathetic repairs will be encouraged. Minor development such as alterations and extensions will be recommended to take account of the special characteristics of the area. To aid in this protection the Council will consider adopting an Article 4 Direction for the area which seeks to control replacement roof tiles, rooflights, extensions and alterations. A presumption will also be made against proposals for infilling of private open space and natural gaps between buildings, especially where this affects the character of the building, where good views are evident, or where this forms Metropolitan Open Land.
The introduction of hard urban style paving	Throughout the area	Changes to affect the provision of hard surfacing within the curtilage of a dwelling house will continue to be subject to Planning Permission, as required by the Article 4 Direction for the area. In relation to alterations to the pavement and road surfacing, every effort shall be made to work with the Mount Park Residents Association to see sympathetic enhancements realised. Where suburban landscaping exists, the Council will encourage the introduction of additional hedgerows and trees as part of any future planning applications. Where neglected verges are apparent, the Council also intends to make the Residents Association aware, so that a good planting scheme could be implemented.
Exotic trees and shrubs	Entrance to Penketh Drive	In any future planting/replanting in relation to new developments or otherwise, native tree and shrub species should be selected in preference to exotic species to enhance the wildlife value of the area. The Council will promote the introduction of native species where opportunity arises and advise on appropriate species to householders.
Alterations to the historic architectural core to turn these large buildings into flats.	Throughout the area, but in particular Duneaves	The Council will continue to resist applications to change single-family dwellings into flats, as well as resisting applications for new blocks of flats. The owners of Duneaves will be contacted to raise awareness about the appropriate and sympathetic repairs necessary to restore the building.
Close boarded fencing.	Various locations throughout the conservation area	Planning Permission will continue to be required for the erection, construction, improvement, or alteration to a gate, fence, wall or any other means of enclosure, as per the Article 4 Direction. Through applications, owners will be encouraged to think of more sympathetic alternatives, such as hedgerows or fencing which would allow greenery to penetrate and overhang in a much more informal way that is more suited to the semi-rural character of the area.
Flooding	Pavements and hard surfacing throughout the area, particularly at the entrance to Mount Park Rd from Mount Park Ave	The Council will offer advice to the Mount Park Residents Association, where necessary, with regards to raising the kerbstones to allow water to be channelled into drains. The Council will offer advice on the type and quality of materials suitable for the raising of the footpaths and the repair of footpaths where this is needed.
Car park and garages to Bermuda House	Bermuda House	Should the resurfacing of Bermuda House's ground be necessary at some point, the Council will encourage its alteration to a gravel surface to soften its impact here. Similarly should the garages ever be redeveloped, the Council will encourage the restoration of views.
Poor quality of street furniture	Throughout the area	Street furniture could be improved upon to look more appropriate, however careful selection of any new street furniture items is required to ensure good quality and sympathetic design and shape. The Conservation Team will work with Highway teams to coordinate and adopt a vocabulary of street furniture that appropriately reflects the special 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 Mount Park Conservation Area

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
London Borough of Harrow Listed Buildings
Mount 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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