

SUPPLEMENTARY PLANNING DOCUMENT

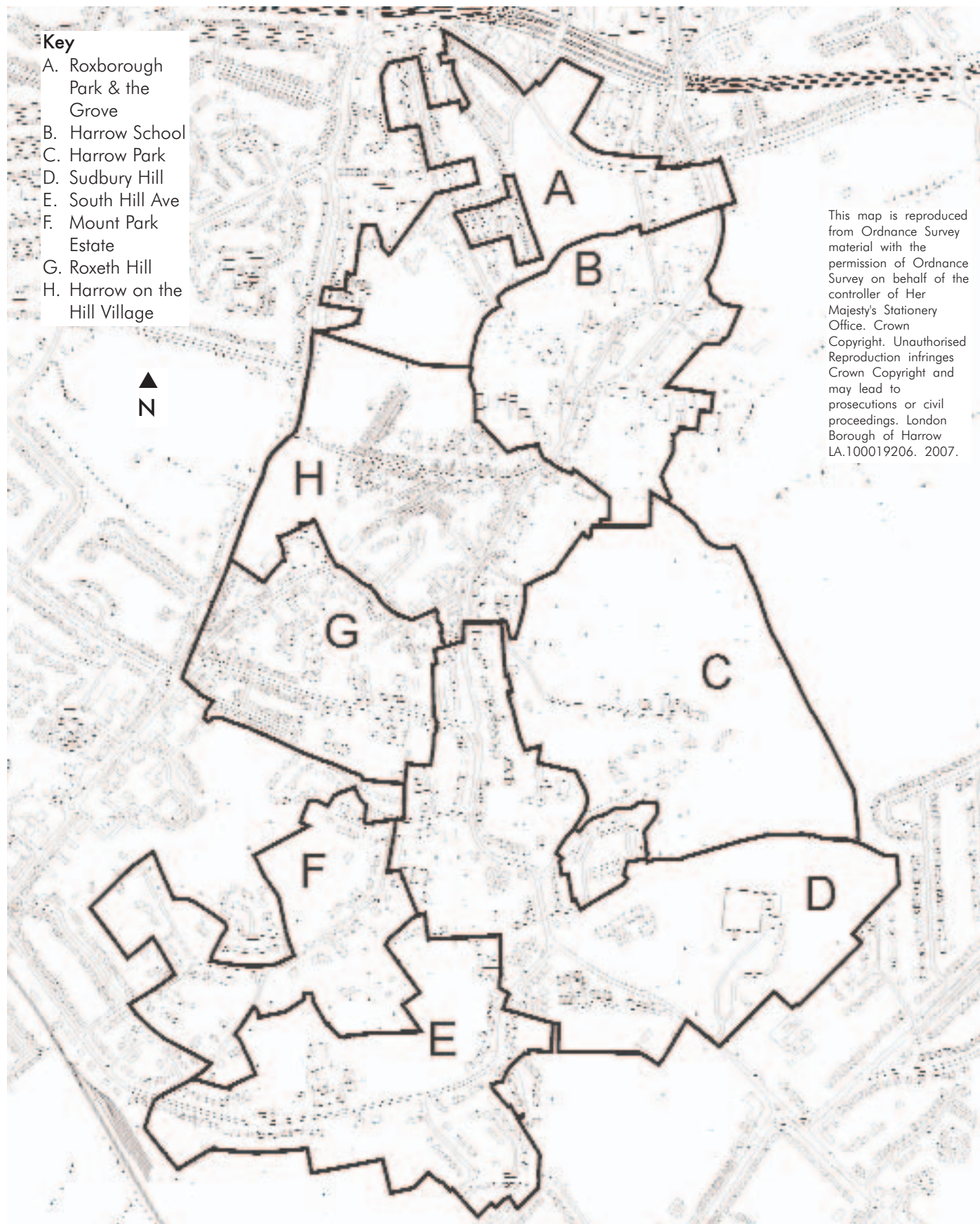
Harrow on the Hill Conservation Areas



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Map 1, showing all Harrow on the Hill Conservation Areas



1. Introduction

1.1 This document constitutes the Supplementary Planning Document (SPD) for Harrow on the Hill's conservation areas. The SPD provides a strategic overview of conservation issues affecting the Hill and policies and guidance that can be applied to any of the Hill's eight conservation areas. This document should be read in association with the Sustainability Appraisal and the individual conservation area appraisals and management strategies (CAMS).

1.2 Harrow on the Hill has a rich and significant environment, from its highly distinctive topography, to the world-renowned Harrow School. The Hill contains many layers of history, from Saxon settlement around St Mary's Church and medieval street patterns, to grand Victorian school buildings and early 20th century suburban development. The importance of the Hill's historic environment is reflected in the number of designated conservation areas, some of which were amongst the earliest designated conservation areas in England. In total, the eight conservation areas cover an area of 159 hectares, which represents over one-third of all Harrow's conservation areas. There are numerous listed, locally listed and other landmark buildings throughout the Hill, which make up a varied and notable built form.

1.3 Based on an understanding of the above qualities, this SPD has the following vision and objectives:

The Vision: “To preserve and enhance the architectural and historic character and appearance of Harrow on the Hill's Conservation Areas”.

The Objectives:

- (1) To secure the preservation of the Hill's conservation areas**
- (2) To identify enhancements for the Hill's conservation areas**
- (3) To promote awareness, understanding and enjoyment of the Hill's eight conservation areas**

1.4 The SPD is structured into a number of chapters. Chapters 1, 2 and 3 set the overall context in terms of the policy background and an overview of Harrow on the Hill. Chapter 4 covers how conservation areas are defined, designated and appraised, with reference to Harrow on the Hill's conservation areas. Chapter 5 focuses on specific issues relating to Harrow on the Hill's conservation areas, looking at environmental, economic and social matters. Chapter 6 discusses the management of the Hill's conservation areas, with specific policy guidance to inform development proposals. Chapter 7 examines how the Hill's conservation areas can be enhanced and promoted, with short conclusions in Chapter 8. A summary of the main policies can be found in Chapter 9. Appendices of useful information are contained at the end. Individual character appraisals and management strategies for the Hill's eight conservation areas are available separately and are directly linked to this SPD.

1.5 In accordance with government regulations, there was a four week public consultation on the SPD and its associated documents. Comments were sought from local residents, businesses and groups as well as national organisations such as English Heritage.

2. Policy Context

2.1 Conservation areas were introduced through the Civic Amenities Act in 1967 and more than 9000 now exist nationally. There are 28 conservation areas within the London Borough of Harrow. Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

2.2 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Harrow Council has a duty, as the local planning authority, to preserve and enhance the character and appearance of its conservation areas. Section 71 of the 1990 Act places a duty on local planning authorities to formulate and adopt policies and guidance to preserve and enhance conservation areas. These broad requirements are reinforced and elaborated upon by Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). The 2006 English Heritage publication "Guidance on the Management of Conservation Areas" is an important and up to date reference for policy formulation and management issues regarding conservation areas.

2.3 The 2004 Planning and Compulsory Purchase Act introduced a new planning system and a requirement for local authorities to produce Local Development Frameworks (LDFs) to replace existing development plans (such as unitary development plans). LDFs will contain a number of Development Plan Documents (DPDs) including the Core strategy, the most important of the DPDs, and these will form the basis of a local authority's new development plan. Supplementary Planning Documents (SPDs) provide further details and guidance on policies and proposals contained within the Core Strategy and other DPDs and can relate to specific matters such as conservation areas. SPDs will replace Supplementary Planning Guidance (SPG) documents that have previously been used for conservation area character appraisals. SPDs are an important material consideration in the determination of planning applications and appeals, as they are subject to rigorous consultation and sustainability appraisal practices and will conform to broader development plan policies.

2.4 At present, the relevant development plan document for Harrow is the Unitary Development Plan (UDP) (adopted in 2004). The Harrow on the Hill SPD will be supplementary to the Harrow UDP and will amplify and supplement policies D14, D15 and D16 relating to conservation areas (see the associated Sustainability Appraisal for the full text and analysis of each policy).

2.5 Harrow's LDF is under preparation and the Core Strategy is expected to be adopted in early 2010. The Harrow on the Hill SPD will be supplemental to the Core Strategy as that emerges. Minor amendments to the SPD may be required to acknowledge documents that emerge as part of the LDF process over the next few years.

2.6 The Harrow on the Hill SPD will provide supplementary guidance for Harrow on the Hill's eight conservation areas. Accompanying the SPD will be an individual character appraisal and management strategy for each of the Hill's conservation areas. Character appraisals are essentially analyses of what makes a conservation area special, while the management strategies highlight proposals and plans to enhance or preserve those qualities. These documents provide the evidence base about the individual conservation areas. The SPD will provide policy support for the individual appraisals and management strategies of each conservation area and provide the link between the higher level policies contained within the current Harrow UDP and the emerging Local Development Framework (LDF) by providing more generic policy guidance which is applicable across the Hill's conservation areas. It is therefore critical that the SPD and the relevant individual conservation area appraisals are read together.

