LDF

Local Development Framework

Draft Supplementary Planning Document

Pinner Conservation Areas



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Harrow COUNCIL
LONDON

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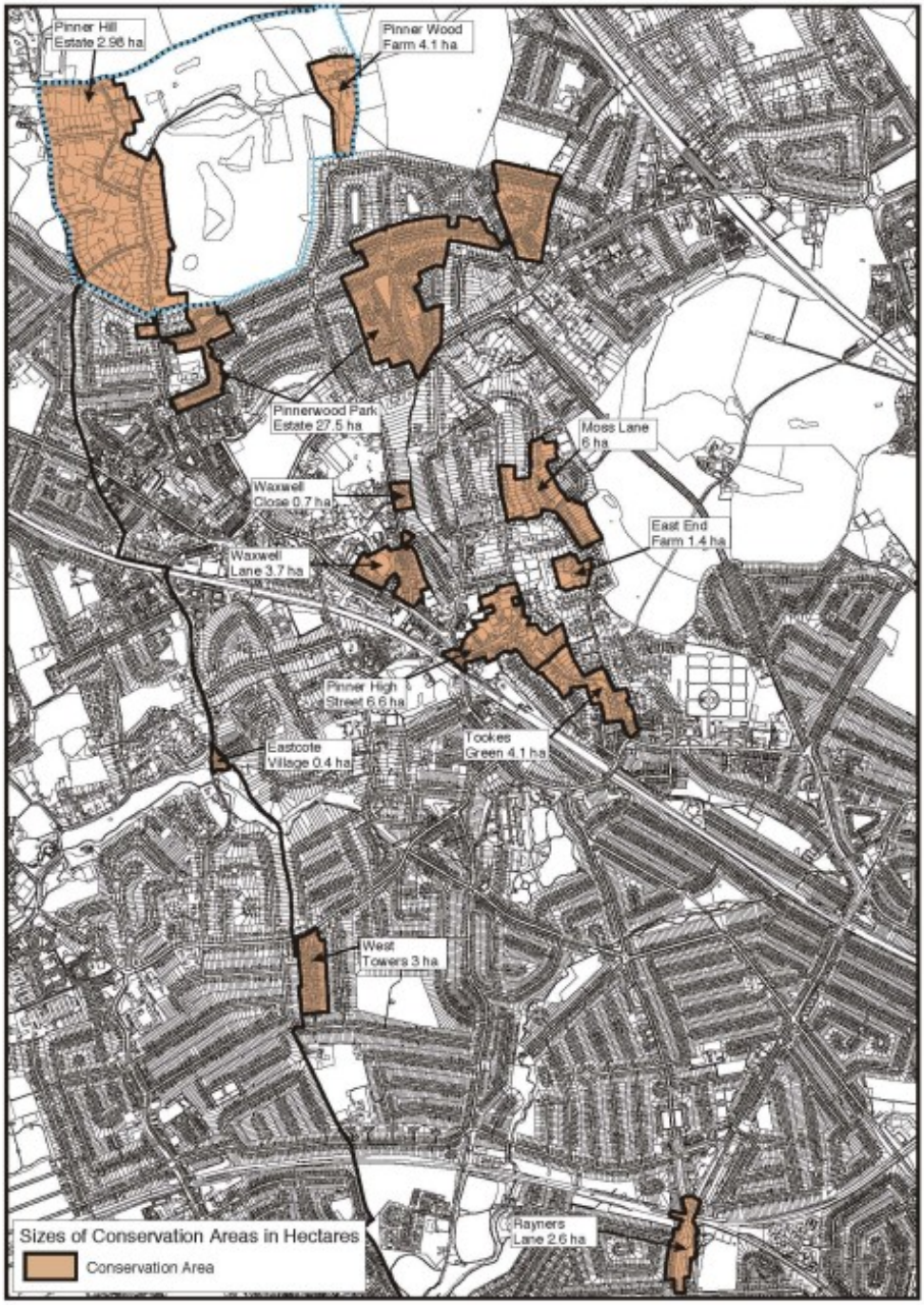
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Section 1 Introduction

1.1 Introduction

1.1.1 This document constitutes the Supplementary Planning Document (SPD) for Pinner's twelve conservation areas. The SPD provides a strategic overview of issues affecting Pinner's conservation areas and policies and guidance that can be applied to deal with these. This document should be read together with the Conservation Area Appraisal and Management Strategies (CAMS) which form the appendices for this document.



Picture 1.1 Pinner's Conservation Areas

1.1.2 Pinner has a rich and significant environment with some of the area's earliest buildings. Pinner High Street, for example, contains a number of historic timber framed buildings, the majority of which are listed. The importance of Pinner's historic environment is reflected in its number of designated conservation areas. In total, these twelve conservation areas cover an area of just under 90 hectares. The two largest areas are Pinner Hill Estate and Pinnerwood Park Estate, which cover 30 hectares and 27 hectares respectively. The smallest of Pinner's conservation areas is Eastcote Village which covers 0.4 hectares but this is because it is part of a larger

conservation area that continues into the London Borough of Hillingdon. There are numerous listed and locally listed buildings as well as other landmark features throughout Pinner which make up a varied and notable built form.

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

To preserve and enhance the architectural and historic character and appearance of Pinner's conservation areas.

Objectives:

1. To secure the preservation of Pinner's conservation areas
2. To identify and encourage enhancement of Pinner's conservation areas
3. To promote awareness, understanding and enjoyment of Pinner's twelve conservation areas

1.1.4 The SPD is structured in the following way. Chapters 1, 2 and 3 set the overall context in terms of the policy background and an overview to Pinner. Chapter 4 covers how Pinner's conservation areas are defined, designated and appraised. Chapters 5 to 8 focus on specific issues relating to Pinner's conservation areas, looking at environmental, economic and social matters. Chapter 9 discusses the management of Pinner's conservation areas, with specific policy guidance to inform development proposals. Chapters 10 to 12 examine how Pinner's conservation areas can be enhanced and promoted, with short conclusions in chapter 13, followed by a summary of policies which are embedded in the text throughout the document. Appendices and other useful information are contained at the end, as well as individual CAMS, which once adopted, will also be available separately on the Council's conservation web site:http://www.harrow.gov.uk/conservationareas

1.1.5 In accordance with Regulations 17 and 18 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended there will be a six week public consultation period on the SPD and its associated documents. This will take place from **X** until **X**. At this stage all CAMS have been subject to an informal round of public consultation, which targeted libraries, community centres and local resident associations as well as historical societies amongst other interested groups. National organisations like English Heritage and Natural England were also consulted. All comments from this round of informal consultation have been used to strengthen the documents before a longer period of formal consultation, which will invite comments from a wider audience.

Section 2 Policy Context

2.1 Policy Context

2.1.1 Conservation areas were introduced through the Civic Amenities Act in 1967 and more than 9000 now exist nationally. There are twenty-eight conservation areas in the London Borough of Harrow. Conservation areas are places that can be perceived as having distinct identity; '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).

2.1.2 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 or 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 their 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 reference for policy formulation and for seeing the significance of the area retained.

2.1.3 The 2004 Planning and Compulsory Purchase Act introduced a new planning system and a requirement for local planning authorities to produce Local Development Frameworks (LDFs) to replace existing development plans. In Harrow's case, once all elements are completed, the LDF will replace the 2004 Harrow Unitary Development Plan (UDP). The LDF will contain Development Plan Documents (DPDs) including, most importantly, the Core Strategy. DPDs will form the basis for the new development plan. Supplementary Planning Documents, such as this one, 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 policy documents. SPDs are an important material consideration in the determining of planning applications and appeals, as they are subject to rigorous consultation and will conform to broader development plan policies.

2.1.4 Until the LDF replaces Harrow's UDP, the Pinner Conservation Areas SPD will amplify and supplement saved policies D14, D15 and D16 relating to conservation areas. Minor amendments to the SPD may be required to acknowledge documents that emerge as part of the LDF process over the next couple of years.

2.1.5 The Pinner Conservation Areas SPD will provide supplementary guidance for Pinner's twelve conservation areas. Accompanying the SPD will be an individual character appraisal and management strategy (CAMS) for each area. Character appraisals are essentially analyses of what makes a conservation area special, while the management strategies proposals and plans seek to preserve or enhance those qualities. These documents provide the evidence base for the individual conservation areas. This SPD will provide policy support for the individual CAMS and provide a link between the higher level saved policies contained within the current Harrow UDP

and the emerging LDF by providing more generic policy guidance which is applicable across Pinner's conservation areas. It is therefore crucial that the SPD and CAMS are read together.

Section 3 Overview of Pinner's Conservation Areas

3.1 Introduction

3.1.1 The most identifiable elements that make up the special character of each of Pinner's twelve conservation areas are noted below. The detailed character and appearance of each individual area is provided in a conservation area appraisal and management strategy that are provided within the appendices of this document.

Conservation Area	Special Character
Waxwell Lane (appendix 2, page **X**)	Village character with medium density development, community and recreational uses and high quality architecture
Waxwell Close (appendix 3, page **X**)	Well defined cohesive group of buildings with distinctive character
Pinner High Street (appendix 4, page **X**)	Early buildings, many of which are listed, with valuable historic built fabric in a village setting
Moss Lane (appendix 5, page **X)**	High quality early 20th century dwellings with interesting detailing in a setting of village character
East End Farm (appendix 6, page **X**)	Medieval farmyard nucleus with a high proportion of listed buildings
West Towers (appendix 7, page **X**)	Strong example of Metroland development
Tookes Green (appendix 8, page **X**)	Village lane character with a high quality of architecture, attractive open spaces, mature trees and soft greenery
Pinnerwood Park Estate (appendix 9, page **X**)	Continuity of building type and materials based on the garden suburb model, as well as a high proportion of original features, interesting street layout, attractive open spaces, mature trees and grass verges
Pinner Hill Estate (appendix 10, page **X**)	Low density development from large houses in a variety of styles set within generous gardens, behind street side greenery and an informal road layout
Pinnerwood Farm (appendix 11, page **X**)	Traditional farmyard character, rich in greenery, openness and views as well as attractive dwellings
Rayners Lane (appendix 12, page **X**)	1930s townscape character centred around a listed train station and former cinema

Conservation Area	Special Character
Eastcote Village (appendix 13, page **X**)	Low density high quality development in leafy surrounds

Pinner Conservation Areas' Special Character

3.1.2 Although each area is unique, when consulting the above table, there are a number of common qualities that account for their special interest and make these areas worthy of protection. Similar qualities tend to include a rich display of architecture, either historic or of significance for its portrayal of a particular time, usually complemented by greenery and visually furnished with mature trees.

3.1.3 Pinner's conservation areas met and continue to meet the following criteria:

Conservation areas must meet two or more of the following criteria

1. Areas with a high concentration of listed buildings whether statutorily or locally listed

2. Areas of historical, social, economic and/or architectural merit

3. Areas with a high proportion of buildings built prior to 1920, which remain largely unaltered

4. Areas built post 1920 that are innovative in planning or architectural detail, and where a large proportion remain unaltered

5. A significant group of buildings with distinct physical identity and cohesiveness

6. 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 or topographical features

3.1.1 Setting

3.1.1.1 A conservation area's setting often contributes to its architectural or historic interest and as such development within the setting will be expected to respect its qualities and special interest. The setting is usually land which obviously bounds the conservation area but the setting may also include areas not immediately adjacent but areas further away that impact on views into or out of the area. Where the setting can be described as open space this is likely to offer protection to the conservation area and therefore development may not always be appropriate in areas where this is the case.

3.1.1.2 It is important to note that open spaces can refer to public and private spaces and therefore both front and rear garden land usually makes a positive contribution to the conservation area.

3.2 Historic Development

3.2.1 The Pinner area is characterised by a series of small historic villages or farmsteads, with Pinner's High Street at its core. These historic areas are now connected by twentieth century development, much of which can be described as Metroland. The extension of the Metropolitan Railway into Middlesex at the turn of the twentieth century allowed for areas such as Nower Hill, Moss Lane and West Towers to assume this Metroland character, which has become the distinctive character of the wider Pinner area. Development of the 1920's and 1930's was not confined to residential within close proximity to railway stations however, but also saw whole new district centres, as at Rayners Lane, as well as the garden estates of Pinner Hill and Pinnerwood Park. The conservation areas of Pinner therefore can be divided into two groups, those of medieval origin and those which were developed in the early twentieth century.

