

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 and these range from old village centres and planned residential estates, to canal side groupings and historic industrial areas.

What effect will designation have?

The Council’s planning policies seek to preserve and enhance the architectural character and appearance of its conservation areas, and to resist inappropriate development through the exercise of planning controls.

As The Glen comprises blocks of maisonettes, planning permission is required for all forms of development, large or small, if it ‘materially affects the external appearance of the building’. Such development would include minor extensions, replacement windows and doors, porches, dormers, roof alterations and garden buildings. This requirement has always been in force, but designation as a conservation area would mean that when the Council is determining planning applications, special consideration will be given to the effect the proposed alterations would have on the special architectural or historic character of the area.

Demolitions

Conservation area consent is required for demolition work of a substantial nature. Consent will not be granted for the demolition of buildings.



Trees

Most of the trees on site are covered by a tree preservation order. Permission is necessary for the felling, crown reduction, or pruning of a tree covered by an order. In the case of other trees, six weeks notice must be given to the Council of intention to carry out works. Some tree work is exempt from the need to obtain consent, including:

- Dead, dying or dangerous trees. Five days notice of the works should still be given, however, unless in an emergency case.
- Work on trees with a trunk less than 75mm 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. In fact, the success of Hillingdon’s conservation policies depends to a large extent on co-operation between the Council, conservation area panels, amenity groups and property owners.

When considering the design of alterations, the following will be particularly important:

- Alterations should be compatible with the original building and should respect the property’s original design;
- Materials and detailing should be of a high quality and match the existing property

The Council will work closely with the freeholders, The Glen Residents Association Ltd, to ensure that the character and appearance of The Glen is preserved or enhanced.

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (General Permitted Development) Order 1995

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

Hillingdon Unitary Development Plan 1998

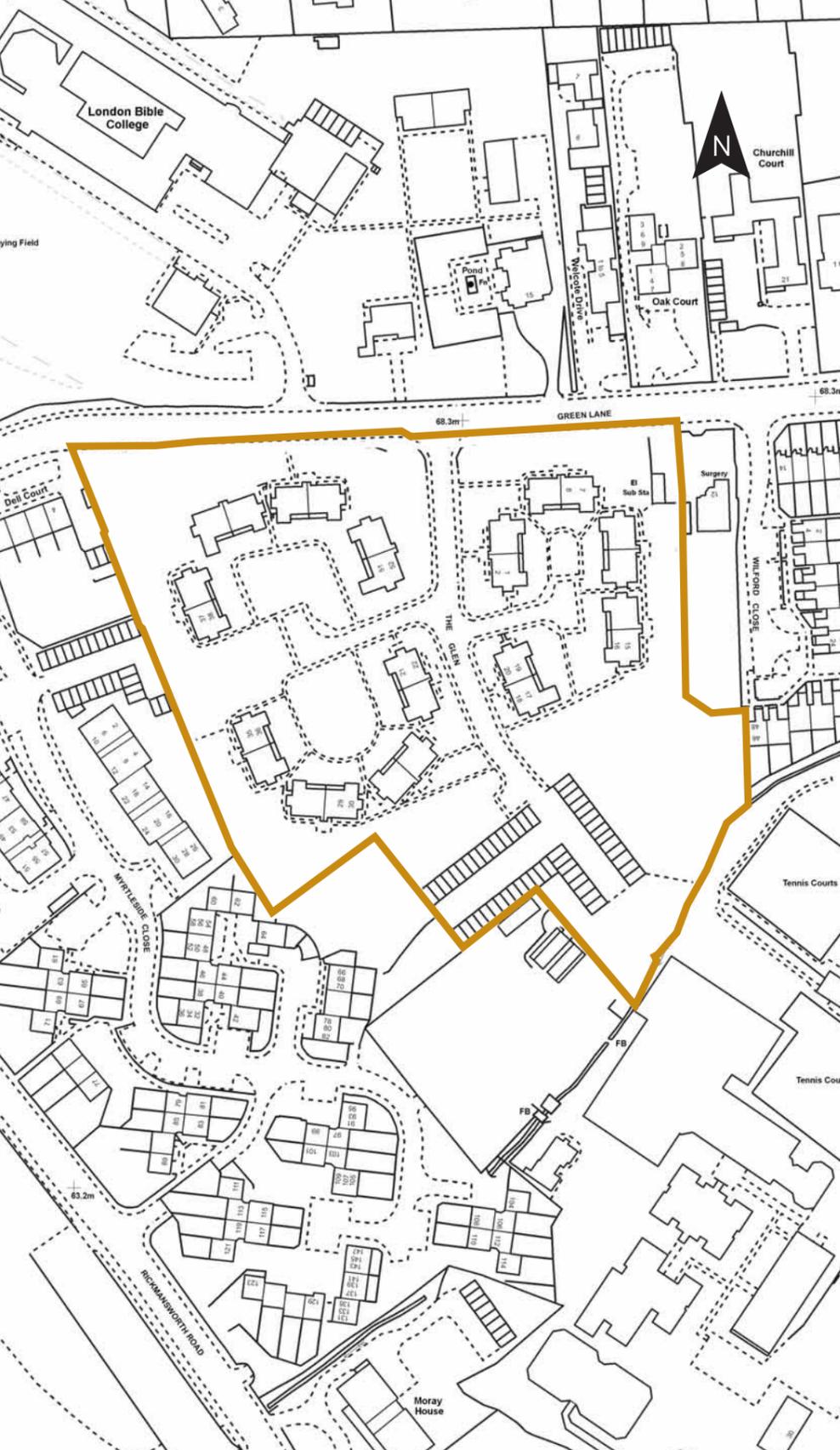
Hillingdon Design and Accessibility Statement 2006