3. Overview of Harrow on the Hills Conservation Areas

3.1 Harrow on the Hill is one of the most distinctive and historic areas in the borough, rising 70 metres above the surrounding plain. The area's topography, with commanding views and undulating streets, is arguably its most defining feature. Its unique townscape comprises a settlement of considerable historic and visual quality, set along an irregular network of ancient highways, and surrounded by open spaces which serve to accentuate its distinction from the surrounding London suburbia.

3.2 Historical Development

3.3 The individual conservation area character appraisals contain a more thorough account of the Hill's history, but it is worth noting that it was settled as early as the 8th century AD and became a significant medieval settlement focused around the ridge of the Hill, now regarded as the village core. The opening of Harrow School in the early 17th century acted as a catalyst for growth and development, with new streets and buildings constructed around the High Street to accommodate the influx of people and business. This growth accelerated in the 19th century as Harrow School expanded and the Hill developed as an important commercial and municipal centre. Grand buildings for educational, business and residential purposes were built along the main roads across the Hill, with smaller buildings along numerous side streets. As suburban London expanded across Middlesex and around the Hill in the late 1800s and early 1900s, the development of low-density suburban housing occurred on the northern and southern slopes of the Hill. The Hill's civic and commercial importance declined during the 20th century as the emphasis shifted towards what is now known as Harrow town centre to the north. However, the Hill retained and still retains important educational and institutional functions, and a core commercial area along the High Street. It remains a popular residential area and is an attractive location for visitors with its history, architecture and services.

3.4 Archaeology and Geology

3.5 In conjunction with its rich history, Harrow on the Hill has considerable archaeological significance. In terms of its geology, Harrow is situated upon the London Clay plain which is overlain in places by Bagshot Sands and Reading Beds. The Reading Beds are a type of clay mixed with outwash pebbles. This means that the soils in this area are very heavy and generally poorly drained. Hills such as Harrow on the Hill rise where sands overlie the clay. Drainage is better in these areas which would have once been covered with light woodland and heath, and consequently proved more favourable for early settlement. This supports the historical evidence of Saxon and medieval settlements on the Hill.

3.6 Over the years there have been numerous archaeological finds on the Hill. There have been many discoveries of medieval and post-medieval finds, although relatively few Saxon remains have been unearthed. A number of archaeological sites have been situated along the main spinal route over the Hill (Peterborough Road, the High Street, London Road and Sudbury Hill) and on the lower slopes including Church Fields and the Grove Open Space.

3.7 Key Designations

3.8 Harrow on the Hill contains eight separate conservation areas and accounts for the greatest concentration of conservation areas anywhere within the borough of Harrow. Individual descriptions of each conservation area are outlined in the Sustainability Appraisal and within each character appraisal. However, it is worth noting the following designations that apply to the Hill:

- There are approximately **80 listed building entries** within the Hill's conservation areas, which represents 30% of the borough's total

- There are approximately **400 locally listed buildings**, which represents over 40% of the borough's total
- A large part of the Hill is designated as an **Archaeological Priority Area**, known as "Historic Harrow". This designation incorporates the village core.
- The Hill includes a **Grade II Registered Historic Park & Garden**, known as "Harrow Park", which is the grounds to the Park, situated to the east of the Hill and was designated in the mid 1990s.
- The majority of the Hill's conservation areas fall within the Harrow on the Hill **Area of Special Character**, which recognises the important landscape value and townscape quality of the Hill.
- Much of the green open space surrounding the Hill is designated as **Metropolitan Open Land** to protect these significant areas from the wider urban environment. This provides Harrow on the Hill with a green buffer and a visual break from the suburban development around it.
- There are a number of **Sites of Importance for Nature Conservation** within Harrow on the Hill, which emphasise the area's significant ecological value.
- Trees within the conservation areas are safeguarded by the conservation area status as well as by numerous area and specific Tree Preservation Orders.

3.9 The above designations have varying levels of protection under national and/or local policies and should be regarded as significant aspects in their own right. However, these different designations reflect the high environmental quality of the Hill's conservation areas.

4. Defining Harrow on the Hill's Conservation Areas - Designation & Appraisal

4.1 The process of designating and appraisal of new or existing conservation areas is crucial to defining and understanding an area's positive and negative features, as well as identifying issues, opportunities and constraints. Areas of special architectural or historic interest may be considered worthy of preservation or enhancement and therefore designated as Conservation Areas. Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, every local authority is required, from time to time, to determine which parts of their area are worthy of preservation and enhancement and designate them as Conservation Areas.

4.2 Throughout the borough of Harrow, designation of conservation areas has tended to occur in waves. A number were designated in the late 1960s and early 1970s shortly after conservation areas came into existence. This includes five within Harrow on the Hill, including Harrow School, Harrow on the Hill Village and Roxeth Hill. Another batch of conservation area designations occurred around 1980, with three further areas designated for Harrow on the Hill, including Mount Park Estate and Roxborough Park. The last group of designations took place around 1990 to include a number of interwar housing estates (none on Harrow on the Hill). Since then, entirely new conservation area designations have been rare, although many existing areas have altered their boundaries.

4.3 Within Harrow on the Hill, given that virtually the entire Hill is already incorporated into one of eight conservation areas, there is little scope for a completely new conservation area. However, there may be scope to merge or subdivide existing conservation areas if there is a sound justification for doing this, as well as potential small boundary alterations to enlarge or reduce existing areas (see paragraph 4.5 below).

4.4 Altering the boundaries of existing conservation areas

4.5 As part of the appraisal process for reviewing individual conservation areas (see paragraph 4.7 below), the boundaries of the existing area in question will be reconsidered. This may include incorporating adjoining buildings and/or streets, which, on review meet the criteria for designation. In some conservation areas, particularly those where there has not been sufficient protection in the form of Article 4 Directions (see paragraph 6.32 below), and consequently there has been an accumulation of small scale changes, a process of de-designating the most altered areas and imposing Article 4 directions on the remaining areas may be appropriate.

4.6 The appraisals and management strategies for each conservation area on the Hill will discuss, where appropriate, possible changes to existing conservation area boundaries, to add or remove buildings and/or streets.

4.7 Appraisal of conservation areas

4.8 Conservation areas must demonstrate special interest to warrant their status. It is also important that we understand what is special about an area in order that it can be preserved or enhanced. PPG15 stresses the need for local authorities to define and record the special interest, character and appearance of conservation areas. This requirement is now the subject of a new Best Value Performance indicator to judge Council's performance on the production of regular appraisals of their conservation areas. It is becoming increasingly important to have statements that define each Conservation Area's qualities in order to:

- Help residents, owners, Council Members, potential investors, developers and others understand what is special about an area, what is being preserved and why;
- Understand what it is that should be protected or enhanced including the assessment of the area's boundaries;

- Formulate effective policies;
- Highlight enhancement opportunities;
- Help potential developers formulate their applications;
- Make appropriate development control decisions;
- Be able to justify designation and development control decisions at appeal;
- Help prioritise internal/obtain external funds, and encourage inward investment.
- Form an evidence base to inform overarching Supplementary Planning Documents for groups of conservation areas such as Harrow on the Hill and the wider Local Development Framework process

4.9 Until 2005, Harrow Council produced a series of conservation area policy statements as supplementary planning guidance. These documents, which were subject to public consultation, provided detailed information on the history, character and appearance of the area. They also set out proposals for enhancement and policies to safeguard the character of the individual areas. Supplementary planning guidance ceases to exist within the new Local Development Framework. However, as published analyses of the character and appearance of the conservation areas, these documents will remain very valuable.

4.10 Since 2005, Harrow Council has adopted a new approach to the production of these documents, and renamed them Conservation Area Appraisals and Management Strategies. This is in response to two recent English Heritage documents: "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals". Combined with making the appraisals more visual, these new style documents are in two parts. The first defines the special interest, examines the history and appearance of an area and sets out what contributes to the character of the place and what detracts from it. This leads on to the Management Strategy, which sets out how the positive features in the area will be preserved through the application of relevant policies and through additional controls. Ways of overcoming the detractions on the character of the area are set out along with proposals for positive action to enhance the area in question.

4.11 This SPD sets out the broad range of policies that will be applicable in Harrow on the Hill's conservation areas, along with ideas for controlling and enhancing these areas. However, the individual character appraisals and management strategies which are annexed to this document, develop these policies and ideas so they can address specific issues relating to specific conservation areas.