3.2.1 Early Settlements

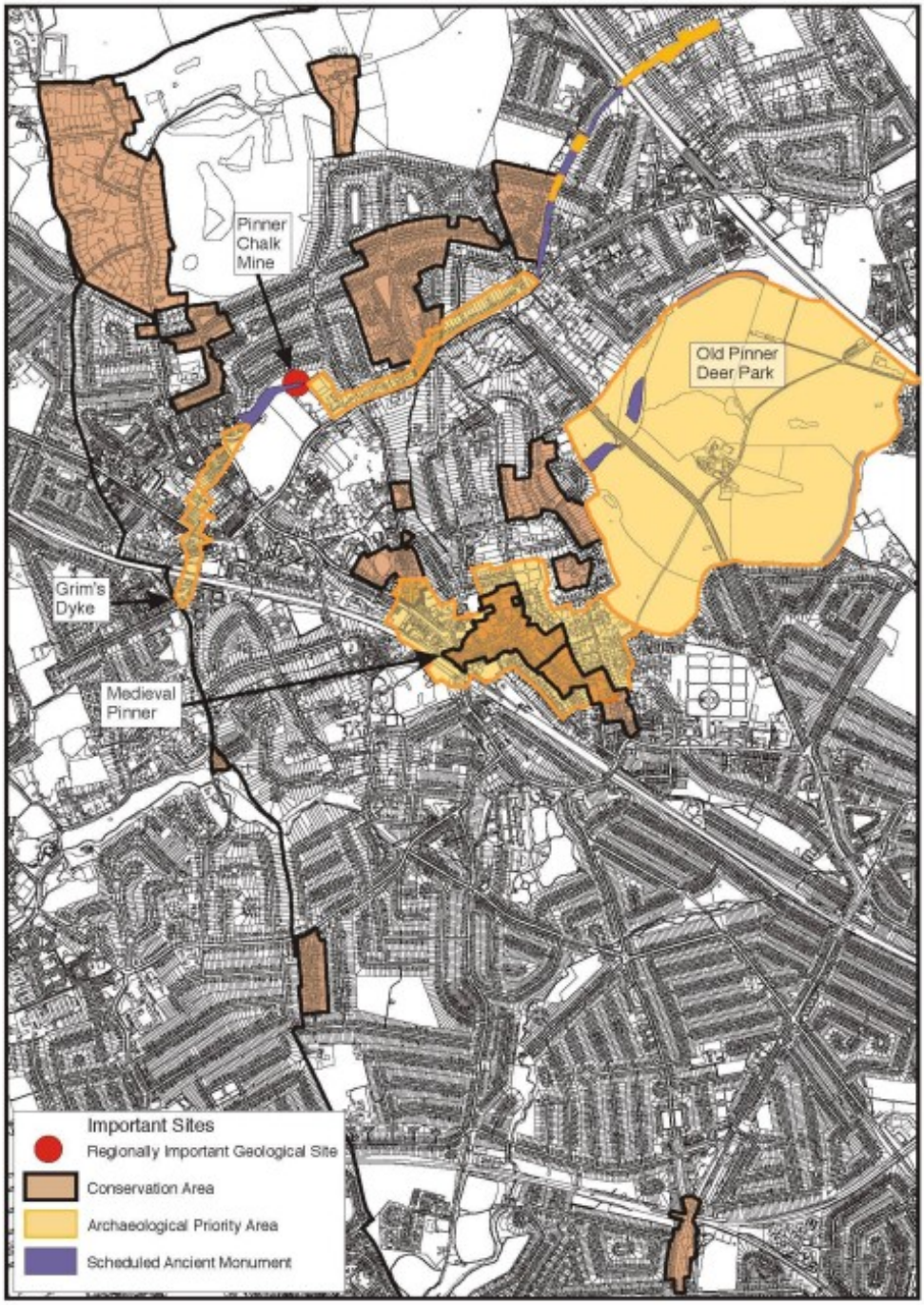
3.2.1.1 Pinner High Street, East End Farm, Pinnerwood Farm, part of Waxwell Lane, and part of Tookes Green represent early settlements. Added to these are the remains of farmsteads within both Pinner Hill Estate and Pinnerwood Park Estate Conservation Areas, which are otherwise characterised by twentieth century development. These aforementioned conservation areas have a much greater proportion of listed buildings by virtue of their earlier roots and more traditional appearance. The earliest of these is an early fifteenth century timber framed hall house in East End Farm. Indeed out of East End Farm CA's nine buildings, five of these are statutorily listed, making it an extremely significant area despite its small size. Pinner High Street also has a high proportion of statutorily listed buildings, and these too tend to be timber framed. The most notable properties are Church Farm and 25-27 High Street which date to the fifteenth century, and St John the Baptist Church, parts of which date even earlier, to the fourteenth century.

3.2.2 Twentieth Century Settlements

3.2.2.1 The conservation areas of Rayners Lane, West Towers, Moss Lane, Pinnerwood Park Estate, Pinner Hill Estate, Eastcote Village and Waxwell Close are characterised by their twentieth century architecture and layout. The areas include a scattering of listed buildings but these tend to be as a result of an earlier settlement, for example, the sixteenth century Woodhall Farmhouse within Pinnerwood Park Estate is somewhat of an oddity within the conservation area but is the most significant building, and is an important reference to illustrate how the area has evolved.

3.2.2.2 The historic development of each conservation area is detailed within each respective CAMS.

3.3 Archaeology and Geology



Picture 3.1 Archaeology and Geology

3.3.1 The Harrow area is very important for archaeology. The geology and topography of the area made Harrow popular with early settlers and traces of prehistoric man have been found in Harrow Weald. In addition, there is evidence of Romans in Stanmore and Saxons in both Sudbury and central Harrow.

3.3.2 Archaeological designations in Harrow consist of two types. The first are Scheduled Monuments, which are known archaeological features. The second are Archaeological Priority Areas (APAs), where there are suspected archaeological remains.

3.3.3 The Greater London Sites and Monuments Record (SMR) provides a computerised record of information regarding London's archaeological and historic fabric. The information held assists with the early identification of the archaeological and historic interest of an area or site when development is proposed. English Heritage maintains the SMR for London. To find out more about the Greater London Archaeological Advisory Service (GLAAS) at English Heritage, visit: http://www.english-heritage.org.uk/server/show/nav.9686

3.3.4 Planning Policy Guidance Note 16: Archaeology and Planning (PPG16) 1990 should be read in relation to works that have the potential to affect Pinner's archaeology.

3.3.1 Scheduled Monuments

3.3.1.1 A Scheduled Monument is an archaeological feature that the Secretary of State has deemed of national importance. 'Scheduling' is one of the ways we protect our archaeological heritage for future generations and is restricted to the most important sites and monuments. Scheduling is part of the Ancient Monuments and Archaeological Areas Act 1979. Large sections of Grim's Dyke and Old Pinner Deer Park are scheduled. Those areas of Grim's Dyke that are specific to Pinner, are linear sections between the Hatch End railway line, Shaftesbury Playing Fields, the gardens of Hallam Gardens and Montesole Playing Fields (see map on page X). The areas that pass through the gardens of Uxbridge Road are recognised as being APAs.

3.3.1.2 It is recommended that prior to commencing any works owners should check with the Ancient Monuments Inspector at English Heritage to establish if Scheduled Monument Consent will be necessary (explained in para X). It would also be wise to check the terms of any lease or licence relating to the land. It is a criminal offence to damage a scheduled monument by carrying out unauthorised works.

- **Old Pinner Deer Park**

3.3.1.3 Three sections of earth ditch and bank on the boundary of the park and a system of artificial ponds and water features within the ditch are designated as a Scheduled Monument. The remainder of the park is covered by an APA. Map X shows the extent of both areas.

3.3.1.4 Pinner Park Farm land is clearly important as an area of open space and is designated green belt. However the scheduling recognises added importance as rare and well preserved evidence of this type of medieval landscape.

3.3.1.5 As background to Old Pinner Deer Park, the deer park enclosure would have been set up for the Norman aristocracy in the eleventh and twelfth centuries. These parks were established in almost every county in England but many have been lost or substantially altered over the years.

3.3.1.6 The earliest documentary reference to Pinner Deer Park dates from 1273-74 and describes some 250 acres (101 ha) surrounded by bank and double ditch. The boundary of this deer park has been perpetuated in the boundary of the farmland that exists today. The park is particularly unusual since it has a double ditch, which suggested that it was just as important to keep unwanted intruders out, as to keep livestock in. In 1490 it is recorded that there were around 137 deer in the park.

3.3.1.7 Within the park there are two artificial ponds. Now dry, the larger would have been a fish pond managed by a sluice gate within a clay dam upstream. Remains of a ditch suggest that the river could have been diverted away from the fishpond during periods of dredging or repair. Another pond was created upstream as a watering place for the deer. This pond would have been visible from the original farmhouse (thought to have been on the site of the current farmyard), the viewpoint from which served to monitor the livestock and to provide attractive views across the land.

3.3.1.8 During the fifteenth century the park was converted to agricultural land and the ditch and fences replaced with hedgerows. A survey carried out in 1896 revealed that some of these hedges date back to the late medieval period. The deer park was transferred to Henry VIII in 1546 and was then owned and tenanted out by various families. In 1930 it was purchased as open space to safeguard it from the threat of any future development. The park therefore represents a rare survival of ancient landscape showing how the nobility used their land during the thirteenth, fourteenth and fifteenth centuries.

3.3.1.9 The park is particularly valuable to Moss Lane and East End Farm Conservation Areas in providing a buffer of openness, helping to relieve the areas from pressures of development and to preserve skyline and open views.

- **Grim's Dyke**

3.3.1.10 Another Scheduled Monument, Grim's Dyke is a linear earthwork thought to date from before the Saxon period. It can be found in the areas of Hatch End and Harrow Weald, and in Pinner is best viewed at Montesole Playing Fields. It also runs through a number of private gardens and Shaftesbury Playing Fields.

3.3.1.11 Like Old Pinner Deer Park, Grim's Dyke is of historical and archaeological importance. When is was built is unclear but it can be described as a linear earthwork that is thought to date from just before the Roman invasion of England. Local legend often dates the ditch to the Saxon period, but this date is probably too late. 'Grim' is however the Saxon word for devil or goblin and was given to various linear earthworks similar to the one in Harrow, and as such it is likely that the earthwork's name was derived from this time. Many Saxon earthworks served as defence lines or boundary markers. Today, Grim's Dyke still marks boundaries between properties and follows the line of a number of residential gardens, particularly in Hatch End.

3.3.1.12 Little conclusive evidence has been found to accurately date the construction of the bank and ditch. However, archaeological excavations at Grim's Dyke Hotel in Harrow Weald carried out in 1979 found a 1st century, or slightly earlier, fire hearth. In Pinner, discoveries include Iron Age and Belgic Pottery found during excavations of the Montesole Playing Fields in 1957.

3.3.2 Archaeological Priority Areas

3.3.2.1 There are three Archaeological Priority Areas (APAs) in Pinner. These are identified below, and are highlighted on map X:

Pinner's Archaeological Priority Areas

Medieval Pinner (including Pinner's High Street and surrounding roads)

Old Pinner Deer Park (either side of George V Avenue)

Parts of Grim's Dyke (in Hatch End and Pinner Green)

3.3.2.2 Where development is proposed within an APA, English Heritage will require applicants to provide sufficient information to assess the archaeological implications of the development. Outside these areas, English Heritage can also ask applicants to provide archaeological assessments if they feel that below ground archaeology may be at risk.

3.3.3 Geology

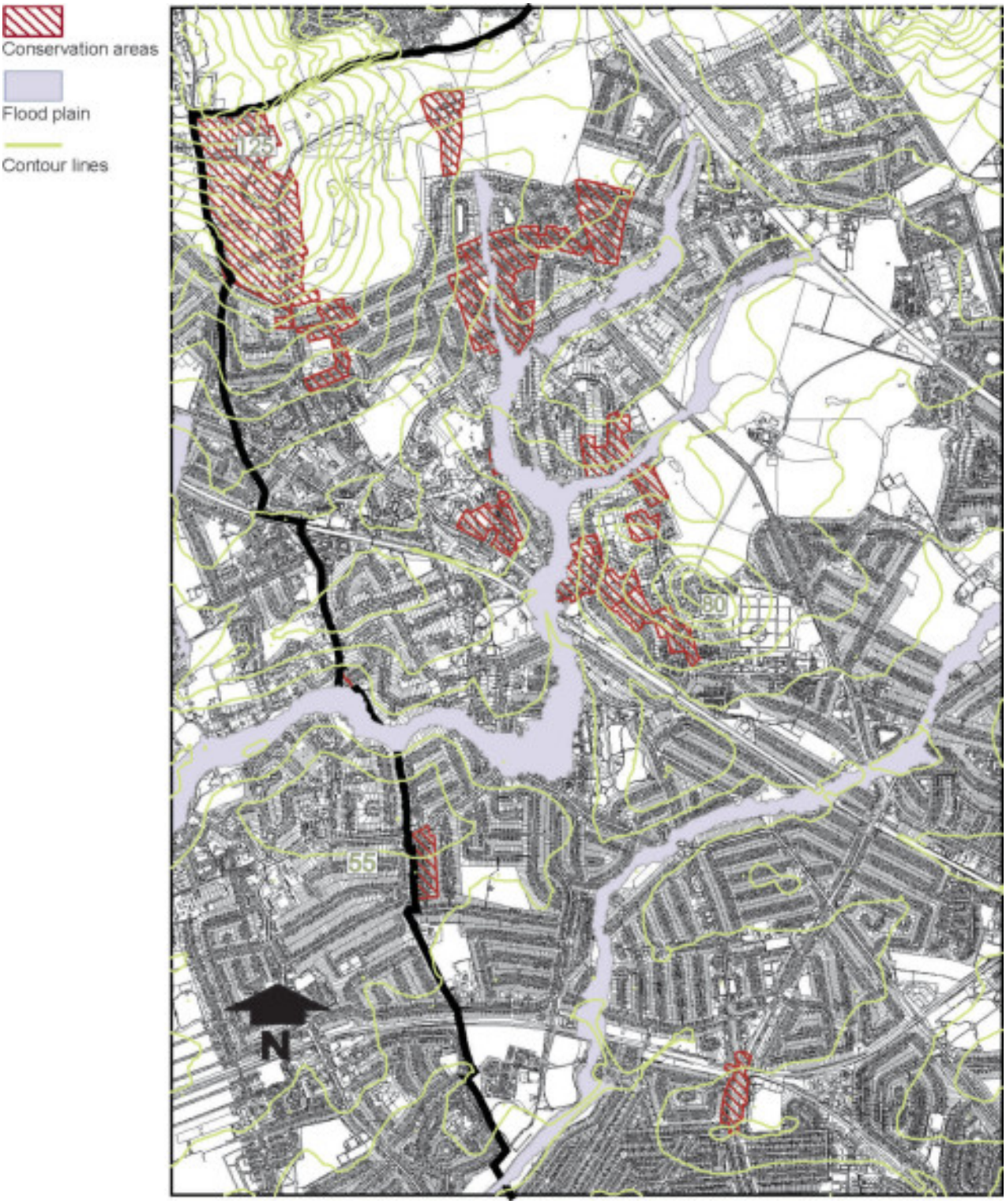
3.3.3.1 Low clay hills (London Clay Formation) occupy most of north and west London. Pinner is one of the closest areas to the clay basin where the underlying chalk comes close to the surface. It is for this reason that underground chalk workings should be present at Pinner. Pinner Chalk Mines are highlighted on map X.