A Conservation Area Appraisal is forthcoming for this area and will be available to view on our website at www.hillingdon.gov.uk, or alternatively, if you do not have access to the internet, you can contact the Conservation Team on 01895 277556 for further information.

The Glen conservation area



HILLINGDON
LONDON



Character of The Glen

The Glen was designed by Kenneth C. Saunders Architects and built in 1958 / 1959, as a development off Green Lane, Northwood. It comprises three groups of small, two-storey blocks of maisonettes, grouped around a central landscaped area and set within an attractive landscape.

The Glen comprises a series of blocks, each containing four maisonettes and all having front facing balconies over open porches. The buildings are brick with white rendered detailing around the porches, and attractive herringbone brickwork over the porches themselves. The roofs are of plain clay tiles, hipped with bonnet tiles, and the overall design helps the buildings successfully take on the appearance of houses rather than blocks of maisonettes. One of the important defining features of this area is its landscaping and layout, as the buildings have a generous open green setting, punctuated with trees. There are many mature and attractive trees around the site, the majority of which are protected by a tree preservation order (number 241).

The allocated car parking for the site is largely to the south, where garages are hidden behind an attractive wall.

The landscaping was designed as integral to the whole development and to some extent the buildings appear incidental to the landscape rather than dominating it. The boundary is clearly defined as the area was designed and built as one entity, with only one access into Green Lane to the north. The development is set back from the street and partially hidden from it, the hedge and fence along the northern boundary providing a visual barrier.



 Conservation area boundary

Not to scale

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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 250111 on your behalf.

Albanian

Ne se kerkoni informacion ne gjuhen tuaj rreth sherbimeve qe ofron Keshilli i Hillingdon-it, ju lutem kerkojini dikujt qe flet anglisht te telefonoje ne emrin tuaj ne numrin 01895 250111.

Bengali

আপনি যদি হিলিংডন কাউন্সিলের সেবাসমূহের ব্যাপারে আপনার নিজের ভাষায় তথ্য পেতে চান তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে আপনার পক্ষ থেকে 01895 250111 নম্বরে টেলিফোন করার জন্য দয়া করে অনুরোধ করুন।

Chinese

如果你想得到以你说用的语言供给有关希灵顿市议会提供服务的信息，请托一名能说英语的人替你打电话提出要求，号码 01895 250111。

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਹਿਲਿੰਗਡਨ ਕਾਊਂਸਿਲ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਵਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਕਹੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੇ - 01895 250111

Somali

Haddii aad jeclaanlahayd wararka ku saabsan adeegyada Hillingdon Council in aad ku heshid Luqaddaada, fadlan waydiiso qof ku hadlo luqada af ingiriiska in u ku diro Teleefoonkan 01895 250111.

Tamil

உங்கள் சொந்த மொழியில் ஹிலிங்டன் உள்ளூராட்சி மன்றத்தின் சேவைகளைப் பற்றி நீங்கள் அறிய வேண்டுமானால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுவரை 01895 250111 தொலைபேசியில் அழைக்கச் செய்யவும்.

Urdu

اے میں اپنی زبان میں معلومات حاصل کرنا چاہتے ہیں تو براہ کرم انگریزی بولنے والے کسی فرد سے گزارش کیجئے کہ وہ آپ کی طرف سے 01895 250111 پر ٹیلیفون کریں۔ اگر آپ ہلنگڈن کونسل کی خدمات کے بارے

If you would like a copy of this publication in large print, Braille or cassette tape please contact the specialist planning team on 01895 277556.