5. General Issues relating to Harrow on the Hill's Conservation Areas

5.1 Following on from the previous section's discussion of appraising individual conservation areas, this section briefly highlights and discusses key issues relating to Harrow on the Hill's conservation areas as whole. These issues can be broadly broken down into environmental, economic and social issues. These issues influence the contents of this SPD and the individual character appraisals and management strategies for each conservation area. Please note that the issues are listed in no particular order of importance. Chapter 6 discusses management proposals to address these issues.

Environmental Issues

5.2 Traffic and Parking

5.3 A number of main roads traverse and surround Harrow on the Hill, creating substantial traffic movement across the Hill along streets not originally designed for heavy vehicular usage. Greater traffic control measures are therefore needed to ensure that such pressures do not detrimentally affect the conservation area. Such narrow roads cannot accommodate fast speeds and as such a 20 mph zone has been proposed for the area. In addition, the smaller side roads suffer from congestion caused by the lack of off-street parking. This is not only from residents' cars but also from commuters to Harrow on the Hill or South Harrow stations. Similarly, there are commuters to Harrow onto the Hill that create additional congestion, especially around St Dominic's and John Lyon Schools. The double decker buses also put pressure on the area. This has a negative effect on the townscape of the Hill's conservation areas, particularly around the historic village core.

5.4 Views

5.5 The importance of views into, out of and within a conservation area is a key consideration when appraising an area and/or assessing development proposals. Due to its topography, Harrow on the Hill has a multitude of views including intimate short-distance views down streets or between houses and panoramic long-distance views from key vantage points. Arguably, the most celebrated views are those of the spire of St Mary's Church, which can be seen for many miles around Harrow on the Hill. From the surrounding suburbs, views of Harrow on the Hill's distinctive townscape are clearly visible and it is imperative that development proposals do not detract from these views. Given the topography of the Hill, even the smallest developments could detrimentally affect conservation area views. The character appraisals for each conservation area identify significant short and long distance views, although it is important to note that it is impossible to pinpoint every important view. An overarching map of significant views is attached as Appendix 2.

5.6 Pressure for developments and/or improvements to existing sites

5.7 There are a number of medium to large sites within Harrow on the Hill that could be subjected to redevelopment pressures as and when they become redundant. This will inevitably attract a lot of local interest and any proposals will have to be handled sensitively. There are also a number of medium to large sites within Harrow on the Hill that contain educational and institutional establishments that may wish to improve their facilities to meet various demands. Again, these improvements would need to be balanced against potential impact on the relevant conservation areas.

5.8 Minor alterations to houses and businesses

5.9 Minor alterations to homes (such as replacement windows/doors, boundary treatments and extensions) may not have the same impact as large-scale redevelopments, but cumulatively they can severely detract

from the character and appearance of the Hill's conservation areas if done poorly. The standard planning controls that automatically apply to any conservation area nationwide do not provide adequate protection for many minor works. Local authorities therefore have to consider the imposition of Article 4 directions to control minor works, although such directions are time consuming to produce. Harrow on the Hill's conservation areas have varying levels of control over minor works, with the Village Conservation Area enjoying the best protection and Roxborough Park Conservation Area the least. The effects of these controls can be clearly shown by comparing streets of similar age and design in either conservation area.

5.10 Minor alterations to business premises can also have the same cumulative impact, although in theory planning controls on commercial buildings are stricter. Planning permission is required for new shop fronts, and signage under advert regulations within the Hill's conservation areas.

5.11 An adequate level of enforcement support is necessary to control unauthorised minor alterations and, at the same time, greater public awareness on what requires planning permission. This is particularly relevant for blocks of flats and businesses, where individual owners and/or occupiers may not be aware of how strict planning controls are.

5.12 Hardsurfacing of front gardens

5.13 The continuing loss of front gardens is likely to be as a result of increasing car ownership, off street parking pressures, changes in garden fashions and also the absence in some cultures of any garden tradition. There is therefore a desirability for porous alternatives to impermeable materials and at least two thirds soft landscaping to soak up rainfall to reduce flooding, for the protection of building foundations, as well as to provide open spaces for pleasant townscapes.

5.14 Conversion of existing buildings for different uses

5.15 Conversions of business properties from one use (e.g. retail) to another (e.g. restaurant) does affect the character and appearance of the Hill's conservation areas and is particularly pertinent to Harrow on the Hill Village Conservation Area. There are economic issues associated with these conversion pressures, which are addressed below.

5.16 Conversions of large single family dwelling houses (such as Georgian villas on Sudbury Hill or Arts & Crafts houses on Mount Park Road) can have a significant effect on the character and appearance of the Hill's conservation areas. Although the physical appearance of the original building may not substantially alter, its character and the character of the wider conservation area will change. The associated increase in car movements, fencing, bins and other features of flat conversions can have a detrimental impact. Although pressure for flat conversions within Harrow on the Hill is relatively low at present, inflated house prices means that there is a growing demand to create smaller, more affordable units from existing large homes.

5.17 Telecommunication installations

5.18 Despite Harrow on the Hill's elevated position, the undulating topography and varied built form of the Hill can restrict the effectiveness of telecommunication signals and therefore demand for telecommunication installations is relatively high. Due to the cohesiveness of the Hill's townscape and the richness of its architecture and spaces, the potential for installations to detract from the character and appearance of the Hill's conservation areas is high. Proposals for telecommunication developments should be sympathetically designed and sited and will require careful consideration and discussion.

The forthcoming digital switchover will put additional pressure on the area for satellite dishes. These would be required to be discreetly and sympathetically sited so as not to detract from the conservation area.

5.19 Redundant buildings and sites

5.20 Whilst the quality of Harrow on the Hill's environment is generally high, there are a few sites, structures and buildings whose physical condition detracts from the character and appearance of the Hill's conservation areas. Development plans for problem sites may assist in these cases.

5.21 Quality of the public realm (pavements, roads etc)

5.22 Much of the public realm within Harrow on the Hill is owned and managed by Harrow Council, but a significant proportion is in private ownership (such as Mount Park Estate or parts of Harrow School). There have been significant improvements to sections of the public realm under the Heritage Economic Regeneration Scheme (HERS), particularly along the High Street, but there are many further areas of work required. Poor quality pavements and roads and badly designed and sited street furniture detract from the overall townscape of the Hill. Works by statutory undertakers and general wear and tear has led to the degradation of the public realm in certain areas. The continued and appropriate maintenance of the area is therefore necessary, as is the appropriate consideration of improvements to amenities, such as an increase in benches or the provision of play areas for children.

Valuable areas of open space, such as Church Fields provide biodiversity, wildlife habitat and also afford scenic views provided by the land, as well as a large area of amenity.

5.23 Energy efficiency and climate change

5.24 With a growing awareness of sustainable development and the effects of climate change, there is an increased drive at both the national and local level for places to become more energy efficient and environmentally friendly. Whilst this is a positive objective, there is potential for harm to be caused to Harrow on the Hill's conservation areas. There is an increased pressure to adapt buildings to improve energy efficiency, with the installation of structures such as solar panels and wind turbines on houses likely to have a significant effect on the townscape and roofscape of the Hill. Even installations at the rear of properties could have an impact given the topography of the Hill and the public views of the backs of buildings. Another pressure is for increased waste recycling, which has a particular impact on the Victorian terrace housing within the historic village core. The lack of front garden or communal areas has resulted in recycling bins cluttering already crowded streets.

5.25 Pressure for development within or adjacent to Metropolitan Open Land

5.26 Harrow on the Hill is surrounded by significant and substantial areas of green open space, much of which is designated as Metropolitan Open Land (MOL). This defines a large part of the Hill's character and appearance and provides a buffer between the historic settlement and the surrounding suburban London. Although policies exist within Harrow's UDP to safeguard MOL, pressure does exist for development within or adjacent to MOL. Areas of open space may appear attractive for development, but this is likely to detract from the qualities of the MOL and conservation area designations that exist.

5.27 Pressure for development within Harrow Town Centre

5.28 Harrow town centre has been identified as a key location for new developments in the Issues and Options consultation for the LDF and within documents concerning the regeneration of the town centre and

the proposals sites within it. Some of this development may be high density and/or high rise buildings. The town centre is located immediately north of Harrow on the Hill, so any development here is likely to have an impact on the setting of the Hill. There may be immediate impacts on the conservation areas adjacent to the town centre (e.g. Roxborough Park Conservation Area) as well as long distance impacts on key views, particularly those of St Mary's Church (see paragraphs 5.5-5.7). Developments within the town centre will have to be carefully designed to take account of the historic setting of the Hill.