3.3.3.2 The Pinner Chalk Mines are relatively extensive and are one of the deepest at about 35m. Chalk was first extracted here via an open cast method and then subsequently through sinking mines. Extraction is recorded from 1647, from an area now called The Dell, opposite Waxwell Close CA. Shaft mines were later sunk in the area at Pinner Green from 1840 to c1870.

3.3.3.3 Pinner Chalk Mines are recognised within Harrow UDP as being a regionally important geological site (RIGS). In London, RIGS are sites that are considered worthy of protection for their geodiversity.

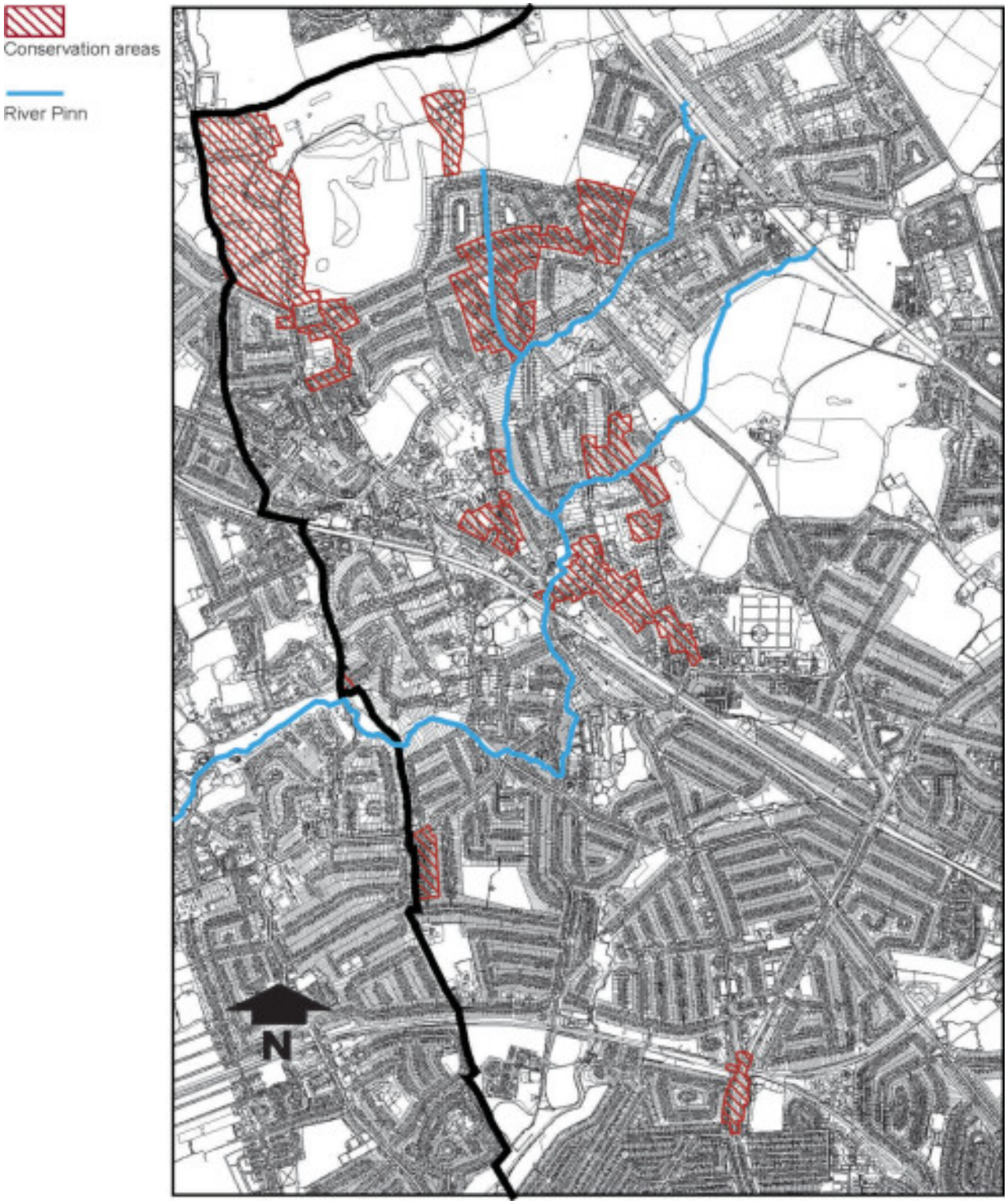
3.3.3.4 Hatch End lies in a valley but the land rises to some 134 metres at Pinner Hill. Pinner Hill is capped with pebble gravels and at this point lie immediately above the clay. Most of Pinnerwood Park lies on London Clay, but the south-eastern tip overlies the Reading Beds, whilst in the opposite corner the recent Pebble Gravel deposits are in evidence. Pinner Park Farm lies over London Clay of about 100 metres in depth, except for a small western incursion of Reading Beds where the River Pinn passes under George V Avenue.

3.3.3.5 Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) 2005 should be read in relation to works that have the potential to affect sites of geodiversity.



Picture 3.2 Flood Plain and Contours

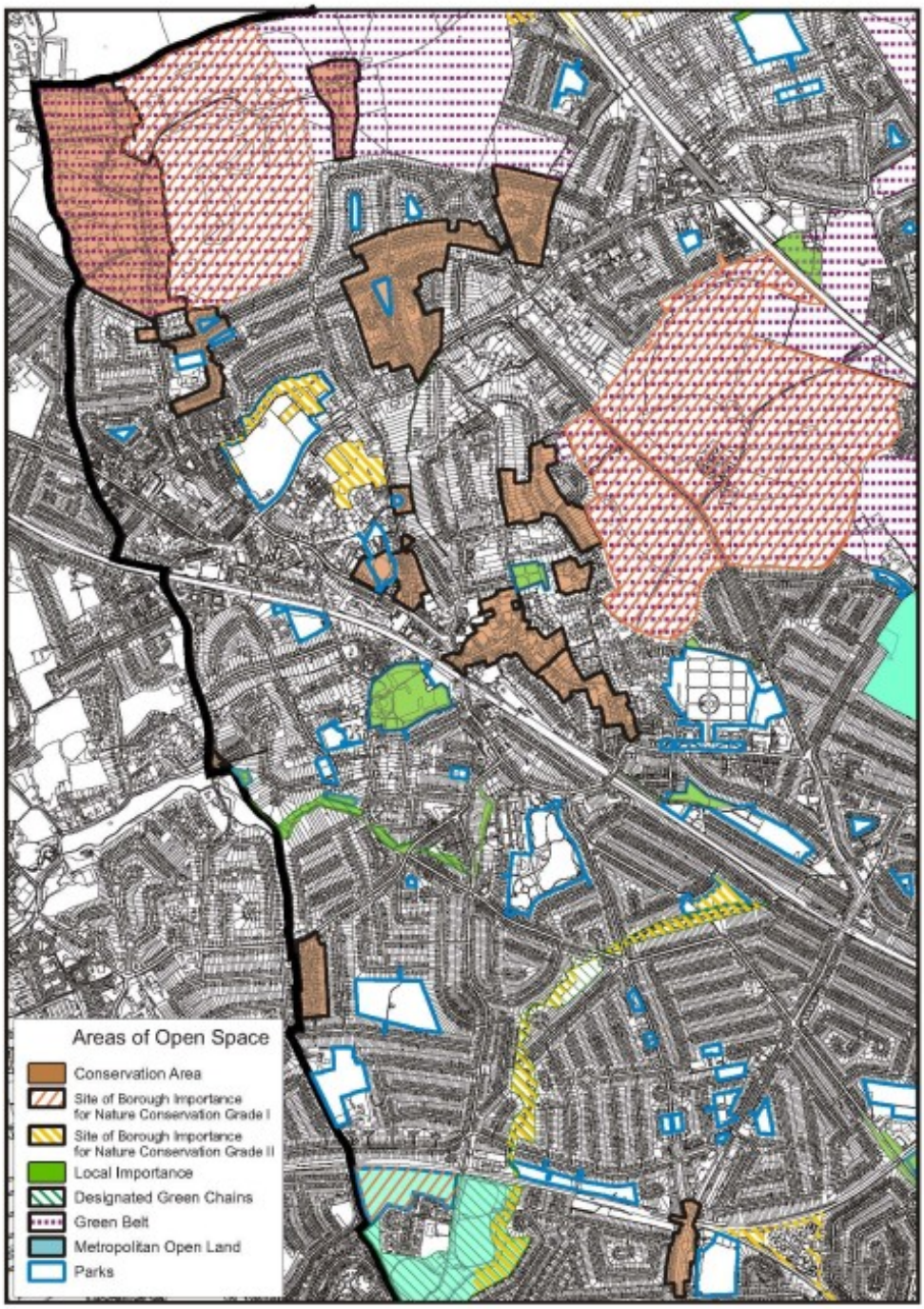
3.3.3.6 The topography of the Pinner area is undulating, peaking at Pinner Cemetery and Pinner Hill and dipping in between allowing for uninterrupted views between the two. The contours can be seen on the above map X. Strategic views are identified within the UDP on page 131 and are linked to policy D31.



Picture 3.3 Route of the River Pinn

3.3.3.7 The River Pinn flows through Pinner (see map X). Most of the river is confined within concrete culverts, having been diverted from its original route by residential and industrial development but there are glimpses of the river to the rear of Pinner High Street and in Old Pinner Park Farm. Due to the river's presence there is an identified flood plain which affects conservation areas in its close proximity, as shown on map X. As this map is indicative, clearer information is available from the Environment Agency's website where it is possible to search for area specific flood maps: http://www.environment-agency.gov.uk

