

### 3. OLD CHURCH LANE CONSERVATION AREA, STANMORE

The Old Church Lane Conservation Area was designated in 1975 and extended in 1980, 1991, March 1996, October 2002 and December 2013.

The Old Church Lane Conservation Area Appraisal and Management Strategy adopted as appendix 3 to the Stanmore and Edgware Conservation Areas SPD at Cabinet on 12<sup>th</sup> December 2013.

Please note that two locally listed parks and gardens lie within the boundaries of this Conservation Area ie Bernays Gardens approved in a 2002 Unitary Development Plan Meeting and St John the Evangelist and Old Stanmore Church churchyard adopted at Cabinet 23<sup>rd</sup> September 2021.

#### Schedule of properties by street name:

**Cherry Tree Way:** Land fronting Old Church Lane adjacent to 10 & 11

**Church Road:** Old Stanmore Church (listed building), Monument to Philip Jackson (listed building), Chest Tomb (listed building), Urn Tomb to Mary Wood (listed building), Grave of W. S. Gilbert (listed building), Walls to Bernays Gardens (listed building), War Memorial (listed building).

**Gordon Avenue:** 1, 2 (locally listed)

**Manor House Estate:** 3, 4, 5 and 13 (Old Coach House), Old Manor House (listed building), Gate House Lodge (1&2) (listed building).

**Old Church Lane:** Cowmans Cottage (listed building), Church House Cottage (listed building), The Church House (listed building), The Tithe Barn (Nos. 1 & 2) (listed building), Stanmere House & Old Church House (listed building), Wall fronting road running north west from the Tithe Barn for approximately 20 yards (listed building), Former Bernays Park shelter (locally listed), Land to the front of Cherry Tree Cottage, Fingerpost sign at junction of Old Church Lane and Uxbridge Road (locally listed), Drinking fountain (locally listed).

**Rectory Close:** Land to the front of 1-4 Rectory Close.

**Rectory Lane:** The Rectory, Temple Lodge.

**Tudor Well Close:** Tudor Well Cover (locally listed).

**Uxbridge Road:** St.John's Church (listed building), 1, Holland Lodge (listed building), 3, Gate Piers to Stanmore Park (listed building).

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

**1) Confirmed 12/7/2006:**

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

**Schedule 1**

**Uxbridge Road: 1**

**Manor House Estate:** The Manor House, 12 Manor House Estate, 1 & 2 The Gate House

**Part 1:** A: The enlargement, improvement or other alteration of a dwellinghouse

C: Any other alteration to the roof of a dwellinghouse

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

H: The installation, alteration or replacement of a satellite antenna

**Part 2:** C The painting of the exterior of any building or work (relating to unpainted brickwork only)

**Schedule II**

**Old Church Lane:** 1 -4 Rectory Close (front gardens), Cherry Tree Cottage

**Part 1:** F: The provision within the curtilage of a hardsurface

**2) This Direction was confirmed on 9<sup>th</sup> June 2023 and came into force on 20<sup>th</sup> June 2023 to the following properties.**

**Old Church Lane:** 1 and 2 Gate House

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

1. The provision and the replacement within the curtilage of a dwelling house of a hard surface being development within Class F of Part 1 of Schedule 2 of the Order.

**3) This direction was confirmed on 9<sup>th</sup> June 2023 and came into force on 20<sup>th</sup> day of June 2023 to the following properties:**

**Rectory Close:** 1 - 4 (all).

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

1. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development within Schedule 2, Part 2, Class A of the Order.
2. Demolition of the whole or any part of any gate, fence, wall or other means of enclosure being development within Schedule 2, Part 11, Class C of the Order.