5.29 Pressure for works to and felling of trees

5.30 The trees within Harrow on the Hill's conservation areas comprise a mix of native and exotic species found within the open spaces, in private gardens and as street trees. Trees within the conservation areas are protected by virtue of the conservation area designation and there are numerous individual and area Tree Preservation Orders as well. Generally, trees within the conservation areas are well managed by their owners. Harrow School, for instance, has its own Tree Committee, of which Harrow Council is part, to ensure the good management of its own trees. The main area of pressure is connected with providing off street parking and there is pressure to fell street and private trees to create car parking spaces or afford access to them.

Economic Issues

5.31 Commercial vitality

5.32 Harrow on the Hill retains a commercial core along the High Street, particularly around The Green, which should be preserved and enhanced. A Core Shopping Area was defined by the Council in the mid 1990s and has been used for policy purposes (see Appendix 1). There has been a growth in food and drink uses which has given the core area a new character and focus. Generally, the food and drink units are of a high quality, making a positive contribution to the Village Conservation Area. However there is pressure for bars and restaurants to increase opening hours, which conflicts with the residential nature of the area. A key issue is whether it is acceptable for the core area to become predominantly food and drink oriented or whether a mix of commercial uses should be maintained. A5 uses for example would likely detract from the character of the area.

5.33 There are smaller groups of commercial units elsewhere on the Hill, such as the shopping parade along Lowlands Road and a few individual units along West Street. These commercial units often make a positive contribution to the character and appearance of the Hill's conservation areas and pressures to change these units into non-commercial uses should be resisted.

5.34 Employment vitality

5.35 Harrow on the Hill employs a number of people via the shops, offices and numerous educational and institutional establishments within the area. Whilst many of these employees will live outside Harrow on the Hill, the variety of employment sites and non-residential uses within the Hill adds to its vitality. Harrow School is the main employer in the area, whose employees and pupils form an important part of the customer base for the shops and restaurants of the Hill. Pressure for housing development has already resulted in some employment sites (such as Harrow Hospital) becoming residential in nature. Restrictive planning controls, land prices and a general lack of space has led to some organisations (such as the Purcell School on Mount Park Road) leaving Harrow on the Hill altogether. The loss of non-residential uses would have a significant impact on the character and appearance of the Hill, which has always maintained a mixture of uses.

Social Issues

5.36 Crime and the fear of crime

5.37 Although Harrow on the Hill can be regarded as a relatively safe area within the Harrow and London context, there is still a crime threat and a fear of crime. The relative affluence of the Hill is likely to contribute to crime and fear of crime. The physical layout of the Hill's conservation areas can exacerbate this situation, with narrow unlit alleyways, large open spaces and quiet residential streets. Church Fields is an example of an open space which is subjected to elements of antisocial behaviour, such as littering and the setting of fires. There is a danger that overly reactive measures could be implemented to safeguard security, and there are already examples within Harrow on the Hill of CCTV camera installations and the erection of gates across the entrances to private roads. Whilst crime and safety are important issues, the need to preserve and enhance the character and appearance of the Hill's conservation areas must not be lost through the provision of inappropriate and unsuitable security measures.

6. Managing Harrow on the Hill's Conservation Areas

6.1 Conservation areas are areas of special architectural or historic interest and it is desirable to preserve or enhance their character and appearance. Central Government guidance holds that preservation should not preclude all change; that areas have evolved over time and should continue to do so, while at the same time recognising that it is sometimes appropriate to 'conserve as found'. Managing conservation areas is based on an understanding of what is special about the area that deserves preservation or enhancement. For many of Harrow's conservation areas this has already been published as either character appraisals or policy statements or may be contained in the original designation statement.

6.2 The Council will seek to manage Harrow on the Hill's conservation areas through a series of measures which include;

- The application of policies and guidance to inform development proposals;
- Additional controls such as article 4 directions or areas of special advertisement control;
- Enforcement powers to safeguard and repair buildings in poor condition and act against unauthorised developments

6.3 This section sets out the aims of these measures and provides a policy framework for the conservation areas, which elaborates on the higher level policies in the HUDP. The individual character appraisals and management strategies apply the specific policies and measures relevant to that particular conservation area, based on its particular issues.

Development guidance

6.4 Development Overview

6.5 The fundamental aim of this Supplementary Planning Document is to ensure the preservation and enhancement of Harrow on the Hill's conservation areas. The SPD fits within broader national and local policy guidance and should therefore be consistent with these documents. The following overarching policy therefore applies:

Policy 1: Harrow Council will require that all development respect the special character and layout of Harrow on the Hill's conservation areas. Applications for development will be assessed against the relevant policies and objectives contained within the Harrow Unitary Development Plan, and/or the forthcoming Local Development Framework and Planning Policy Guidance Note 15

6.6 Demolition of buildings and structures

6.7 Buildings and structures within Harrow on the Hill's conservation areas form a vital part of their character and appearance. This includes smaller features such as boundary walls which make a positive contribution to the local street scene. Whilst the preservation of conservation areas does not prevent any change from occurring, a very strong justification would need to be made to demolish any building or structure that makes a positive contribution to the character and appearance of any conservation area. The individual conservation area character appraisals identify which buildings are considered to be positive, negative and neutral. In order to avoid empty and vacant sites within conservation areas following demolition, an acceptable replacement building/scheme would normally have to be agreed before consent was granted for demolition, in this case, reference would be made to PPG15, and in particular its tests for demolition.

Policy 2: There will be a presumption against the demolition of buildings which make a positive contribution to Harrow on the Hill's conservation areas. Demolition of any building will not normally be granted in the absence of an acceptable replacement development.

Policy 3: The retention of visually important boundary treatments which are characteristic of Harrow on the Hill's conservation areas will be required.

6.8 New development

6.9 New development within Harrow on the Hill's conservation areas is inevitable and need not be considered as universally negative. If handled correctly, new development should preserve the character, appearance and setting of the Hill's conservation areas and, in the right circumstances, lead to its enhancement. Proposals will be set against PPG15, which sets out the need to consider the desirability of preserving or enhancing the character or appearance of a conservation area, as well as its setting, or views into or out of the area. Planning Policy Statement 1 (PPS1) states that all development should exhibit good design and "contribute positively to making places better for people".

6.10 Harrow on the Hill varies significantly in terms of its form, design, and character, but the following policies should apply to all new development:

Policy 4: To ensure that the character and appearance of Harrow on the Hill's conservation areas and their setting is preserved or enhanced, proposals for development should:

- (a) Respect the existing layout and historic form of the townscape and street scene;
- (b) Respect existing properties and areas of open space in terms of bulk, scale and siting;
- (c) Respect and complement the existing buildings in terms of design, siting, detailing, scale and materials in any proposals for extensions and/or alterations;
- (d) Not impede significant views (as identified in the SPD and individual character appraisals), diminish the gap between buildings or intrude into areas of open space.

6.11 It is likely that sustainability measures such as solar panels and wind turbines will increasingly be proposed on properties within the conservation areas. If well designed and integrated, these measures should be able to be accommodated without detriment to the character of the conservation area. Policy 5, 6 and 7 below will apply:

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

Policy 6: 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

Policy 7: Harrow Council will encourage building owners to retain and repair features of architectural and/or historic interest. Replacement should only be considered as a last resort.

Building in Context:

"Building in Context" (2001) is the published guidance document from English Heritage and the Commission for the Built Environment (CABE) which refers to achieving successful new development within historic areas. It should be referred to when considering new development within Harrow on the Hill's conservation areas. The document states that the right approach to building in a historic area is for developers to first understand the context for any proposed development in great detail and relating the new work to its surroundings through an informed appraisal (often in the form of a Design & Access Statement). This does not imply that any one architectural approach is, by its nature, more likely to succeed than any other, and there is no one formula to fit all solutions. According to the document, successful development projects will:

- *relate well to the geography and history of the place and the lie of the land*
- *sit happily in the pattern of existing development and routes through and around it*
- *respect important views*
- *respect the scale of neighbouring buildings*
- *use materials and building methods which are as high in quality as those used in existing buildings*
- *create new views and juxtapositions which add to the variety and texture of the setting.*

This SPD draws on the advice from the above guidance document which is considered particularly helpful

6.12 While it is acknowledged that the street scene is very important, other, more private viewpoints are also of importance if Harrow on the Hill's conservation areas are to retain their character and integrity. This is particularly critical on the Hill where backs of properties can be seen from various public viewpoints due to the topography of the area. This guidance is therefore applicable to all elevations of a development irrespective of whether they face onto public areas.

6.13 Where appropriate, specific and detailed design guidance will be prepared for individual conservation areas within Harrow on the Hill. This guidance will form part of the management strategy for the relevant conservation area.