3.4 Key Designations



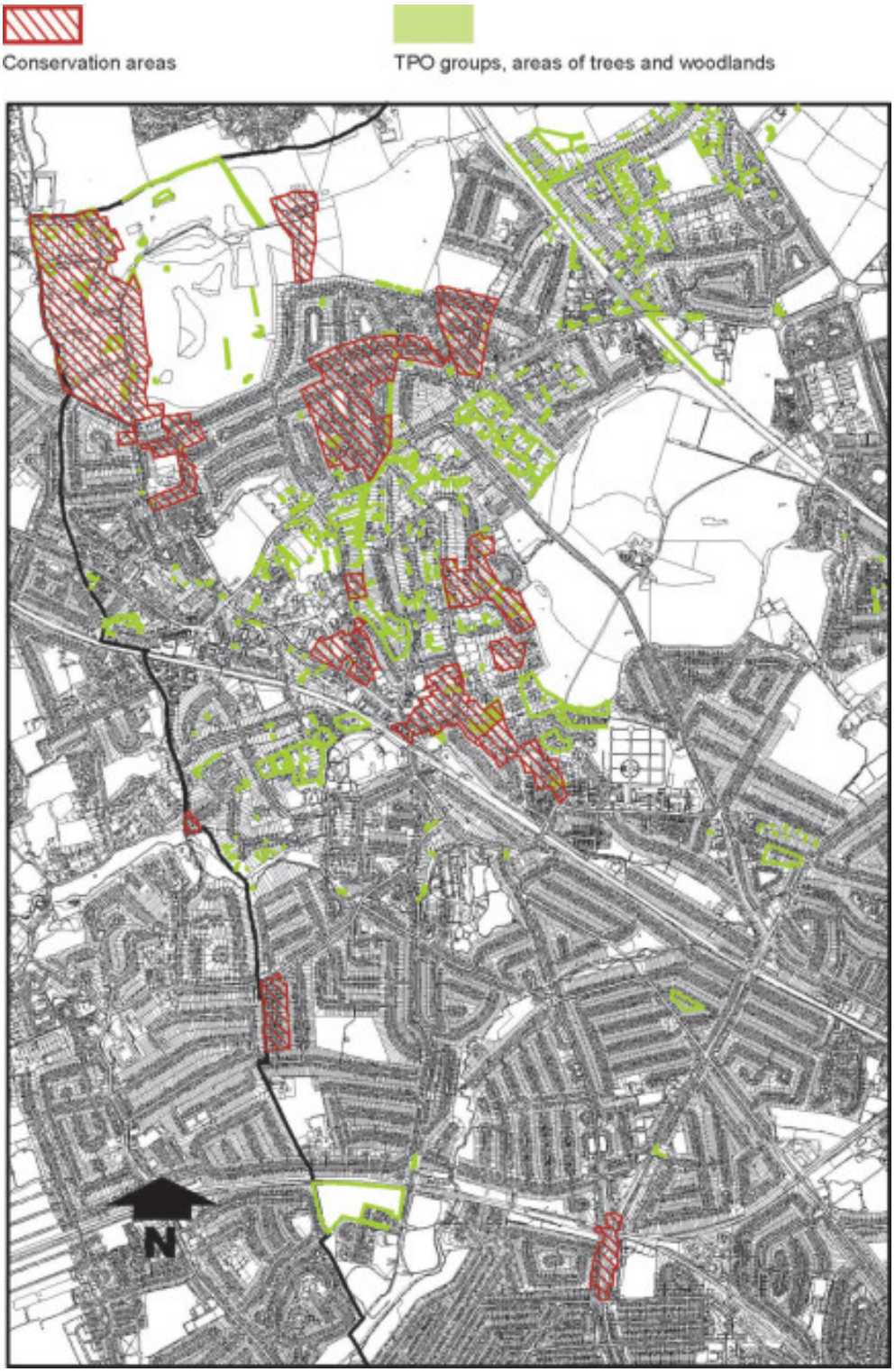
Picture 3.4 Pinner Openness

3.4.1 Green Belt, open space, Archaeological Priority Areas (APAs) and Scheduled Monuments all affect Pinner's conservation areas. Sites of significance for biodiversity include sites of borough importance and sites of local importance for nature conservation. Sites that are important to the borough are graded: grade I which are the best, and grade II which, while containing important wildlife habitats, are not as intrinsically rich as grade I sites. Bridge Pond, on Pinnerwood Golf Course for

example, is know to house a population of great crested newt, a rather scarce species nationally. Damage to sites such as this would mean a significant loss to the borough. A site of Local Importance is one which is, or may be, of particular value to nearby residents or schools.

3.4.2 Green corridors are also identified on the map above. These are linear features containing biodiversity. These tend to include sites such as railway embankments and cuttings, roadside verges, canals, rivers and their surrounds, and often act as corridors linking wildlife sites. The River Pinn is valuable in this respect for similar reasons.

3.4.3 All trees within conservation areas are protected, but some will still be afforded additional protecting via a Tree Preservation Order (TPO). Pinner's tree clusters are highlighted on map **X**.



Picture 3.5 Tree Clusters

3.4.4 These designations alongside others relating to the wider Pinner area, such as Metropolitan Open Land and green chains, can be seen on map **X**. The designations to directly affect the conservation areas are detailed below.

Conservation Area	Designations (may only effect part of the conservation area) N.B. All trees are protected in conservation areas
Waxwell Lane	Open space APA
Waxwell Close	Open space
Pinner High Street	APA Bounds: Open space Flood plain
Moss Lane	Flood plain Bounds: APA Scheduled Monument Site of borough importance for nature conservation, grade I Green belt
East End Farm	Within the setting of: Open space APA
West Towers	None
Tookes Green	APA
Pinnerwood Park Estate	APA Scheduled Monument Open space Flood plain Bounds: Green belt Site of borough importance for nature conservation, grade I

Conservation Area	Designations (may only effect part of the conservation area) N.B. All trees are protected in conservation areas
	Area of special character Within the setting of: Site of local importance for nature conservation
Pinner Hill Estate	Green belt Area of special character Bounds: Site of borough importance for nature conservation, grade I
Pinnerwood Farm	Green belt Area of special character Within the setting of: Site of borough importance for nature conservation, grade I
Rayners Lane	Bounds open space Within the setting of: Site of borough importance for nature conservation, grade II
Eastcote Village	Flood plain Within the setting of: Open space Site of local importance for nature conservation

Planning Designations Relating to Conservation Areas

Section 4 Defining Pinner's Conservation Areas - Designation and Appraisal

4.1 Introduction

4.1.1 Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, every local planning 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. The process of designating and the analyses of conservation areas is crucial to defining and understanding an area's positive and negative features, as well as identifying issues, opportunities and constraints. The continued analysis of conservation areas subsequent to their designation is important in assessing the impact of change.

4.1.2 PPG15 also stresses the need for local planning authorities to define and record the special interest, character and appearance of conservation areas. It is also 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 assessment of the area's boundaries
- Formulate effective policies
- Highlight enhancement opportunities
- Help potential developers formulate sympathetic and high quality applications
- Make appropriate development management decisions
- Be able to justify designation and development management decisions at appeal
- Help prioritise internal funds and help obtain external funds, and to encourage inward investment
- Form an evidence base to inform overarching SPDs for geographical groups of conservation areas, such as Pinner, and the wider Local Development Framework process

4.1.3 Throughout the borough of Harrow designation of conservation areas has tended to occur in waves. A number on Harrow on the Hill were designated in the late 1960s and early 1970s, shortly after conservation areas came into existence. Pinner High Street was also designated at this time. However, other than Tookes Green and Eastcote Village, which were both designated in the 1970s, all other Pinner conservation areas were designated in the 1980/90s, with the exception of the recently designated Rayners Lane in 2003 (see table below). The designation of entirely new conservation areas has become rare but many existing areas have had their boundaries altered.

Conservation area and size	(a) Designation date (b) Article 4 Direction yes/no (c) Number of statutorily listed building entries (each entry may contain more than one address. Addresses such as 27-31 High St, for example, may be listed as one entry) (d) Number of locally listed buildings	Key issues
Waxwell Lane (3.6759 ha)	(a) Designated 1980 and extended in 1988 and 1991 (b) No (c) 4 listed buildings (d) 5 locally listed buildings	Hardsurfacing over front gardens Inappropriate window replacements and roof extensions
Waxwell Close (0.7213 ha)	(a) Designated 1980 (b) No (c) None (d) None	Potential for Article 4 Directions to support existing restrictive covenants to control alterations
Pinner High Street (6.6444 ha)	(a) Designated 1968 and amended in 1991 and 2002 (b) Yes (c) 25 listed buildings (d) 6 locally listed buildings	Changing shopping character, shifting towards food and drink premises rather than retail
Moss Lane (6.0172 ha)	(a) Designated 1988 (b) No (c) None (d) None	Small scale alterations

Conservation area and size	(a) Designation date (b) Article 4 Direction yes/no (c) Number of statutorily listed building entries (each entry may contain more than one address. Addresses such as 27-31 High St, for example, may be listed as one entry) (d) Number of locally listed buildings	Key issues
East End Farm (1.4068 ha)	(a) Designated 1980 (b) Yes (c) 5 listed buildings (d) None	Pressure for development within the setting of the conservation area
West Towers (2.9138 ha)	(a) Designated 1990 (b) Yes (c) None (d) None	Inappropriate window replacements Conversion of garages into habitable rooms
Tookes Green (4.1378 ha)	(a) Designated in 1971 and extended in 1988 (b) No (c) 3 listed buildings (d) 3 locally listed buildings	Hardsurfacing of front gardens
Pinnerwood Park Estate (27.4773 ha)	(a) Designated in 1989 (b) Yes (c) 1 listed building (d) None	Loss of side passages as a result of garages being turned into habitable rooms Inappropriate window replacements

Conservation area and size	(a) Designation date (b) Article 4 Direction yes/no (c) Number of statutorily listed building entries (each entry may contain more than one address. Addresses such as 27-31 High St, for example, may be listed as one entry) (d) Number of locally listed buildings	Key issues
Pinner Hill Estate (29.7797 ha)	(a) Designated 1990 (b) Yes (c) 5 listed buildings (d) 3 locally listed buildings	Large extensions Hard surfacing of front gardens
Pinnerwood Farm (4.1220 ha)	(a) Designated 1980 (b) No (c) 1 listed building (d) 3 locally listed buildings	Lack of maintenance of historic farmyard buildings
Rayners Lane (2.643 ha)	(a) Designated 2003 (b) No (c) 2 listed buildings (d) 2 locally listed buildings	Shift towards take away restaurants from retail
Eastcote Village (0.3774) - Main part within the London Borough of Hillingdon	(a) Designated 1972/73 (b) No (c) None (d) None	Hardsurfacing of driveways

Overview of Pinner's Conservation Areas

4.2 Altering the Boundaries of Exisiting Conservation Areas

4.2.1 As part of the appraisal process for reviewing individual conservation areas the boundaries of the existing areas in question are reconsidered in the appended CAMS. 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 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.

4.2.2 The CAMS for each conservation area in Pinner discuss, where appropriate, possible changes to existing conservation area boundaries, to add or remove buildings or streets.

4.3 Appraisal of Conservation Areas

4.3.1 Until 2005, Harrow Council produced a series of conservation area policy statements as supplementary planning guidance (SPGs). 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 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 continue to remain very valuable until they are revised.

4.3.2 Since 2005, the Council has adopted a new approach to the production of these documents, renaming them Conservation Area Appraisal and Management Strategies (CAMS). This is in response to two English Heritage documents, '*Guidance on the Management of Conservation Areas'* and '*Guidance on Conservation Area Appraisals*' (2006). Combined with making the appraisals more visual, these new style documents form two parts. The first defines the special interest of an area, examines its history and appearance, 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.

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

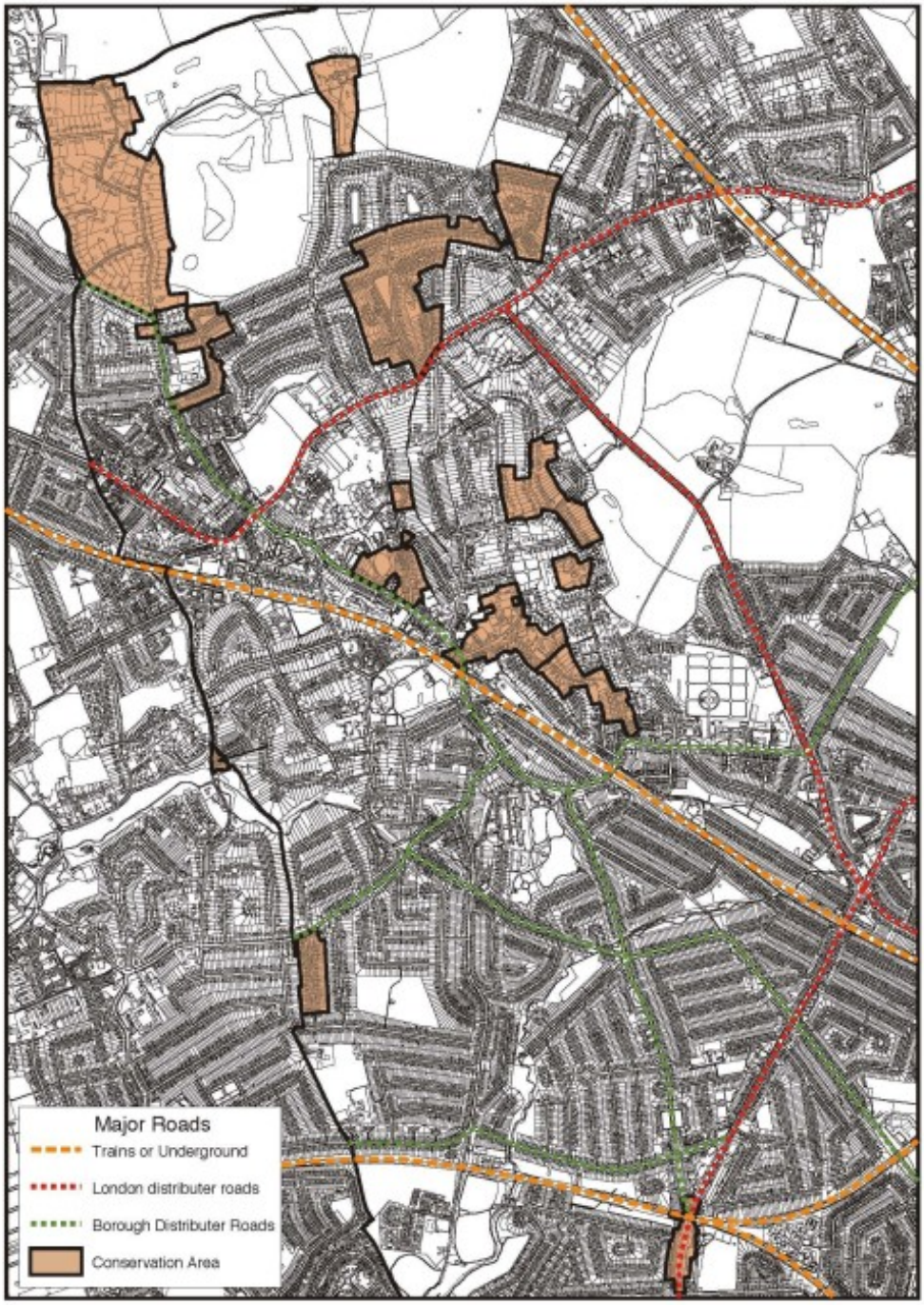
Section 5 General Issues Relating to Pinner's Conservation Areas

5.1 Introduction

5.1.1 Following on from the previous section's discussion on appraising individual conservation areas, this section briefly highlights and discusses key issues relating to Pinner's conservation areas as a whole. These issues can be broadly broken down into environmental, economic and social issues. These issues influence the content of this SPD and the individual CAMS for each conservation area. Chapter 9 discusses management proposals to address these issues. Please note that the issues are listed in no particular order of importance.

