

Demolitions

Conservation Area Consent is required for demolition work of a substantial nature, including demolition covered by unimplemented planning permissions. In general, consent will not be granted for the demolition of buildings, which make a positive contribution to the character or appearance of a Conservation Area.

Trees

Trees and other landscape features may contribute to the special character of a Conservation Area. There is a requirement to give six weeks notice (a 'Section 211 notice') to the Council for proposals to prune, lop or fell a tree in a Conservation Area. This allows time for the Council to make a Tree Preservation Order if considered to be appropriate. The following tree work is exempt from the need to notify the Council:

- Dead, dying or dangerous trees – five days notice of the works should still be given, however, unless in an emergency case;
- Council owned trees;
- Work on trees with a trunk less than 75mm in diameter; and
- If the removal of a tree or work to a tree will improve the growth of other trees, the work is exempt where the tree trunk is less than 100mm in diameter.



Design

The Council aims to enhance Conservation Areas through its own initiatives and by encouragement and advice to owners who may wish to alter or improve their properties.

The following will be particularly important:

- Extensions or alterations should not be out of scale with the original house, and should respect the property's original design;
- Side extensions should normally be set back from the original building line;
- The original plan of the house should be respected, and there should be a relationship with the original form of the house;
- Materials and detailing should match the existing property (eg. existing features, window shapes and sizes, brick arches and eaves details);
- Boundary treatment should be in keeping with the street scene; and
- Shop-fronts should be of good quality design with appropriate advertisements and signage.