6.14 Works affecting archaeological remains

6.15 As noted above, a large part of Harrow on the Hill is covered by an Archaeological Priority Area (APA) known as "Historic Harrow". Although archaeological remains are not always visible above ground, they represent a finite and important resource and record of the Hill's history. Development proposals can damage or destroy these remains and require careful monitoring and mitigation measures to avoid or limit damage. Within the existing APA, any development proposal that could disturb archaeological remains requires consultation with Greater London Archaeological Advisory Service (GLAAS) at English Heritage. Even outside the APA, the Council can choose to consult with GLAAS if it is felt that there may be archaeological issues. The Greater London Sites and Monument Record (GLSMR) can also be consulted to identify whether there is likely to be any archaeological or historic interest within any given site on the Hill. Reference to PPG16 would need to be made as part of any proposal to affect the area's archaeology.

Policy 8: The Council recognises the archaeological importance of the Hill's conservation areas, and where necessary will ensure that appropriate action or works, such as surveys, are carried out before any development commences.

6.16 Works affecting the public realm and green spaces

6.17 Works to the public realm and green spaces within Harrow on the Hill need to be carefully

considered to avoid detracting from the character and appearance of its conservation areas. This applies to both hard landscaping (e.g. streets and pavements) and soft landscaping (e.g. trees, open space). Semi-private spaces such as front gardens are also included as they contribute to the street scene. Works to the public realm and green spaces will require negotiations between various departments within Harrow Council, private landowners, statutory bodies and local residents.

6.18 Trees are protected by the conservation area status of the area and so Tree Preservation Orders will only be created where there is a clear need because:

- (a) There is a threat of development
- (b) The tree is being badly managed
- (c) A change of ownership of the tree (which can often lead to pressure for works to the tree)

6.19 The following policies should be adhered to:

Policy 9: Harrow Council will encourage the retention and improvement of both public and private green spaces, including trees and hedgerows.

Policy 10: Harrow Council will require the retention or, where necessary, the replacement of street trees.

Policy 11: Private trees and groups of private trees will be further protected by the creation of additional tree preservation orders where appropriate. Development adversely affecting significant private trees will normally be refused.

Policy 12: Harrow Council will seek to ensure that boundary treatments respect the character of the area, in terms of their appearance and materials.

Policy 13: The retention of original floorscape materials, such as cobbles or stone pavers, will be encouraged. Wherever practicable, replacement floorscapes should be of appropriate materials.

Policy 14: Harrow Council will encourage utility companies to install the minimum amount of new street furniture and to locate any furniture sensitively. The use of appropriately designed street furniture will be required where within Council control. Where within Council control, the retention or reinstatement of traditionally designed street furniture and materials will also be required. Harrow Council will seek to ensure that redundant and unsightly street furniture is removed where opportunities occur. This shall not occur at the expense of road safety.

6.20 Telecommunication developments and other tall structures

6.21 The preservation of Harrow on the Hill's conservation areas must be the paramount concern when assessing proposals for telecommunication developments and other tall structures. The following policy will apply:

Policy 15: There will be a presumption against proposals for telecommunications equipment and other tall structures which detrimentally affect the character and appearance of Harrow on the Hill's conservation areas.

6.22 Shopping policies

6.23 The Core Shopping Area of Harrow on the Hill was defined in the mid 1990s and centred around the part of the High Street adjacent to The Green (see Appendix 1). It was acknowledged in the mid 1990s that maintaining pure retail uses (i.e. Use Class A1) was difficult given the changing shopping patterns in the borough and that it would be preferable to retain commercial uses generally (i.e. Use Classes A1, A2 and A3) than have vacant and empty units. This policy can be refined further following amendments to the 1987 Use Classes Order in 2005. Class A3 was amended from “food and drink” to “restaurant and cafes” with Use Class A4 (“drinking establishments”) and Use Class A5 (“Hot food takeaways”) introduced. It is considered acceptable to allow changes of use to Class A4 as this would add to the vibrancy of the core shopping area, but not Class A5, as this use is normally associated with noise, smells and litter that would not preserve or enhance the conservation areas. Changes of use to any other use class would not be acceptable, as this would weaken the core shopping area.

6.24 Where there are smaller shopping parades and isolated units within Harrow on the Hill, the same principles will apply to protect the commercial vitality that these units provide.

Policy 16: There will be a presumption against the change of use from Use Classes A1, A2, A3 and A4 to uses outside these classes within Harrow on the Hill, particularly in the Core Shopping Area on the High Street surrounding The Green.

6.25 A number of original shop fronts survive within Harrow on the Hill, mainly on the High Street and Lowlands Road, but also along the former shopping areas of West Street and Crown Street where shops have now been converted into other uses. These shop fronts make a significant contribution to the character and appearance of Harrow on the Hill's conservation areas and the following policy therefore applies:

Policy 17: Harrow Council will resist the removal of existing traditional shop fronts, especially those of architectural and/or historic merit, and will encourage their retention and repair.

6.26 Shop front design guidance forms part of the Harrow on the Hill Village Conservation Area Management Strategy and should be adhered to.

6.27 Conversions of properties

6.28 As discussed in paragraph 5.15, there is a pressure for the conversion of single family dwellinghouses into smaller units, which can have a negative impact on the character and appearance of the Hill's conservation areas. The following policy therefore applies:

Policy 18: Preference will be given for the retention of large single houses. There will be a presumption against change of use to flats and other institutional uses.

6.29 Traffic and Parking

6.30 As stated above, traffic and parking problems affect the entire Hill and therefore require a comprehensive and carefully considered solution. Developers therefore should ensure that traffic surveys are not carried out in school holidays to enable a more realistic evidence base to be formed. Schemes such as 20 mile per hour restriction over the Hill have been proposed by Harrow Council and other groups. A CPZ with a one hour time restriction in the middle of the day could be researched, as could car clubs and other

sustainability measures to follow on from this. Such interventions need to be sensitively designed to preserve the character and appearance of the Hill. Early negotiation with the Council's Conservation Officers is essential to ensure that mutually agreeable solutions can be reached.

Policy 19: Any proposed traffic or parking scheme must be designed sensitively to preserve or enhance the character and appearance of the Hill's conservation areas.

6.31 Planning Controls

6.32 In addition to the management of development proposals, Harrow Council can implement a number of controls and regulations to preserve and enhance the character and appearance of the Hill's conservation areas. These controls are normally connected with wider planning legislation and require public consultation before they are implemented.

6.33 Article 4 Directions

6.34 As discussed above, minor alterations to properties, such as replacement windows or the insertion of roof lights can have a cumulative negative effect on the character and appearance of conservation areas. Harrow Council can implement Article 4 Directions to control such works under the General Permitted Development Order. There are two types of Article 4 Direction; Article 4(1) Directions require the approval of the Secretary of State and can cover all parts of a conservation area; Article 4(2) Directions can be implemented by the local authority without this approval, but it only controls elevations fronting onto a highway, waterway or open space. Article 4 Directions require householders to apply for planning permission for works that would not normally require such consent. It does not prevent change, but ensures that alterations are carried out sympathetically.

6.35 Four of this Hill's conservation areas have existing Article 4 Directions. The most extensive controls exist within Harrow on the Hill Village Conservation Area, whereas more limited controls exist in the remaining 3 areas. There is scope to extend the coverage of Article 4 Directions to more of the Hill's conservation areas and to increase the amount of works that would require planning permission. In most cases, Article 4(2) Directions would be sufficient.

6.36 The implementation of any Article 4 Direction would first require a thorough survey of the existing situation within each conservation area to assess the amount of original features that still survive and what can be protected. Before any Article 4 Direction is confirmed, there would be a period of public consultation allowing affected households to make comments and/or objections.

Policy 20: Article 4 Directions will be implemented by Harrow Council where it can be demonstrated that such controls would result in the preservation and enhancement of the Hill's conservation areas.

6.37 Archaeological Priority Areas

6.38 The existing Historic Harrow Archaeological Priority Area (APA) allows the Council to identify circumstances where development proposals may detrimentally affect archaeological remains on the Hill. Although the Council can request archaeological surveys and mitigation measures for sites outside the APA, it would be beneficial to consider revising the existing APA or creating new ones to ensure that the archaeological significance on the Hill is better promoted and protected. Within Roxborough Park Conservation Area for example, there are known archaeological remains within Grove Hill Open Space, but the APA does not cover this space. Reference will be made to PPG16 in this case.

Policy 21: Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Area will be revised, and/or new Archaeological Priority Areas created, to safeguard the Hill's archaeological remains.

6.39 Areas of Special Advertising Control

6.40 Certain forms of advertisements, such as internally illuminated signage, do not have deemed consent within conservation areas (as they would in other locations) and as such require advertisement consent to be obtained from the local authority. However, many other forms of advertisement within conservation areas can be installed without needing consent. This can have a detrimental impact within Harrow on Hill, particularly within the shopping areas but also because of the topography which means that signage can potentially be seen from a greater distance.