Section 6 Environmental Issues

6.1 Transport, Traffic and Parking



Picture 6.1 Hierarchy of Roads and Railways

6.1.1 Hierarchy of Roads

6.1.1.1 Three conservation areas to the north are separated by Uxbridge Road (A404), a principal thoroughfare that runs west to east through Pinner towards Stanmore. At the junction with St Thomas' Drive it continues southwards into George V Avenue, which carries on through the fields of Pinner Park Farm. At this junction, the road to Stanmore becomes the A410. The remaining conservation areas are contained within the area as outlined by the borough boundary and George V Avenue.

6.1.1.2 The hierarchy of these major roads is evident by the numbers of vehicles and traffic speeds. The A404 does not run through any conservation areas but does impact on the entrances of Pinnerwood Park Estate CA. Further south, the A404 meets the A4090 at the junction with Pinner Road and Imperial Drive. This road has a significant impact on Rayners Lane CA as it runs directly through its centre, dividing the area in half. However, as part of the character of Rayners Lane CA is derived from its food and retail elements reliant on access, the road here only adds to the dynamic of the area.

6.1.1.3 Pinner village is again contained within the arterial routes of the A404 and the minor arterial routes of Elm Park Road, which continues into Bridge Street, Marsh Road and Pinner Road. Secondary routes, but still major thoroughfares for the borough are shown on map X. These impact on West Towers, Tookes Green, Pinner High Street, Pinnerwood Park Estate and Pinner Hill Estate by bounding these conservation areas at some point as shown on map X. Despite the availability of these major routes, smaller roads are often treated as rat runs, inappropriately increasing the traffic speeds of minor roads; in particular, Paines Lane, Moss Lane and Waxwell Lane. Fast traffic speeds do not marry well with these roads, especially as their special interest is derived from their 'village' character.

6.1.1.4 There have been some efforts to combat the impact on these lesser roads, such as pinch points introduced into Waxwell Lane and Moss Lane, but a survey of the whole area may be of benefit to see how speeds can be reduced in other sections of road, particularly where pavements are narrow, or non existent in some sections, such as Church Lane.

6.1.2 Unadopted Roads

6.1.2.1 Pinner Hill Estate is a private estate and residents here contribute to road maintenance. Gates at Pinner Hill and Hillside Road are marked as private. The road leading to Pinnerwood Farm is also unadopted, with low traffic generation as a result.

6.1.3 Train Stations

6.1.3.1 There are four stations within close proximity to Pinner's conservation areas. These are Hatch End, Pinner, Rayners Lane and Eastcote, which although it sits outside the Borough is still used by Pinner residents. Pinner is served by the Metropolitan line, Hatch End by the London Overground, and Eastcote and Rayners Lane by both the Metropolitan and Piccadilly lines. Train lines divide Pinner into three, with the majority of conservation areas lying in the northern most part (see map X). Other

than providing the required links with London and surrounding areas, the stations contribute to the aesthetic of their respective town centres. This is recognised by the status of Hatch End and Rayners Lane which are both statutorily listed grade II and are therefore of national interest. Pinner Station is locally listed for its special interest to the borough and although it sits just outside Pinner High Street CA it does have a bearing on how the High Street is used. There are also views of St Mary's Church, Harrow on the Hill from its platforms. The physical relationship with the High Street has been somewhat diminished by the large supermarket which divides them, however it remains invaluable in supporting the retail and restaurant life here. As well as helping to support the eateries and shops, Rayners Lane is physically and visually central to the Rayners Lane CA. Its form and stature here as a landmark building comes from being historically and architecturally at the heart of the area, the integrity of which should not be compromised through inappropriate development within its setting. Hatch End is a beautifully designed and well articulated station on the cusp of the town centre.

6.1.3.2 Common issues that all the aforementioned stations face are how to make these more accessible to everyone. As historic stations however these have limited flexibility as to how much change they can accommodate. To make Pinner's stations compliant under the Disability Discrimination Act (DDA)1995 therefore by inserting tactile paving and lifts etc, or updating these to accommodate the lengths and widths of new trains puts pressure on the listed buildings. Rayners Lane, for example, serves two lines and is a busy station, but the route from the ticket office to the platform is difficult for some with a long and steep flight of stairs to navigate. A lift is therefore required but to include this within the body of the station would detract from much of its special interest, breaking the Art Deco clean lines that are central to its architectural significance. It may therefore be sensible to include lifts and bridge across the platform, linking this to the ticket hall at first floor level. Pinner has already inserted lifts which are hidden behind the stairs and walkway and therefore have little impact on the architectural or historical interest of the building. There is usually an imaginative solution without having to detract from the existing building. A sensitive approach and respect for historic buildings is necessary in any of Pinner's stations where change is required. Where a station is listed, English Heritage would be involved in any discussions for change from the outset.

6.1.4 Cars and Parking

6.1.4.1 Car parks and on street parking serve both town centres of Pinner and Rayners Lane. The on street parking fronts onto the buildings, the spaces of which are necessary to help retain the area's vitality and to increase accessibility for all. As these are limited to small areas they are not too detracting, especially in Alexandra Avenue where the impact of cars is mitigated by wide pavements. Car parks however can easily detract from a townscape and therefore rely heavily on well planted screening to mitigate against the effect of large expanses of hardsurfacing. Car parks form part of the setting for both Rayners Lane and Pinner High Street CAs, which if increased are likely be harmful to the conservation areas. Policy T14 of Harrow's UDP stresses the need to retain the balance between the attractiveness of the townscape and accommodation for cars.

6.2 Views

6.2.1 Views are considered within each conservation area appraisal, which form the appendices to this SPD. These are not exhaustive but indicate the types of views that are important to each area. They therefore tend to be targeted towards buildings of architectural merit or areas of green open space. They also tend to be views available to the public but this does not preclude private views from having some significance. Strategic views across Pinner include views to and from Pinner Hill towards Pinner Cemetery and views towards Harrow on the Hill from Pinnerwood Farm and Pinner Hill. Views towards Harrow Weald Ridge from Pinner are highlighted within the UDP in map form and in policy D31.

6.3 Pressure for Developments

6.3.1 Small Scale Alterations and the Need for Protection Measures

6.3.1.1 Pressure for development exists within every conservation area. Good design and the use of high quality materials are sought as part of the planning process but small scale alterations such as window or door replacement can often be changed without the benefit of this process. Such alterations to homes may not have the same impact as large-scale redevelopments, but cumulatively they can severely detract from the character and appearance of conservation areas. It is for this reason that protection measures have been adopted for a number of Pinner's conservation areas through an Article 4 Direction, which removes household permitted development rights with a view to positively managing change.

6.3.1.2 Article 4 Directions can cover anything from changes to elevations, to boundary treatment and hardsurfacing of front gardens. If a conservation area is covered by such a direction this will be outlined in the relevant appraisal and is also highlighted in the table on page X. Further Article 4 Directions are proposed for all twelve conservation areas, particularly in relation to front porches, garden outbuildings and microgeneration equipment such as wind turbines or solar panels (see appendices for details).

6.3.1.3 Small scale alterations to business premises can also have the same cumulative detrimental impact, although planning controls on commercial buildings are generally stricter. Planning permission is required for new shop fronts, and signage under advertisement regulations within Pinner's conservation areas.

6.3.1.4 An adequate level of enforcement support is necessary to control unauthorised 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.

6.3.2 Large Extensions and Demolition

6.3.2.1 Properties within the Green Belt (see map X) tend to sit comfortably within large plots. As this is the case for Pinner Hill Estate, there is pressure to substantially enlarge homes here. However Planning Policy Guidance Note 2: Green Belts (PPG2) stresses that development within areas of Green Belt should be restricted to safeguard areas of green and open land. The extent to which dwellings in Pinner Hill Estate CA can be extended is therefore limited creating a linked pressure for part demolition and rebuild to allow for the reconfiguration of internal space to enlarge room sizes.

6.3.2.2 Demolition in conservation areas (in whole or in part) is protected by the planning process as policy holds 'there will be a presumption against demolition of buildings which make a positive contribution to the character and appearance of the area' (D14 UDP). Demolition within conservation areas will also require a separate application for Conservation Area Consent.

6.3.2.3 Buildings that are considered as making a positive contribution to the conservation area are identified with each appraisal. Alongside these, buildings that are considered to be neutral (i.e buildings that preserve the character of the area but are of no particular architectural merit) are outlined. If demolition is sought for a neutral building, or part of a neutral building, policy also dictates that demolition should not be granted unless the replacement enhances the conservation area.

6.3.3 Pressure for New Housing

6.3.3.1 Although not as large as the plots of Pinner Hill Estate, other Pinner conservation areas tend to incorporate properties sited comfortably within gardens. These sizeable gardens, in combination with the desirability of Pinner as a place to live, the need to meet government housing targets and the lack of obvious proposal sites, makes such areas highly sought after to the developer. Building on garden land however in a conservation area, or within its setting, is likely to harm its character and appearance. This is particularly relevant for the group of conservation areas surrounding Pinner High Street.

6.3.3.2 New housing development is not suitable for open green space within Pinner conservation areas, especially its gardens. When resisting applications these could also be refused on biodiversity and amenity grounds.

6.3.4 Basements

6.3.4.1 An increasing number of basements are being proposed throughout Pinner. This is a direct result of the lack of land and high land values, appealing to families by providing additional space without the burden of having to move. There are issues associated with this type of development however. Not only are concerns often raised about ground movement, impact on tree roots or the structural integrity of existing and neighbouring structures, but where railings, grills or roof lights are proposed these can be visually disturbing to the conservation area. Therefore, this type of development is not always in keeping with the architectural character of historic

buildings or garden settings. In addition, it is unlikely that subterranean development would be permitted where within the vicinity of a Scheduled Monument, and where within an APA the utmost care should be taken.

6.3.5 Backland Development in Town Centres

6.3.5.1 Due to the food and drink outlets on both High Street Pinner and Alexandra Avenue there is pressure for external flues and additional accommodation at the rear. These service areas are often forgotten and as a result can become cluttered with extensions. There is opportunity for both areas to be enhanced through the reconfiguration of numerous small scale accretions or through the removal of unused flues. This is considered within the management strategies for both areas.

6.4 Pressure to reduce green or open space

6.4.1 Pressure for Development Within Green Belt, Open Space, or Within Sites of Importance for Nature Conservation

6.4.1.1 Green Belt stretches across the north of the borough. There are two areas of Green Belt in Pinner and these relate directly to the conservation areas or by affecting their setting. The two areas incorporate Shaftesbury Playing Fields, Pinner Park Farm, Pinner Golf Course and Pinnerwood Farm. The majority of Pinner Hill Estate CA and all of Pinnerwood Farm CA are covered by Green Belt, meaning that planning controls will be more stringent in relation to extensions (as mentioned in para X) and especially to new development, which relies on very special circumstances. Planning Policy Guidance Note 2: Green Belts (PPG2) provides guidance on what is and is not considered appropriate development within the Green Belt. The designation helps to preserve the openness between dwellings, and the surrounding fields and golf courses help to preserve the character of the area.

6.4.1.2 Pinnerwood Park Estate CA also benefits from bounding the Green Belt, providing open views from the gardens of Grimsdyke Road and Albury Drive. It helps to protect the areas in question by providing a buffer from surrounding development. Similarly, Moss Lane CA backs onto Green Belt, aiding in similar protection. The open setting provided by Green Belt in both cases also contributes to the conservation areas' respective garden suburb and semi rural character.