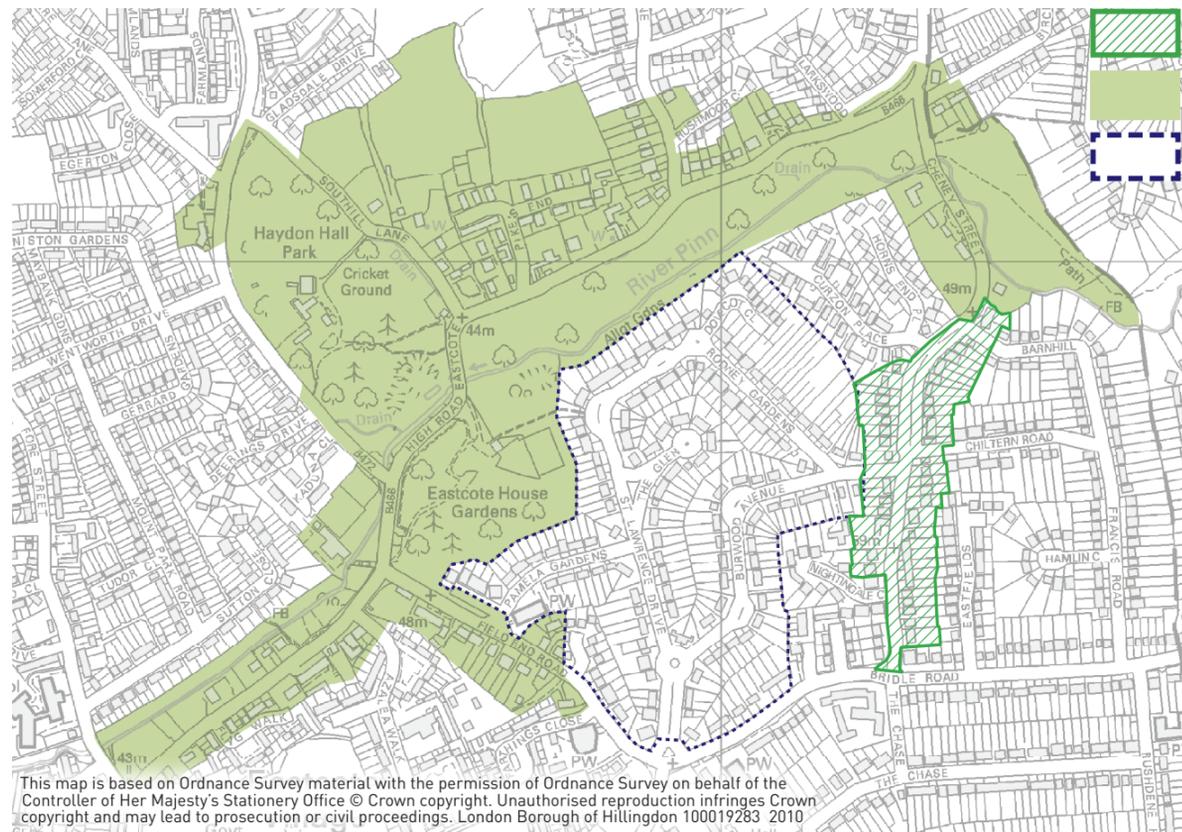
Obtaining information in your language

If you would like information about Hillingdon Council's services in your own language please ask an English speaker to phone 01895 50111 on your behalf.

For further information contact the Conservation and Urban Design Team at 01895 250230

Eastcote Village Conservation Area





- Extension to Eastcote Village Conservation Area
- Eastcote Village Conservation Area
- Eastcote Park Conservation Area



Central Reserve Cheney Street



Chalet Bungalows, Cheney Street

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Eastcote Village Conservation Area

The Eastcote Village Conservation Area was designated in the early 1970s and includes the historic hamlet of Eastcote and surrounding areas. The area was extended in 1989, 1999 and more recently in 2010, to include those adjoining areas that contributed positively to the setting of the Conservation Area.

The original Conservation Area included the linear development along the River Pinn and the surrounding woodlands. It also included a large number of country houses with extensive grounds, such as the sites of Eastcote House, which dates from the C16, Haydon Hall from the C17 and High Grove from the C18. The area also includes some later well designed modern estates such as Pikes End. Overall, the character of the area is that of a high quality suburb dominated by open spaces, extensive natural landscaping and trees.

Most recently, the Conservation Area was extended to the south to include the southern part of Cheney Street. The character of this area is largely derived from its semi-rural setting and low-density housing of varied design, including large detached houses as well as bungalows. No 9 Cheney Street, the original Cheney Farmhouse, is the only listed building in the area and is listed at Grade II. It is a C17 timber-framed building with exposed framing between rendered panels. The later 1920s buildings are in red brick or rendered, with clay roof tiles. Tall chimneys and half timbered details are also common and characteristic features of the houses, giving an "Arts and Crafts" appearance to the area.

The dominant features of the streetscape of the area are the hedges and low walls bordering front gardens, the mature trees, grass verges and the central reserve. These, together with the curving road layout and gentle topography, create an attractive street scene. The spacing between the houses, landscaping and views through to the back gardens all combine to form an attractive gateway to the Conservation Area.

What is a Conservation Area?

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The borough has thirty Conservation Areas, designated over the last 40 years, the first being in 1969 and the most recent in 2009.

What effect will designation have?

The Council's planning policies seek to preserve and enhance the architectural character and appearance of Conservation Areas, and to resist inappropriate development through the exercise of planning controls under the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). In these areas, normal 'permitted development' rights (permission granted automatically for certain works to single family dwelling houses) have been restricted, enabling more control over the size, design and location of extensions and alterations. The works over which there are greater controls are as follows:

- Enlargement or alteration of a dwelling house would require planning permission if the extension were situated on the side of the house or have more than one storey or extend beyond the rear wall of the original house more than 4m in case of a detached house or 3m in any other case;
- Planning permission would be required for cladding any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- Planning permission is required for the enlargement of a dwelling house consisting of an alteration or addition to its roof;
- The siting of a satellite dish on the chimney stack or on the roof slope or elevation fronting a road would require permission;
- Installing, replacing or altering a chimney, or installing a flue, biomass heating system or vent pipes on a wall or roof slope on the principal, or side elevation of the dwelling house, or on an elevation fronting the highway would require permission;
- Planning permission is required for any buildings (e.g. sheds, summerhouses) or enclosures (e.g. swimming pools) within the curtilage of a house if they are situated between the side of the house and its curtilage boundary.
- Planning permission is required for the installation of solar panels on a wall on the principal or side elevation of the house or if visible from a highway, or if it protrudes more than 200mm beyond the plane of the slope of the original roof.

It should be noted that previously approved Certificates of Lawful Development may no longer be valid and residents are urged to check with the Council and where necessary, apply for Planning Permission.



9 Cheney Street, Cheney Farmhouse, Grade II