6.41 Under the Advertisement Regulations 1992 (as amended), local authorities can ask the Secretary of State to approve Areas of Special Advertising Control to restrain more obtrusive forms of advertisement in designated areas such as conservation areas. Approval will only be given if sufficient justification is made to the Secretary of State and adequate consultation is carried out with local businesses. There may be scope for such control within the conservation areas of Harrow on the Hill, which would help to preserve or enhance their character and appearance. Such control may apply to the entire Hill, or certain areas, subject to research and analysis.

Policy 22: Subject to adequate research, justification and consultation, Harrow Council will ask the Secretary of State to confirm an Area or Areas of Special Advert Control within Harrow on the Hill's conservation areas.

6.42 Enforcement Powers

6.43 Despite the above development guidance and planning controls, there are instances within the Hill's conservation areas of works or neglect that contravene planning legislation. Not all cases are deliberate and at times innocent mistakes can be made by landowners. The following sections discuss the different powers that the Council has to deal with inappropriate development.

6.44 Acting against unauthorised developments

6.45 Unauthorised development (i.e. development that should have obtained planning permission) can have a very negative impact on the character and appearance of the Hill's conservation areas. Where necessary, reports of unauthorised development will be investigated by the Council's planning enforcement officers and appropriate action taken. Conservation enforcement cases should be prioritised for action over other cases. Such action may range from retrospective planning permission to the serving of an enforcement notice to remove works that are perceived to have a detrimental impact. All enforcement complaints are kept anonymous

6.46 Where possible, the Council will monitor the Hill's conservation areas on a regular basis and note any unauthorised works, conservation enforcement cases should be prioritised for action over other cases. Within Article 4 Direction areas, frequent photographic surveys will allow the Council to maintain a snapshot of how properties look on a particular date, which can then assist enforcement investigations. Many unauthorised works are often minor (such as replacement windows or fencing), but they can still have a significant harmful impact on the Hill's character and appearance.

6.47 Section 215 notices

6.48 In addition to using enforcement powers against actual development, the Council can also take action against land and properties that are suffering neglect and dereliction. Under Section 215 of the 1990 Town and Country Planning Act, local authorities can require owners of derelict land and buildings to carry out repairs and improvements to improve the “amenity” of the local area.

6.49 As noted earlier, there are a few sites within Harrow on the Hill where the condition of the land and/or buildings detracts from the general high quality of the Hill. As part of the Section 215 process, the Council will initially try to negotiate with the landowner to bring about improvements, resorting to formal legal action if necessary. The Council will need to be clear on what exactly requires improvement and will have to demonstrate that the current condition of any given site detracts from the amenity of the local area.

6.50 Urgent Works Notices

6.51 Whilst Section 215 notices can be effective and are relatively uncomplicated to apply, they have a limited impact as they only apply to the exterior of a building or site. There may be buildings that require more extensive repair to ensure that they are not lost altogether. Within conservation areas, it is possible to serve Urgent Works Notices on buildings to ensure that essential repairs are carried out to safeguard the structure. Such notices are broadly similar to powers that can be used on listed buildings, but they require approval from the Secretary of State before they can be served. Adequate justification will need to be made to obtain such approval and there are significant resource implications on the authority of so doing.

Policy 23: Where appropriate, the Council will use its planning enforcement powers to remedy breaches of planning control or take action against land and properties which are suffering from neglect.

7. Enhancing & Promoting Harrow on the Hill's Conservation Areas

7.1 Introduction

7.2 In addition to the management and regulatory measures discussed in the previous chapter, there are many opportunities for promoting and enhancing Harrow on the Hill's conservation areas. Enhancement can range from the redevelopment of specific sites through to the pro-active regeneration of entire areas, restoring and re-instating historic features. Combined with such enhancement is the opportunity to engage with local communities and amenity groups to ensure that the Hill's conservation areas are valued and protected. This will hopefully reduce the amount of negative, unauthorised development that can occur. This chapter outlines the main aspects of conservation area enhancement and promotion.

Enhancement Methods

7.3 Development / Design Briefs

7.4 Harrow Council can encourage the redevelopment of problem or unsightly sites within the conservation areas of Harrow on the Hill by publishing development and design briefs. These briefs will clearly state how the Council intends a particular site to be redeveloped, by assessing the surrounding context and outlining overarching design guidelines that should be followed by any developer. This is a more positive approach than the punitive enforcement powers described in the previous chapter and could result in significant improvements to the Hill.

7.5 External funding

7.6 Organisations such as the Heritage Lottery Fund and English Heritage can offer substantial financial assistance to enable the regeneration and enhancement of specific historic areas. The most recent example for Harrow on the Hill is the Heritage Economic Regeneration Scheme (HERS) which resulted in a number of improvements to the streetscape and the shop fronts of local businesses. Even after a scheme has finished, the benefits can often continue as an improved street scene encourages more investment and care in the local area. Future grant-aid schemes for the Hill will be considered as and when necessary, subject to the Council match funding any financial assistance from external bodies.

7.7 In addition to large grant schemes such as HERS, there are many smaller pots of money that can be utilised for small scale restoration projects. The recent repair of the drinking fountain on the corner of the High Street and West Street was part-funded by the HLF's Your Heritage programme. Other small grant bodies include the Harrow Heritage Trust, Heritage of London Trust, the John Lyon Trust and other specialist organisations, such as the War Memorials Trust.

7.8 Whilst the Council will seek to obtain grant aid itself, it will also support local residents, businesses and other organisations in obtaining grant aid. This may only be in the form of advice and supporting letters, but the Council is committed to ensuring the enhancement of the Hill in all forms.

7.9 In addition to grant funding, the Council can secure Planning Gain funding towards enhancements to conservation areas and has already done so in Harrow on the Hill in respect of works to the Kings Head Green and footway resurfacing on London Road. The Conservation Area Management Strategies set out the opportunities for enhancement in each conservation area and will be used as part of pre-application negotiations to secure the right level of contribution on a site by site basis. They will also be used as the evidence base for an emerging SPD on S106 obligations.

7.10 Council-led schemes

7.11 Harrow Council conducts a number of capital programmes each year to bring about improvements to the physical environment of the borough. Public realm projects are led by the Council's Highways and Traffic Teams in conjunction with the Council's appointed contractors. Schemes can range from the repair of pavements to the implementation of traffic control measures. The Conservation Team will endeavour to influence and assist these projects where appropriate to ensure that the overall character and appearance of the Hill is enhanced.

Promotion Measures

7.12 Engagement with local communities and groups

7.13 There are numerous local groups and organisations with an interest in the preservation and enhancement of the Hill's conservation areas, in addition to the thousands of residents and the many businesses who live and work on the Hill. Engagement with local people is critical at all stages, whether it relates to the production of new character appraisals or the promotion of environmental improvements.

7.14 There are too many groups to list within this SPD, but some of the principal organisations include the Harrow Hill Trust, Harrow School, the Harrow Heritage Trust and the Conservation Area Advisory Committee (CAAC). There are also numerous schools, residents associations and businesses.

7.15 Engagement can take many forms. It can include attending the Harrow on the Hill Forum on a regular basis to hear the views and concerns of local people, holding specific workshops, meetings and exhibitions and sending letters and consultation leaflets. Engagement will follow the guidelines set out in the Council's Statement of Community Involvement (SCI).

7.16 In addition to engagement at a local level, it is important that regular and meaningful engagement is sought with national organisations, including English Heritage and amenity societies such as the Victorian Society and the Georgian Group. English Heritage have set up the HELM initiative (Historic Environment - Local Management) to provide local authorities with support and training on conservation matters. Sharing ideas and experiences with other councils and professional bodies will help Harrow Council to improve the Hill's conservation areas

7.17 Tourism and education initiatives

7.18 Harrow on the Hill has iconic status and is widely renowned for its historic and architectural qualities. It forms a key part of the Council's tourism strategies and regularly features on promotional documents and initiatives. There are walking tours of the Hill and leaflets to aid visitors to the Hill. Many buildings also take part in the annual Open House London event, further promoting the Hill as a visitor destination. Harrow School is internationally famous and draws people in from across the globe. The Hill is also used regularly for TV and film productions, which along with coaches and high visitor numbers put pressure on the Hill in terms of traffic and maintenance. Such promotion however helps to encourage investment within the Hill and ensures that the special character is properly cared for. The preservation and enhancement of the Hill's conservation areas is therefore crucial to maintain and improve this important tourism function.

7.19 Linked to tourism is an opportunity to create educational initiatives within the Hill that would benefit local schools and communities. There are already a number of initiatives in place such as the publication of visitor leaflets and the holding of various events and this should be maintained and built upon.