6.4.1.3 Most park land has an open space designation, with the exception of some very small open green areas such as the area at the top of Pinner's High Street. Open spaces do not necessarily have to be publicly accessible park land but can be treed areas, or sports grounds, allotments or cemeteries for example. Areas of open space are outlined in blue on map X. The physical and aesthetic attributes of open space should not be underestimated. These areas aid views of the historic buildings within the conservation areas and create buffers from surrounding suburban development. The most notable of these, which directly affect the conservation areas, are the triangular spaces within Pinnerwood Park Estate, the Spinny of Waxwell Close, the Little Common in Waxwell Lane CA and Pinner Cemetery between East End Farm CA and Pinner High Street CA. In addition, the leisure, environmental and aesthetic benefits of Pinner Memorial Park are significant to Pinner High Street and Waxwell

Lane CAs. Significantly, there are also small areas of openness that are not designated as open space, but which are valuable in performing the same benefit, especially the small areas of openness which can be seen throughout Pinnerwood Park Estate CA. These, alongside an area in Pinner High Street are shown on map X.

6.4.1.4 All developments will be expected to incorporate appropriate elements of open space that make a positive contribution to and are integrated with the wider network.

6.4.2 Pressure to Hard Surface Front Gardens

6.4.2.1 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 need for porous alternatives to impermeable materials and 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. Where this is particularly relevant, this has been highlighted within the Management Strategies at the end of this document and an Article 4 Direction has been proposed.

6.4.2.2 Greater controls were introduced to the General Permitted Development Order (GPDO) in October 2008 which insists on the use of permeable surfaces. To assist in recognising what constitutes a permeable material, the department for Communities and Local Government (DCLG) has produced guidance on driveways. This can be found at: http://www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf

6.5 Conversion of Exisiting Buildings for Different Uses

6.5.1 Conversions of business properties from one use (e.g. retail) to another (e.g. restaurant) can affect the character and appearance of Pinner's conservation areas and is particularly pertinent to Rayners Lane and Pinner High Street CAs. There are economic issues associated with these conversion pressures, which are addressed in the following section.

6.5.2 Although pressure for flat conversions within Pinner is relatively low at present, conversions of large single family dwelling houses could have a significant effect on the character and appearance of Pinner'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 would change. The associated increase in car movements, fencing, bins and other features of flat conversions can also result in a detrimental impact. A separate SPD is currently being produced on conversions and will be available in due course as part of the emerging LDF.

6.6 Telecommunication Installations

6.6.1 Pinnerwood Farm and Pinner Hill Estate CAs sit in elevated positions creating the potential for telecommunication demand here. The effectiveness of telecommunication signals varies throughout Pinner and therefore there is likely demand for

telecommunication installations. If not carefully sited these add to street clutter which can detract from the richness of a conservation area's architecture and spaces and therefore the potential to detract from its character and appearance is high. A mast just outside the Rayners Lane CA for example could be re-sited to enhance the area. Proposals for telecommunication developments should be sympathetically designed and sited and will require careful consideration and discussion. Where telecommunication masts and boxes have already been sited, and where such positions would benefit from de-cluttering, the Council will work with the supplier to re-site the equipment to appropriate alternative locations.

6.6.2 The 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, and located in gardens if possible.

6.7 Redundant Buildings and Sites

6.7.1 Whilst the quality of Pinner's environment is generally high, there are a few sites, structures and buildings the physical condition of which could be improved upon. Typically these fall in backland sites, especially to the rear of Pinner High Street, where village settlements patterns account for historical accretions and garages set amongst historic barns. Many of these such buildings are/were ancillary to the principal buildings that front the shopping street and as such where they are attached to a listed building they are also listed, and where they form the curtilage of a listed building they are also likely to be listed. One such notable example is the historic timber framed barn to the rear of 7 High Street. This is curtilage listed with only half of the building in use. Where structures are vacant and lacking in heating and general maintenance they deteriorate. Encouraging better maintenance and new uses for such structures is an essential part of this SPD and associated CAMS.

6.7.2 The garages which also form part of backland development in the High Street and Alexandra Avenue are not always used for their intended purpose but for storage, which creates additional pressures. Where garages still function for their intended use, these help to relieve parking pressures.

6.7.3 The historic agricultural buildings of Pinnerwood Farm are noted within the relevant appraisal as requiring maintenance. It is unlikely that these buildings will be used again within an agricultural context, as the livery instead relies upon a large modern shed to meet their current needs. The historic buildings will therefore continue to deteriorate without general repair and would benefit for an alternative use to secure their future.

6.8 Quality of the Pinner Environment

6.8.1 Much of the public realm within Pinner is owned and managed by Harrow Council, but a significant proportion is in private ownership (such as Pinner Hill Estate and Pinnerwood Farm). There are improvements to the streetscape required in most of the conservation areas and particularly in Waxwell Lane**.** Priority should however be given to the two town centre conservation areas of Pinner High Street and Rayners Lane, especially around the Pinner War Memorial**.** Poor quality pavements and roads,

and badly designed and sited street furniture can detract from the overall townscape. 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 improvement to amenities, such as an increase in benches or the provision, or upgrade, of play areas for children, especially in Waxwell Lane's Little Common.

6.8.2 Valuable areas of open space, such as Old Pinner Park Farm and Pinner Golf Course, provide biodiversity, wildlife habitat and also afford scenic views provided by the land. Smaller public areas also offer amenity benefits, particularly those within Pinnerwood Park Estate and Waxwell Lane. These are illustrated on **Map X.**

6.8.3 Important wildlife, such as bats, should be respected when considering development and lighting levels within open or garden areas.

6.9 Energy Efficiency and Climate Change

6.9.1 With a growing awareness of sustainable development and the effects of climate change, in combination with increased fuel bills, there is an increased drive at both national and local level for places to become more energy efficient and environmentally friendly. More sustainable approaches to transport, energy, water and waste management, in response to climate change, concern is therefore encouraged. Whilst these are positive objectives, there is potential for harm to be caused to Pinner's conservation areas, especially to traditional built fabric and to the way the building functions.

6.9.2 There is an increased pressure to adapt buildings to improve energy efficiency through the installation of micro generation equipment, which includes structures such as solar panels and wind turbines. This is likely to have a significant effect on the townscape and roofscape of Pinner's conservation areas and as such an Article 4 Direction that would require planning permission for all such elements will be considered for each conservation area. Even installations at the rear of properties could have an impact given the topography of some of Pinner's higher ground and the public views of the backs of buildings. The sloping ground of Pinner Hill Estate, Pinner High Street, Tookes Green and Moss Lane Conservation Areas makes these most sensitive to the effects of microgeneration equipment.

6.9.3 The Council has produced a Sustainable Building Design SPD to promote and ensure developments will be more efficient and sustainable.

6.9.1 Bins

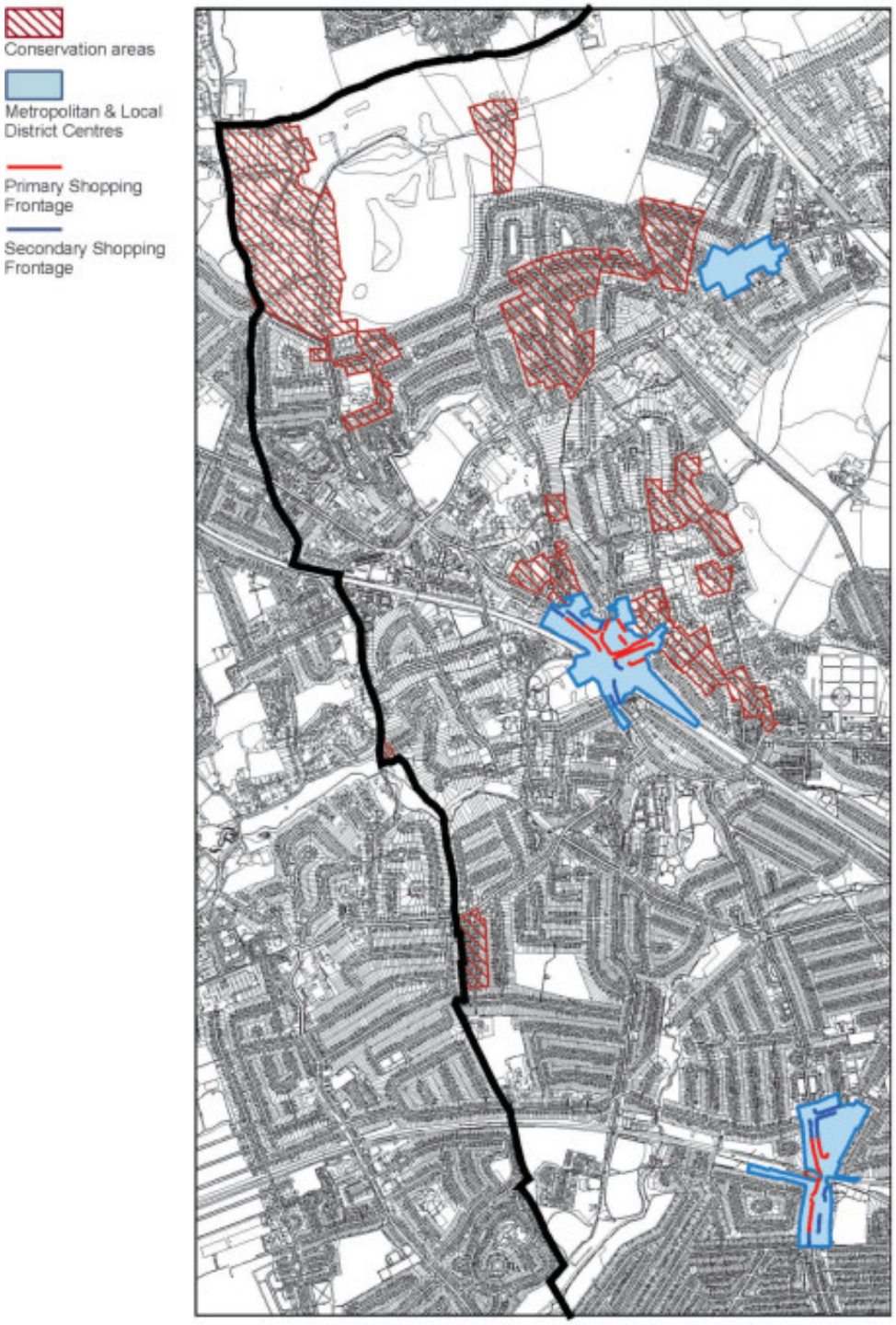
6.9.1.1 Another pressure is for increased waste recycling. The conversion of garages into habitable rooms and the loss of passageways between house and garage has meant more bins are stored in front gardens, particularly in Pinnerwood Park Estate, which detract from the character and appearance of the area.

6.10 Pressure for Works to and Felling of Trees

6.10.1 The trees within Pinner's conservation areas are extremely important as they make a significant contribution to their character and appearance. They 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. The main areas of pressure are connected with providing off street parking where there is pressure to fell street and private trees to create car parking spaces or afford access to them, and for extensions or basements which creates pressure on tree roots.

Section 7 Economic Issues

7.1 Commercial Viability



Picture 7.1 Town Centres

7.1.1 There are two district centres within the Pinner area: Pinner and Rayners Lane, and Hatch End is a local centre as shown on map **X**. All three town centres have a relationship with conservation areas by virtue of being part of a conservation area

or by affecting its setting. All three have very different character but are linked by having traditionally provided local convenience goods and services. Pinner and Rayners Lane, in particular, contribute greatly to the character of their respective conservation areas. 'Developing the capacity of District centres for convenience shopping is critical to ensure access to goods and services at the local level, particularly for people without access to cars' (London Plan Annex 1, para 3).

7.1.2 Rayners Lane is characterised by its Metroland feel and Art Deco inspired architecture, the linear shopping parades of which incorporate integral ground floor retail accommodation. This space still creates the intended liveliness and as such there are several eateries and shops. However the balance between retail and food outlets is shifting. The extent to which non-retail shops can infiltrate the area however is limited. For primary shopping frontages for example, (as shown in red on map **X**) the total amount of non-retail uses should not exceed 25% of the total district centre frontage or even primary frontage and they should not lead to a 'harmful concentration' in one area (EM16 UDP).

7.1.3 Secondary shopping frontages are also included in map X in blue and the amount of non-retail here should not exceed 50% of the total district centre secondary frontage. The relevant policy for this is EM17 within Harrow's UDP, which also reinforces that a 'harmful concentration of non-retail uses [should not be] created or added to'. When uses do change there is opportunity to see shopfronts enhanced.

7.1.4 Pinner retains a commercial core along the High Street, Bridge Street and part of Marsh Road. The shopping area directly affects Pinner High Street and Waxwell Lane CAs. Like Rayners Lane, the vitality created here should also be preserved and enhanced. Specialist shops contribute to the character and appearance of Pinner High Street. Elements such as traditional timber shopfronts, canopies and swan lighting complement the types of shops and the historic areas. Here too there has been a growth in food and drink uses in recent years which has somewhat given Pinner High Street a new character and focus. Generally however, the food and drink units are of high quality, and make a positive contribution to the area. There is likely to be further pressure on this area for bars and restaurants.

