

# The Glen, Northwood

## Management Plan

March 2008



HILLINGDON

LONDON

# Management Plan

## The Glen, Northwood Conservation Area

The Management Plan is designed for use in conjunction with The Glen, Northwood, Conservation Area Appraisal. The appraisal highlighted some of the problems and pressures affecting the Conservation Area, whilst this Management Plan seeks to address these issues with policies and guidance for the protection and enhancement of its special character.

The character of the area is derived from homogenous groups of maisonettes, arranged in an attractive landscaped setting with communal parking and garaging areas. In general, residents appreciate the qualities of the Estate and there is a strong desire to retain its special character. There are, however, issues relating to the maintenance of the public realm and there is also a need to combat pressures for the alteration of individual properties.

The whole of the Conservation Area is owned by the residents themselves, who have established The Glen Residents' Association Ltd. to manage the Estate on their behalf. The Council will, therefore, liaise with the Association at all times in respect of management issues.



View of grassed areas and mature tree planting



Unaltered buildings in landscaped setting



Elevation of block with loggia detail



Frontage of block

Enhancement Opportunities /	Location	Proposed Action/s
The Garage Court	Southern end of the Estate	As required, advise the Residents' Association on re-roofing the garages, and installing a barrier to prevent trespass and dumping
Hand Rails	Occupational Therapy, mobility aids	Freestanding white metal handrails can be obtrusive, and should be removed when no longer required. Council and Residents' Association to investigate stained timber handrails, which would blend better with the open character of the Estate.

Street furniture	Combination of older and newer lamppost styles throughout the area.	Ensure any replacement lamp posts are of an appropriate and consistent style, so enhancing the character of the area.
Road Re-surfacing and Pavement Repair	Throughout the site, although especially at the road intersections	The road surfaces and pavements are in very poor condition. Encourage re-surfacing and repair, when opportunities arise.
Car Parking	Throughout the site	Liaise with the Residents' Association over car parking scheme, to deter trespass and provide an ordered parking arrangement. Ensure any new signs or street markings required are well-designed and as discreet as possible.
Pressure for telecommunication masts and other tall structures.	Throughout the site	Telecommunication masts and other tall structures, such as stand-alone wind turbines, will not be considered acceptable within the Conservation Area, as they would be likely to detract from the established character and appearance of the area.
Aerials, satellite dishes, poles and wires	All properties	The leases forbid television aerials, satellite dishes or any poles or wires 'deemed of unsightly appearance'. In addition, most satellite dishes would require planning permission, and this would be unlikely to be granted, given the likely detrimental effect on the appearance of the estate.

Pressure for re-development or new development Throughout the site

In all Conservation Areas, there is a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area. In the case of The Glen, all blocks are very similar and their scale, siting and design are integral to the area's character.

Demolition would therefore only be allowed in exceptional circumstances and full justification for the need would be required, and tested against the criteria as set out in PPG15.

It is most unlikely that additional buildings could be erected, without detriment to the character of the area, the overall design of the layout or the quality of the surrounding landscaping. Planning permission would be needed.

Development on the fringes of Conservation Areas

Development immediately outside the boundary of The Glen Conservation Area

Works outside the Conservation Area boundary, which are likely to have a negative impact on its character and appearance, would normally be refused. Such matters are a material consideration in assessing planning applications.

Pressures for alterations (general)

All Properties

Any external alterations, materially affecting the appearance of the properties, will require planning permission, as well as permission from The Glen Residents' Association. There is unlikely to be scope for anything other than very minor alterations, as works will be expected to preserve or enhance the special architectural or historic character of the Conservation Area.

Dormer Windows and Roof Lights

Dormer Windows and Roof Lights would be very likely to alter the roofscape in a harmful way, and planning permission is therefore unlikely to be given for them.

Solar Panels

Solar Panels are obtrusive in bulk and colour. Their installation can materially alter the appearance of a roof, and will not be granted planning permission if sited prominently. It is recognised that evolving technology will enable more discreet products to be developed, and this policy can be reviewed.

Chimneys

The distinctive flank wall chimneys are important features and should not be removed

Materials

It is important that all replacement brickwork and roof tiles match in size, colour and texture, and that details such as valley and bonnet hip tiles, herringbone patterning or brick on edge parapets are replaced to match.

Pressure for changes to fenestration, doors and other detailing.

All Properties

The simple leaded light windows and doors, in white frames, which have been designed for all building elevations, are an essential part of the character of the Estate. They should be replaced, like with like.

The loggias and balconies have been designed as open areas, and should not be infilled.

Alterations to Front Boundaries and Paving over of front gardens

All properties

Small areas of private space have been delineated by plant pots and flower beds at the rear of each block. This has been done sensitively so as not to involve permanent boundary treatment or additional paving. It is most important to the open feel of the communal areas, that boundaries remain impermanent and discreet.

## Works to trees

All trees in the area are owned by the freeholders, and managed by the Board.


Some of the trees are covered by a Tree Preservation Order, and permission will be necessary for felling, crown reduction or pruning. In the case of other trees, six weeks notice must be given to the Council of intention to carry out work.

Dead or dying trees are exempt from this, although five days notice should still be given. Trees with a trunk of less than 75 mm diameter are also exempt.

# The Glen Conservation Area

## Conservation Area Boundaries



<p><b>Notes</b></p>	<p><b>Key</b></p>	<p><b>LONDON BOROUGH OF HILLINGDON</b>  <b>JEAN PALMER</b>          Director of Planning &amp; Community Services          Civic Centre, Uxbridge, Middlesex, UB8 3UM          Telephone No.: Uxbridge 250111</p>
<p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office          © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.          LB Hillingdon 100010293 2007</p>	<p><b>Description</b></p> <p><b>The Glen, Northwood Conservation Area</b></p>	<p><b>Scale</b>  <b>1:2,000 @ A4</b></p> <p><b>Date</b></p> <p>  <b>HILLINGDON</b>          LONDON</p>



## Relevant Planning Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Guidance Note 15: Planning and the Historic Environment 1994

Hillingdon Unitary Development Plan (adopted 1998) Saved Policies (September 2007), amongst which are:

BE4:  
*New Development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. Development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Applications for planning permission should contain full details, including siting and design, or replacement buildings. Applications for consent for demolition will depend upon the submission and approval of such details.*

BE 15:  
*Proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original house.*

Hillingdon Design and Accessibility Statement (Adopted July 2006): *Residential Extensions  
Residential Layouts  
Public Realm (draft)  
Accessible Hillingdon*

Produced by the Department of Planning and Community Services

**London Borough of Hillingdon**

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