Improving people's understanding and appreciation of the Hill's conservation areas will benefit everyone. An estate agents welcome pack could be developed with Harrow Hill Trust to better inform new residents about the conservation areas. There is further opportunity for the Council to work with the Harrow Forum and Harrow Hill Trust in the work that they do in caring for the heritage of the Hill for the benefit of all.

8. Conclusions

8.1 This supplementary planning document has attempted to provide an overview of Harrow on the Hill's eight conservation areas from their historical development to the general issues and problems that they face today, and also to incorporate comments made during the public consultation process. The policies and guidance contained within the document will help to inform development proposals and decisions and will support the individual character appraisals and management strategies (CAMS) that have been produced for each of the eight conservation areas. Following the statutory public consultation and necessary amendments, this document and the associated sustainability appraisal and CAMS will be formally adopted by Harrow Council and will carry significant weight in all future planning matters.

8.2 This SPD will be monitored and reviewed on a regular basis to check that it retains its effectiveness in dealing with issues relating to the Hill's conservation areas. Like the individual CAMS, it will be revised in the future to ensure that it is up to date and fully effective. It may also need minor amendments to acknowledge documents that emerge as part of the Local Development Framework process over the next few years.

9. Summary of Policies

Policy 1: Harrow Council will require that all development respect the special character and layout of Harrow on the Hill's conservation areas. Applications for development will be assessed against the relevant policies and objectives contained within the Harrow Unitary Development Plan, the forthcoming Local Development Framework and Planning Policy Guidance Note 15.

Policy 2: There will be a presumption against the demolition of buildings which make a positive contribution to Harrow on the Hill's conservation areas. Demolition of any building will not normally be granted in the absence of an acceptable replacement development.

Policy 3: The retention of visually important boundary treatments which are characteristic of Harrow on the Hill's conservation areas will be required.

Policy 4: To ensure that the character and appearance of Harrow on the Hill's conservation areas is preserved or enhanced, proposals for development should:

- a. Respect the existing layout and historic form of the townscape and street scene;
- b. Respect existing properties and areas of open space in terms of bulk, scale and siting;
- c. Respect and complement the existing building in terms of design, siting, detailing, scale and materials in any proposals for extensions and/or alterations;
- d. Not impede on significant views (as identified in the SPD and individual character appraisals), diminish the gap between buildings or intrude into areas of open space.

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

Policy 6: 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

Policy 7: Harrow Council will encourage building owners to retain and repair features of architectural and/or historic interest. Replacement should only be considered as a last resort.

Policy 8: The Council recognises the archaeological importance of the Hill's conservation areas, and where necessary will ensure that appropriate action or works such as surveys are carried out before any development commences.

Policy 9: Harrow Council will encourage the retention and improvement of both public and private green spaces, including trees and hedgerows.

Policy 10: Harrow Council will require the retention or, where necessary, the replacement of street trees.

Policy 11: Private trees and groups of private trees will be further protected by the creation of additional tree preservation orders where appropriate. Development adversely affecting significant private trees will normally be refused.

Policy 12: Harrow Council will seek to ensure that boundary treatments respect the character of the area, in terms of their appearance and materials.

Policy 13: The retention of original floorscape materials, such as cobbles or stone pavers, will be

encouraged. Wherever practicable, replacement floorscapes should be of appropriate materials.

Policy 14: Harrow Council will encourage utility companies to install the minimum amount of new street furniture and to locate any furniture sensitively. The use of appropriately designed street furniture will be required where within Council control. Where within Council control, the retention or reinstatement of traditionally designed street furniture and materials will also be required. Harrow Council 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.

Policy 15: There will be a presumption against proposals for telecommunications equipment and other tall structures which detrimentally affect the character and appearance of Harrow on the Hill's conservation areas.

Policy 16: There will be a presumption against the change of use from Use Classes A1, A2, A3 and A4 to uses outside these classes within Harrow on the Hill, particularly in the Core Shopping Area on the High Street surrounding The Green.

Policy 17: Harrow Council will resist the removal of existing original shop fronts, especially those of architectural and/or historic merit, and will encourage their retention and repair.

Policy 18: Preference will be given for the retention of large single houses. There will be a presumption against change of use to flats and other institutional uses.

Policy 19: Any proposed traffic or parking scheme must be designed sensitively to preserve or enhance the character and appearance of the Hill's conservation areas.

Policy 20: Article 4 Directions will be implemented by Harrow Council where it can be demonstrated that such controls would result in the preservation and enhancement of the Hill's conservation areas.

Policy 21: Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Area will be revised, and/or new Archaeological Priority Areas created, to safeguard the Hill's archaeological remains.

Policy 22: Subject to adequate research, justification and consultation, Harrow Council will ask the Secretary of State to confirm an Area or Areas of Special Advert Control within Harrow on the Hill's conservation areas.

Policy 23: Where appropriate, the Council will use its planning enforcement powers to remedy breaches of planning control or take action against land and properties which are suffering from neglect.

SUPPLEMENTARY PLANNING DOCUMENT

This document, associated sustainability appraisal and all conservation area appraisals and management strategies were the subject of public consultation. Views were sought from residents, amenity societies, statutory bodies, among others, and it was available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. The documents were then amended to reflect the views expressed by respondents to the consultation. The documents were recommended for approval by the Local Development Framework Panel and were subsequently adopted as formal planning documents by Cabinet.



Please call the number below for a large print version of this document, or a summary of this document in your language.

Albanian	Nëqoftëse gjuha Angleze nuk është gjuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë.
Arabic	إذا كانت الإنجليزية ليست لغتك الأولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
Bengali	যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারপত্রের তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন।
Chinese	如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。
Farsi	اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید
Gujarati	જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રાન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
Hindi	यदि आपको अंग्रेज़ी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
Punjabi	ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
Somali	Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriir lambarka lagu siiyey.
Tamil	ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
Urdu	اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براہ کرم دیئے گئے نمبر پر رابطہ کریں۔

020 8736 6180

Other Publications

The Council produce the following documents that are relevant to the Harrow on the Hill conservation areas

Harrow on the Hill Conservation Areas
Sustainability Appraisal
Conservation Areas: Residential
Planning Guidelines
Listed Buildings: Planning Guidelines

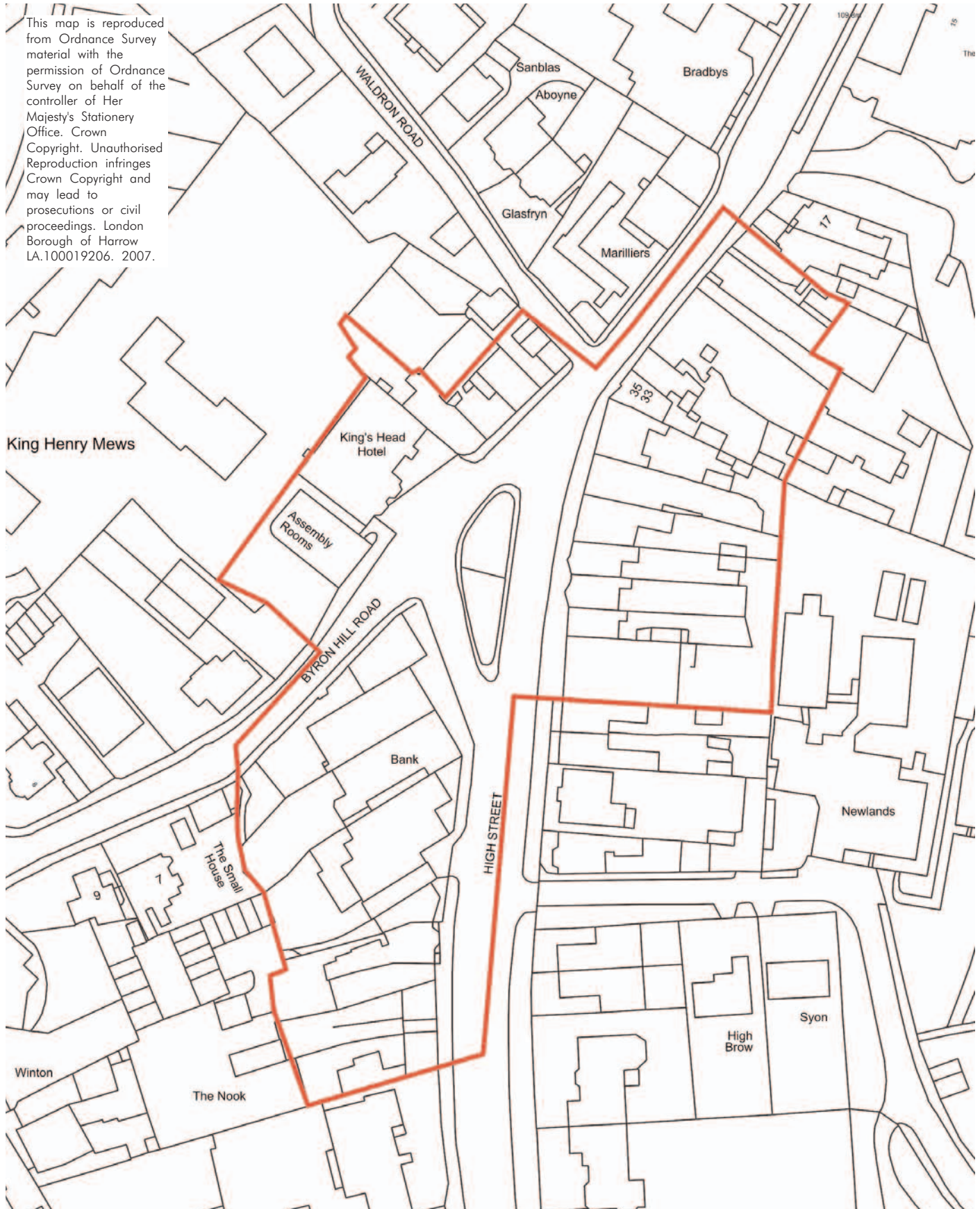
Produced by:

Harrow Council
Community and Environment Services
Conservation
3rd Floor North Wing
PO Box 37
Civic 1
Station Rd, Harrow
HA1 2XY

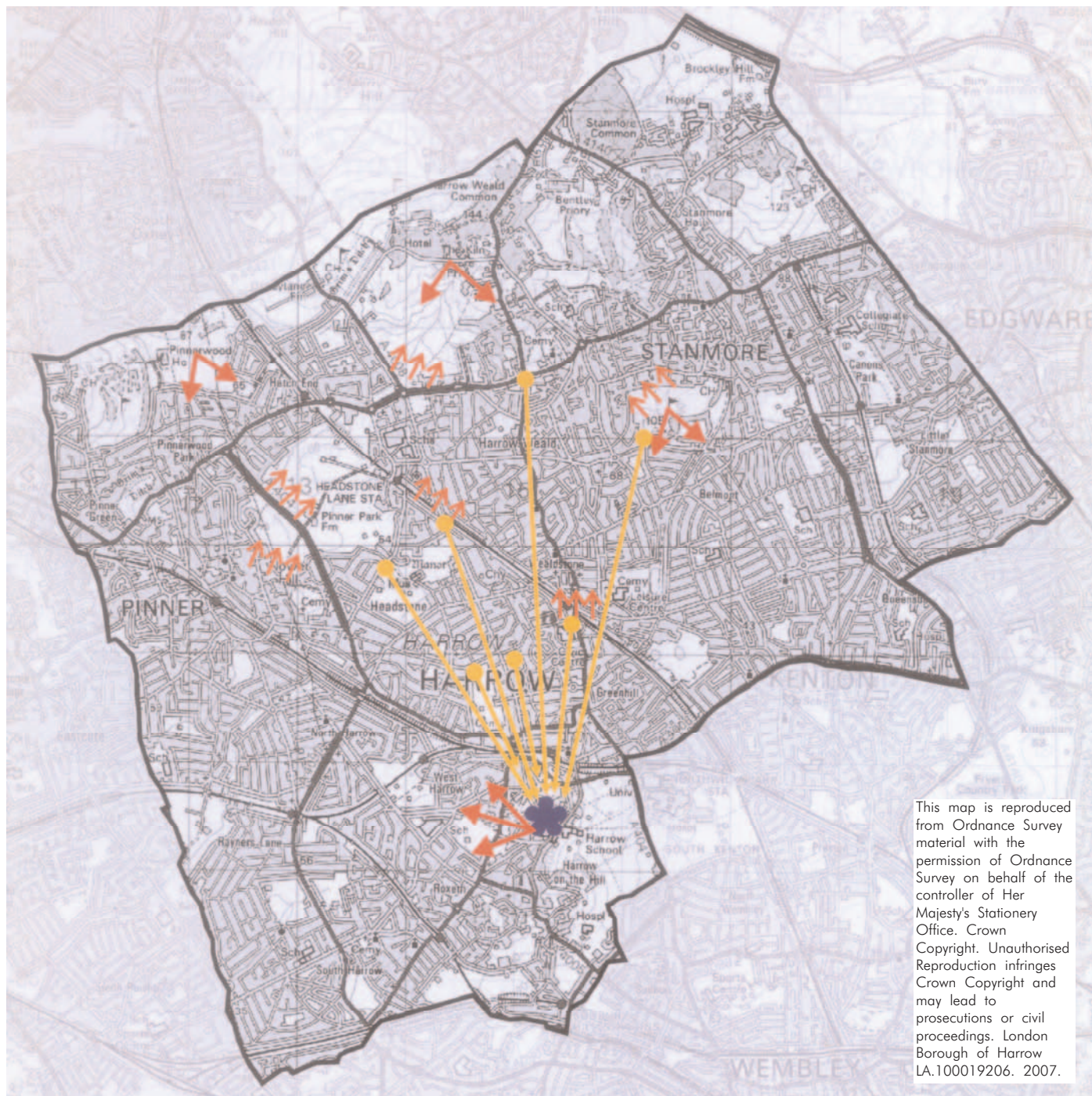
Contact the team on:
0208 736 6101 or 6100 or www.harrow.gov.uk

11. APPENDICIES

Appendix 1 - Core Shopping Area



Appendix 2 - Key Views Map



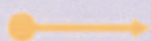
Important Landmark - St Mary's Church Harrow on the Hill



Viewpoint



Views of Harrow Weald Ridge



Views of St Mary's Church

Appendix 3 - Conservation Area Designation Protocol

(taken from Policy D14 of the HUDP)

Areas of special architectural or historic interest may be considered worthy of preservation or enhancement and therefore designated as Conservation Areas. Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, every local authority is required, from time to time, to determine which parts of their area are worthy of preservation and enhancement and designate them as Conservation Areas.

Conservation areas are designated usually because of their buildings but they can also be designated because of their history, architecture, layout or private spaces, such as gardens, parks and greens; trees or street furniture. Government guidance set out in Planning Policy Guidance Note 15 (PPG15) states that in considering further designations “authorities should bear in mind that conservation areas are seen to justify their status, and that the concept is not devalued by the designation of areas lacking any special interest”. PPG15 adds that “authorities should seek to establish consistent local standards for their designation and should periodically review existing conservation areas against those standards: cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.”

These “consistent local standards” are set out in the Council's Unitary Development Plan and will roll forward into the LDF but it is useful to reiterate them in this Supplementary Planning Document. The standards are in the form of a series of criteria against which potential conservation areas are to be considered, two of which should be fulfilled to warrant designation. These are;

- Areas with a high concentration of Listed Buildings, whether statutorily or locally listed;
- Areas of historical, social, economic and/or architectural merit;
- Areas with a high proportion of buildings built prior to 1920, which remain largely unaltered;
- Areas built post 1920 that are innovative in planning or architectural detail, and where a large proportion remain unaltered;
- A significant group of buildings with distinct physical identity and cohesiveness;
- Areas which have a special quality, where the site layout and landscaping are of exceptionally high quality and/or contain historic open space, natural landmarks, topographical features or features of local distinctiveness

Harrow Council and any other interested party wishing to seek the designation, or indeed de-designation of conservation areas, should justify their application with reference to the above criteria. In assessing the level of alteration that buildings have undergone, the Council will employ objective measuring. Key built form elements, including windows, doors, chimneys, roof and wall surfaces, front gardens and boundary walls, which all contribute to the character of an area, will be surveyed on each house, or for very large areas, on a significant proportion. The degree of survival of each element, perhaps with weighting for elements with the most significance to the character of the area can then be methodically assessed. In areas with a mixed architectural style and age range this will be more difficult as determining the original baseline conditions may be harder but nonetheless an attempt will be made. This will therefore allow a clear judgement to be formed on the basis of factual evidence for the area in question.

There is undoubtedly firm public support for the principal of conserving and enhancing historic areas. Indeed, pressure for designation often comes from the public in the form of letters and petitions. Involvement of the public in deciding which areas are considered to warrant designation will be an

important part of the process and the value local people place on their area will be part of the consideration of merit of an area. In addition, close liaison with local people where the Council considers the area merits conservation area status will be undertaken before the area is designated. However, designation will not be undertaken solely in response to local pressure, the primary consideration will be whether the area is of sufficient interest to merit designation.

APPENDIX 4

Conservation Area Appraisals & Management Plans

A)	Roxborough Park & The Grove	22
B)	Harrow School	7
C)	Harrow Park	8
D)	Sudbury Hill	10
E)	South Hill Avenue	20
F)	Mount Park	21
G)	Roxeth Hill	6
H)	Harrow on the Hill Village	9