7.1.1 Hatch End

7.1.1.1 The garden suburb style estates were designed as residential areas, deliberately omitting pubs and shops, and only allowing churches and schools within the development. As such Pinnerwood Park Estate relies on the local centre of Hatch End for goods and services. Although Hatch End is not included within the conservation area it forms part of its setting and is historically linked as a local centre to serve the houses.

7.1.1.2 Hatch End has a character which is instantly recognisable as an area for eating out. Restaurants seem to predominate, but as the shopping frontage here is also protected to an extent, non-retail use should not exceed 30% of the designated frontage of the overall local centre.

7.1.2 Shopfronts

7.1.2.1 There are pressures on the town centres for new shopfronts, particularly when uses change. Shopfronts are an important element in the townscape and the buildings of which they form part. New or altered shopfronts should be in keeping with the building and conservation area and must ensure that access is available to all. Historic shopfronts should be protected and in Pinner High Street where these are modern, these should be replaced in the traditional style (D25 UDP). A Shopfront Design Guide forms part of the CAMS for Pinner High Street CA.

7.2 Employment Viability

7.2.1 Pinner employs a number of people via the shops and offices within the area. The supermarkets of Morrisons (Hatch End), Marks and Spencer, Sainsburys (both behind Pinner High Street) and Tesco (Pinner Green) are the main employers in the area, whose employees form an important part of the customer base for Pinner's shops and restaurants. Other large employers include Ladbrokes, the headquarters of which are at Rayners Lane, as well as BT (Marsh Road and Cannon Lane), Clavering Care (Hatch End), London Ambulance Service (Imperial Drive) and Pinner Post Office (Bridge Street).

7.2.2 Harrow Arts Centre at Hatch End also employs over fifty people and is a valuable cultural resource for the wider Pinner area.

Section 8 Social Issues

8.1 Crime and Fear of Crime

8.1.1 Although Pinner can be regarded as a relatively safe area within the Harrow and London context, there is still a public perception regarding the threat and fear of crime. The relative affluence of the conservation areas is likely to contribute to this.

8.1.2 There is danger that overly reactive measures could be implemented to safeguard security, and there are already examples within Pinner of CCTV camera installations, and there is pressure for vehicle recognition gates within Pinner Hill. Whilst crime and safety are important issues, the need to preserve and enhance the character and appearance of Pinner's conservation areas must not be lost through the provision of inappropriate and unsuitable security measures.

8.2 Health and Well Being

8.2.1 The design quality of buildings, parks and streets to improve health and well being is important. Usable spaces that accommodate diverse needs and reinforce community identity through respect for historic context and heritage is critical. Harrow Arts Centre is therefore a valuable asset that provides arts and culture to Pinner and the borough as a whole.

8.2.2 Improved health and well being can be derived from proper management and maintenance of the built environment. By creating clean, safe and green public places and achieving sustainable development, through the efficient use of resources and adaptability to respond to future change, the quality of life in Pinner would be improved.

Section 9 Managing Pinner's Conservation Areas

9.1 Introduction

9.1.1 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 (PPG15). Managing conservation areas is based on an understanding of what is special about the area that deserves preservation or enhancement. For Pinner's conservation areas this is outlined in the CAMS appended to this document.

9.1.2 The Council will seek to manage Pinner's conservation areas through measures which include the following.

- The application of policies and guidance to inform development proposals, specifically, in the form of CAMS or area specific design guidance
- The use of additional controls such as Article 4 Directions or areas of special advertisement control
- Enforcement powers to safeguard and repair buildings in poor condition, prioritising those that are listed
- Enforcement powers to act against unauthorised developments - This includes 3 yearly photo surveys to fully understand unauthorised changes

9.1.3 This section sets out the aims of these measures and provides a policy framework for Pinner's conservation areas, which elaborates on the higher level policies, D14, D15 and D16 held within Harrow's Unitary Development Plan (UDP).

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

9.2 Development Overview

9.2.1 The fundamental aim of this SPD is to ensure the preservation and enhancement of Pinner's conservation areas, to fit within broader national and local policy guidance and to use these to provide area specific policies. The following overarching policy should therefore apply to all conservation areas:

Policy i - Overarching Policy

All development should respect the special character and layout of all Pinner's conservation areas and their settings. Alongside this SPD, 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 as well as Planning Policy Guidance Note 15

9.2.2 This SPD intends to draw all Pinner's conservation areas together through such overarching policies. These are in turn tailored towards each conservation area and feature within individual management strategies. Policies are grouped under four headings:

1. Maintaining Townscape and Built Character
2. Maintaining Greenery and Open Spaces
3. Protecting Pinner's Archaeology
4. Protecting Pinner's Streetscene

9.3 Maintaining Townscape and Built Character

9.3.1 Retaining Buildings and Structures that Positively Contribute to the Conservation Area

9.3.1.1 Buildings and structures within Pinner's conservation areas form a vital part of their townscape character. This not only includes buildings but 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 its character and appearance. The individual conservation area character appraisals identify which buildings are considered to have a positive or neutral impact. 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 A-B

To ensure Pinner's townscape is preserved or enhanced the following policies will apply:

A) There will be a presumption against the demolition of buildings which make a positive contribution to Pinner's conservation areas. Conservation Area Consent for the demolition of any building will not be granted in the absence of an acceptable replacement development.

B) The retention of visually important boundary treatments which are a characteristic of Pinner's conservation areas will be required.

9.3.2 Maintaining Important Views

9.3.2.1 While it is acknowledged that the street scene is very important, other, more private viewpoints can also have some significance. This is particularly critical where backs of properties can be seen from 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.

Policy C

Development must ensure that views (as identified in the SPD and individual character appraisals) are not impeded between buildings or into areas of open space.

9.3.3 New Development

9.3.3.1 New development is defined as being any form of development, from small scale household alterations to larger extensions or whole new build. New development within Pinner's conservation areas is inevitable and need not be considered as universally negative. If handled correctly, new development can preserve the character, appearance and setting of Pinner's conservation areas and, in the right circumstances, lead to their 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. They will also be considered against the CAMS and will need to comply with policies in this SPD. Planning Policy Statement 1 (PPS1) also states that all development should exhibit good design and “contribute positively to making places better for people”.

9.3.3.2 Pinner's conservation areas vary significantly in terms of form, design, and character, but the following policies can and should apply to all new development. Therefore, to ensure that the character and appearance of Pinner's conservation areas and their setting is preserved or enhanced, proposals for development should:

Policy D-H

To ensure that the townscape character is preserved or enhanced, proposals for development should:

D) Respect the existing layout and historic form of the townscape and street scene, especially building lines and heights, and not diminish the gap between buildings.

E) Complement and respect existing properties and areas of open space in terms of bulk, scale and siting.

F) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.

G) Retain original design features (as identified in the CAMS), and where replacement is necessary the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be resisted.

H) Ensure material alterations to buildings protect the appearance of elevations, including alterations to chimneys and rooflines.

9.3.3.3 This SPD draws on the advice from the following guidance document which is considered particularly helpful. The CABE website for further reference is http://www.cabe.org.uk

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 Pinner's conservation areas. The document states that the right approach to building in an 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.

9.3.4 Retention of Single Family Dwellings

9.3.4.1 As discussed in paragraph X, the conversion of single family dwellinghouses into smaller units would be out of character with Pinner's conservation areas and is likely to have a harmful impact. The forthcoming SPD for conversions will be written with this in mind.

9.3.5 Micro Generation Equipment

9.3.5.1 It is likely that sustainability measures will likely lead to an increase in proposals involving the installation of solar panels and wind turbines on properties within conservation areas. If well designed and carefully integrated, these measures should be able to be accommodated without detriment to the character of the conservation area. In this instance, policy X will apply:

Policy I

Microgeneration equipment should be carefully sited to avoid being viewed from the streetscene and where historic built fabric would be least disturbed.

9.4 Maintaining Greenery and Open Spaces

9.4.1 Works affecting the green and open spaces within Pinner need to be carefully considered to avoid detracting from the character and appearance of the conservation areas, or their setting. This applies to both hard and soft landscaping in the streetscene. Private spaces such as front and rear gardens are also included as they contribute to the overall feel of the area. Works to the public realm and green spaces will require negotiations between various departments within Harrow Council, as well as private landowners, statutory bodies and local residents.

Policy A - C

To ensure that the soft and open character of the conservation areas and their setting is both preserved and enhanced, the Council will:

A) Encourage the retention and improvement of both public and private green spaces, including trees and hedgerows.

B) Resist the removal of grass verges.

C) Normally refuse applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.

9.4.1 Protecting Trees

9.4.1.1 Trees make a significant contribution to Pinner and are protected by virtue of being within conservation areas. Therefore Tree Preservation Orders (TPOs) are only created within conservation areas where a clear need arises, such as:

- there is a threat of development;
- the tree is badly managed, or;
- there is a change of ownership of the tree, which can often lead to pressure for works to the tree.

Policy D-F

To ensure trees are protected in Pinner's conservation areas, the council will:

D) Further protect trees, and groups of private trees, by creating additional tree preservation orders where appropriate.

E) Resist development that adversely affects significant trees or is likely to lead to pressure for excessive pruning or felling.

F) Seek to retain, or where necessary, replace street trees.

9.5 Protecting Pinner's Archaeology

9.5.1 Archaeological Priority Areas

9.5.1.1 As noted on map X substantial parts of the conservation areas are covered by Archaeological Priority Areas (APAs), especially Pinner High Street CA. Although archaeological remains are not always visible above ground, they represent a finite and important resource and record of Pinner's history. Development proposals can damage or destroy these remains and require careful monitoring and mitigation measures to avoid or limit damage. Within existing APAs, any development proposal that could disturb archaeological remains requires consultation with Greater London Archaeological Advisory Service (GLAAS) at English Heritage. Even outside an APA, the Council can chose 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 in Pinner. Planning Policy Guidance Note 16 (PPG16) would need to be referred to as part of any proposal that could potentially affect the area's archaeology.

9.5.1.2 The existing APAs allow the Council to identify circumstances where development proposals may detrimentally affect archaeological remains in Pinner.

Policy A-B

A) Harrow Council recognises the archaeological importance of Pinner's conservation areas and their settings, and where necessary will ensure that appropriate action or works, such as surveys, are carried out before any development commences.

B) Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Pinner's archaeological remains.

9.5.2 Scheduled Monuments

9.5.2.1 Grim's Dyke and Old Pinner Deer Park are Scheduled Monuments and constitute an important part of Pinner's heritage. It is therefore essential that they are preserved for future generations. Grim's Dyke, in particular, has suffered considerably from unwelcome attention over the last two centuries. Nineteenth century searches for brickearth and gravel led to the destruction of parts of the earthwork, and considerable damage was caused by construction work in the 1930s. Today it is under threat from motorcycle scrambling and illegal rubbish dumping. In addition, where this forms garden land harm may be caused when digging occurs.

9.5.2.2 The scheduling of a monument means that permission is required for works to the monument. This consent is termed 'Scheduled Monument Consent'. All activities that will change the site above or below ground need consent. For example, activities that would need this consent include construction, demolition, removal of earth, repairs, any alteration, and tipping. Normal agricultural or domestic gardening works would not usually be affected by this designation, for example, weeding. However consent is necessary for deeper excavations (300 mm or more) such as might be required for swimming pools or tree planting. Metal detecting must not be used on a Scheduled Monument.

9.6 Protecting Pinner's Streetscene

9.6.1 Telecommunications Equipment, Other Tall Structures and Street Furniture

9.6.1.1 The preservation of Pinner's conservation areas must be the paramount concern when assessing proposals for telecommunication developments and other tall structures, such as wind turbines or lampposts, the design of which could harm the appearance of the area or serve to clutter the streetscene. Where possible streetscene clutter should be avoided and reduced where possible. The following policy will apply to telecommunications and other tall structures:

Policy A-D

To limit Pinner's conservation areas from visually and physically obtrusive street clutter, the council will ensure that the character of the street scene is both preserved and enhanced by the following policies:

A) There will be a presumption against proposals for telecommunications equipment and other tall structures which detrimentally affect the character and appearance of Pinner's conservation areas.

B) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate any furniture sensitively.

C) Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as street lamps.

D) Encourage street furniture to be well sited and designed. Redundant and unsightly street furniture will be removed where opportunities occur, including signage.

9.6.2 Floorscape

9.6.2.1 It is likely that Harrow Council will want to alter the floorscapes in Pinner's conservation areas. If materials are sympathetic to the area and traditional floorscapes are retained, these measures should be able to be accommodated without detriment to the character of the conservation area. In this case, the following policy will apply:

Policy E

The retention of original floorscape materials, such as stone pavers or granite kerbs, will be encouraged. Wherever practicable, replacement floorscapes should be of traditional materials.

9.7 Protection Measures

9.7.1 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 Pinner's conservation areas. These controls are normally connected with wider planning legislation and require public consultation before they are implemented. Such protection measures are discussed in the following paragraphs.

9.8 Article 4 Directions

9.8.1 As discussed in paragraph X, small scale alterations to properties, such as replacement windows or the insertion of roof lights can have a cumulative harmful 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 planning authority without this approval, but this direction only controls elevations fronting onto a highway, waterway or open space. Article 4 Directions require householders to apply

for planning permission for works that otherwise would not normally require consent. These are not designed to prevent change, but rather to ensure that alterations are carried out sympathetically.

9.8.2 Five of Pinner's conservation areas are covered by Article 4 Directions. The most extensive controls exist within West Towers and Pinnerwood Park Estate CAs because these are the most uniform areas. There is scope to extend the coverage of Article 4 Directions to more of the Pinner's conservation areas and to increase the amount of works that would require planning permission. This is proposed for all areas in the CAMS. In most cases, Article 4(2) Directions would be sufficient, but Article 4(1) Directions would be required to control garden outbuildings.

9.8.3 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 ii - Overarching Policy

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

9.9 Areas of Special Advertising Control

9.9.1 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 planning authority. However, many other forms of advertisement within conservation areas can be installed without needing consent. This can have a detrimental impact within Pinner, particularly within the shopping areas of Pinner High Street and Rayners Lane.

9.9.2 Under the Advertisement Regulations 1992 (as amended), local planning 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 area of Pinner High Street, which would help to preserve or enhance its character and appearance. Such control would be subject to research and analysis.

Policy iii - Overarching Policy

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 Pinner's conservation areas.

9.10 Enforcement Powers

9.10.1 Despite the above development guidance and planning controls, there are instances within Pinner'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.

9.11 Acting Against Unauthorised Developments

9.11.1 Unauthorised development (i.e. development that should have obtained planning permission) can have a very negative impact on the character and appearance of Pinner's conservation areas. Where necessary, reports of unauthorised development will be investigated by Harrow Council's planning enforcement officers and appropriate action taken. As unlawful small scale development can impact hugely on the character and appearance of a conservation area. Conservation area related enforcement cases are prioritised for action above others. Such action will range from requesting a retrospective planning permission to the serving of an enforcement notice to secure the removal of works that are considered to have a detrimental impact. Due to the sensitive nature of enforcement complaints, these are kept anonymous and the cases are treated as highly confidential.

9.11.2 Where possible, the council will monitor Pinner's conservation areas on a regular basis and note any unauthorised works. Within Article 4 Direction areas, frequent (3 yearly) 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 on a small scale (such as replacement windows or fencing), but they can still have a significant harmful impact on the character and appearance of Pinner's conservation areas.

9.12 Section 215 Notices

9.12.1 In addition to using enforcement powers against actual development, Harrow 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 planning authorities can require owners of derelict land and buildings to carry out repairs and improvements to improve the 'amenity' of the local area.

9.12.2 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. Harrow Council will need to be clear on exactly what requires improvement and will have to demonstrate that the current condition of any given site detracts from the amenity of the local area.

9.13 Urgent Works Notices

9.13.1 Whilst Section 215 Notices can be effective and are relatively uncomplicated to apply, they have limited impact as they can only apply to the exterior of a building or site and the surrounding land. 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 would need to be made to obtain such approval and there are significant resource implications on the authority of so doing.

Policy iv - Overaching Policy

Where appropriate, Harrow 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.

Section 10 Enhancing and Promoting Pinner's Conservation Areas

10.1 Introduction

10.1.1 In addition to the management and regulatory measures discussed in the previous chapter, there are many opportunities for promoting and enhancing Pinner'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 Pinner's conservation areas are valued and protected. This will help to reduce the amount of negative, unauthorised development that can occur. The following two sections outline the main aspects of conservation area enhancement and promotion.

Section 11 Enhancement Methods

11.1 Development/Design Briefs

11.1.1 Harrow Council can encourage the redevelopment of problem or unsightly sites within the conservation areas of Pinner by publishing development and design briefs. These briefs could clearly state how the local planning authority intended a particular site to be redeveloped, by assessing the surrounding context and outlining overarching design guidelines that would be expected to be followed by a developer. This is a more positive approach than the punitive enforcement powers described in the previous chapter and could result in significant improvements to Pinner's conservation areas, or within their setting.

11.2 External Funding

11.2.1 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 was the Heritage Economic Regeneration Scheme (HERS) that resulted in a number of improvements to the streetscape and the shop fronts of local businesses on Harrow on the Hill. By improving the streetscene, such schemes often continue to benefit the townscape by encouraging more investment and care in the local area from the local community. Applications for grant-aid schemes relevant to Pinner's twelve conservation areas will be considered as and when necessary.

11.2.2 In addition to large grant schemes, there are smaller pots of money that can be utilised for small scale restoration projects. 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.

11.2.3 Whilst Harrow Council will continue to seek to obtain grant aid, it will also support local residents, businesses and other organisations in obtaining funding. This may only be in the form of advice and supporting letters, but Harrow Council is committed to ensuring the enhancement of Pinner's conservation areas in all forms.

11.2.4 In addition to grant funding, the council can secure planning gain funds towards enhancements to conservation area. The Conservation Area Management Strategies set out opportunities for enhancement relevant to 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 are also being used as the evidence base for an emerging SPD on Section 106 obligations.

11.3 Council-Led Schemes

11.3.1 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 Landscape, Highway, Traffic and Transport 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 Pinner's conservation areas are preserved and enhanced.

Section 12 Promotion Methods

12.1 Engagement with the Local Community and Groups

12.1.1 There are numerous local groups and organisations with an interest in the preservation and enhancement of Pinner's conservation areas, in addition to the thousands of residents who live and work in Pinner. Engagement with local people and businesses is critical at all stages, whether it relates to the production of new character appraisals or the promotion of environmental improvements. Some of the principal organisations include the Pinner Association, Pinner Local History Society, Harrow Heritage Trust and the Conservation Area Advisory Committe. There are also numerous schools, residents associations and businesses. Community engagement can take many forms; it can include listening to the concerns of local people, holding specific workshops and exhibitions, or sending out letters and consultation leaflets. Engagement will follow the guidelines set out in Harrow Council's Statement of Community Involvement .

12.1.2 In addition to engagement at a local level, it is important that regular and meaningful engagement is sought with statutory bodies, including English Heritage and national amenity societies such as the Twentieth Century Society and the Society for the Protection of Ancient Buildings (SPAB). 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 Pinner's conservation areas.

12.2 Tourism and Education Initiatives

12.2.1 Pinner is widely renowned for its historic and architectural qualities. The borough's historic environment forms a key part of Harrow Council's Tourism Strategy, elements of which regularly feature on promotional documents and initiatives. There are walking tours of Pinner and numerous leaflets and books to aid visitors. Many buildings also take part in the annual Open House London event, further promoting Pinner as a visitor destination. The preservation and enhancement of Pinner's conservation areas is therefore crucial to maintain and improve this important tourism function.

12.2.2 Linked to tourism is an opportunity to create educational initiatives within Pinner that would benefit local schools and communities. There are already a number of initiatives in place such as talks held by the Pinner Local History Society and the Pinner Fair, run yearly by the Showmen's Guild, usually on the first Wednesday after the May bank holiday. This should be maintained and built upon. Improving people's understanding and appreciation of Pinner's conservation areas will benefit everyone. An estate agents welcome pack could be developed with Pinner Local History Society to better inform new residents about the conservation areas. There is further

opportunity for the council to work with the Pinner Association and the residents associations in the work that they do in caring for the heritage of Pinner for the benefit of all.

Section 13 Conclusions

13.0.1 This supplementary planning document has attempted to provide an overview of Pinner's twelve conservation areas from their historical development to the general issues and problems that they face today. It also incorporates 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 twelve conservation areas. Following the statutory public consultation and necessary amendments, this document and the associated CAMS will be formally adopted by Harrow Council and will carry significant weight in all future planning matters.

13.0.2 This SPD will be monitored and reviewed on a regular basis to check that it retains its effectiveness in dealing with issues relating to Pinner'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 couple of years.

Section 14 Summary of Policies

Overarching Policies

i Harrow Council will require that all development respect the special character and layout of all Pinner's conservation areas and their settings. Alongside this SPD, 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 as well as Planning Policy Guidance Note 15

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

iii 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 Pinner's conservation areas.

iv Where appropriate, Harrow 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.

Policy 1

Maintaining Townscape and Built Heritage

To ensure that the townscape character is preserved or enhanced, proposals for development should:

A) There will be a presumption against the demolition of buildings which make a positive contribution to Pinner's conservation areas. Conservation Area Consent for the demolition of any building will not normally be granted in the absence of an acceptable replacement development.

B) The retention of visually important boundary treatments which are a characteristic of Pinner's conservation areas will be required.

C) Ensure that views (as identified in the SPD and individual character appraisals) are not impeded between buildings or into areas of open space.

D) Respect the existing layout and historic form of the townscape and street scene, especially building lines and heights, and not diminish the gap between buildings.

E) Complement and respect existing properties and areas of open space in terms of bulk, scale and siting.

F) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.

G) Retain original design features (as identified in the CAMS) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be resisted.

H) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines.

I) Microgeneration equipment should be carefully sited to avoid being viewed from the streetscene and where historic built fabric would be least disturbed.

Policy 2

Maintaining Greenery and Open Spaces

To ensure that the soft and open character of the conservation areas and their setting is both preserved and enhanced, the council will:

A) Encourage the retention and improvement of both public and private green spaces, including trees and hedgerows.

B) Resist the removal of grass verges.

C) Normally refuse applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.

D) Further protect trees, and groups of private trees, by creating additional tree preservation orders where appropriate.

E) Resist development that adversely affects significant trees.

F) Seek to retain, or where necessary, replace street trees.

Policy 3

Protecting Pinner's Archaeology

To ensure Pinner's archaeology is protected:

A) Harrow Council recognises the archaeological importance of Pinner's conservation areas and their settings, and where necessary will ensure that appropriate action or works, such as surveys, are carried out before any development commences.

B) Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Pinner's archaeological remains

Policy 4

Protecting Pinner's Streetscene

To ensure that the character and appearance of the streetscene is preserved or enhanced:

A) There will be a presumption against proposals for telecommunications equipment and other tall structures which detrimentally affect the character and appearance of Pinner's conservation areas.

B) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate any furniture sensitively.

C)Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as street lamps.

D) Encourage street furniture to be well sited and designed. Redundant and unsightly street furniture will be removed where opportunities occur, including signage.

E) The retention of original floorscape materials, such as stone pavers or granite kerbs, will be encouraged. Wherever practicable, replacement floorscapes should be of traditional materials.

Appendix 1 Appendices

Appendix 2 Waxwell Lane Conservation Area Appraisal and Management Strategy

Appendix 3 Waxwell Close Conservation Area Appraisal and Management Strategy

Appendix 4 Pinner High Street Conservation Area Appraisal and Management Strategy

Appendix 5 Moss Lane Conservation Area Appraisal and Management Strategy

Appendix 6 East End Farm Conservation Area Appraisal and Management Strategy

Appendix 7 West Towers Conservation Area Appraisal and Management Strategy

Appendix 8 Tookes Green Conservation Area Appraisal and Management Strategy

8.1 Background

8.1 This conservation area appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document (SPD), which provides policies to help preserve and enhance Pinner's historic areas.

8.2 There are twelve conservation areas in Pinner. Like this one, each will be subject to character analysis to inform the policies that are set out in the overarching draft SPD.

8.3 This document has been revised to take account of the responses made to an initial round of consultation that ran from the 21st November to the 19th December 2008. This is therefore subject to a secondary round of consultation as part of the Pinner Conservation Areas Supplementary Planning Document.

8.4 Involvement in this consultation process is invited from all residents, local businesses, the Harrow community, as well as voluntary groups, government departments and other interested organisations. Comments and issues raised during this consultation period will be used to inform the council what further changes should be made to the documents to make these appropriately robust and to strongly reflect residents' views. This Conservation Area Appraisal and Management Strategy will be amended by the council after taking into account all comments to this second round of consultation. Subsequently this revised document alongside the Pinner SPD will be submitted to the Local Development Framework Panel with the recommendation that this be seen before Cabinet and adopted.

8.5 Please ensure your consultation response is received by the **X.**

Comments can be sent to:

Weblink: http://harrow-consult.limehouse.co.uk

Email: ldf@harrow.gov.uk

Post: Conservation

Community and Environment Services

3rd Floor North Wing

Civic 1, Station Road

Harrow, HA1 2XY

Appendix 9 Pinnerwood Park Estate Conservation Area Appraisal and Management Strategy

Appendix 10 Pinner Hill Estate Conservation Area Appraisal and Management Strategy

Appendix 11 Pinnerwood Farm Conservation Area Appraisal and Management Strategy

Appendix 12 Rayners Lane Conservation Area Appraisal and Management Strategy

Appendix 13 Eastcote Village Conservation Area Appraisal and Management Strategy