

## 2. STANMORE HILL CONSERVATION AREA, STANMORE.

The Stanmore Hill Conservation Area was designated in 1975, and extended in 1980, 1991 and 2002.

The Stanmore Hill Conservation Area Appraisal and Management Strategy was adopted at Cabinet on 12<sup>th</sup> December 2013 as appendix 2 to the Stanmore and Edgware Conservation Areas SPD.

Please note that a locally listed park and garden lies partly within the boundary of Stanmore Hill Conservation Area ie Stanmore Recreation Ground adopted at Cabinet on 23<sup>rd</sup> September 2021.

### Schedule of properties by street name:

**Green Lane:** Green Lane Cottages - 1 (locally listed), 2 (locally listed ),3 (locally listed), 4 (locally listed), 5, 6, **7 (listed building), 8 (listed building), 9 (listed building)**, 10, 11 (locally listed), 12 (locally listed). Franklin Cottages (1 to 4) (locally listed). Hill Crest Cottages (1 to 3) (locally listed). Chart Cottages (1 to 4) (locally listed).**Park House (1 & 2) (listed building)**, Park Cottages (1 to 4), Wallon Cottage Littlecote, Martinsell, Fordyce (locally listed), Summerdyne, Carnelian, Vahljon, Solonge, Green Lane Cottage, Boveda, The Orchard, The Glade, Little Gables, Applegarth, Tremar, Rylands (locally listed), Coach House, Solonge, Iris Cottage, Olde Cottage (locally listed), 9 Cherchefelle Mews, Coach House, Lukes Place.

### **Pinnacle Place: 1 to 5 (listed building)**

**Stanmore Hill:** 13, **17 (Elm House) (listed building), 19 (listed building), 21 (listed building), 23 (Nunlands) (listed building)**, Park View House (1 to 4), 31, **33 (listed building)**, 35, 37 (locally listed), 39 (Longdrive), 51, Wall fronting Halsbury Court (locally listed), 69 (West House), **73 (Robin Hill) (listed building)**, 75 to 97, 103 (LL), 105 (locally listed), 107 (locally listed), **111 (listed building), 113 (listed building), 115 (listed building)**. 26, **42 (listed building), 44 & 46 (listed building), 52 (listed building), 54 (listed building), 56 (listed building), 58 Abercorn Arms Public House (listed building)**, 80, telephone kiosk outside the Abercorn Arms (listed building).

### **Halsbury Close: 1 (listed building), 2**

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

- 1) Confirmed by Cabinet January 2003.

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

### **Schedule I**

**Green Lane:** Rylands, Olde Cottage, Tremar, Green Lane Cottage, Fordyce, Littlecote, Martinsell, Wallon Cottage, Nos 1-4 (inc) Franklin Cottages, The Cott, Nos 1-4 (inc) Chart Cottages, Nos 1-3 (inc) Hillcrest Cottages, 5 Pinnacle Place, 1-7 (inc) and 11-12 (inc) Green Lane Cottages, 1-4 (inc) Park Cottages

**Stanmore Hill:** Nos 75-81 (odd), 129, 131, 80, 58

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

C: Any other alteration to the roof of a dwellinghouse.

D: The erection or construction of a porch.

F: The provision within the curtilage of a dwellinghouse of a hard surface.

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

Part 2: A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

C: The painting of the exterior of any building or work..

### **Schedule II**

**Green Lane:** Lukes Place, The Coach House, Applegarth, Little Gables, The Glade, The Orchard, Boveda, Solonge, Vahljohn, Carnelion, Summerdyne.

**Stanmore Hill:** 13

Part 2: A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

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

- 2) Confirmed 12/12/2002:

**Green Lane:** Park House, 1-4 (inc) Pinnacles Place

**Stanmore Hill:** 42, 44, 52, 54, 56, 73, 17, 111, 113, 115.

**Halsbury Close:** No 1

Part 2: A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

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

- 3) **The Direction was confirmed on 9<sup>th</sup> June 2023 and shall come into force on 20<sup>th</sup> day of June 2023 and applies to the following properties:**

**Green Lane:** Rylands, Olde Cottage, Tremar, Green Lane Cottage, Fordyce, Littlecote, Martinsell, Wallon Cottage, Nos 1-4 (inc) Franklin Cottages, The Cott, Nos 1-4 (inc) Chart Cottages, Nos 1-3 (inc) Hillcrest Cottages, 5 Pinnacle Place, Nos 1-7(inc) and Nos 11-12(inc) Green Lane Cottages, Nos 1-4(inc) Park Cottages

**Stanmore Hill:** Nos 75-81 (odd), 129,131,80,58

The Direction applies to the development described in the following Class of the Order: -

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

1. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse being development within Class G of Part 1 of Schedule 2 of the Order.

**4) The Direction was confirmed on 9<sup>th</sup> June 2023 and came into force on 20<sup>th</sup> June 2023 for 147 Stanmore Hill:**

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

1. Works for the enlargement, improvement or other alteration of a dwellinghouse, (Including the alteration or replacement of windows or doors) being development within Schedule 2, Part 1, Class A of the Order.
2. Other alterations to the roof of the dwelling house being development within Schedule 2, Part 1, Class C of the Order.
3. The erection or construction of a porch outside any external door being development within Schedule 2, Part 1, Class D of the Order.
4. Painting of the exterior of any building being development within Schedule 2, Part 2, Class C of the Order.
5. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development within Schedule 2, Part 2, Class A of the Order.
6. Demolition of the whole or any part of any gate, fence, wall or other means of enclosure being development within Schedule 2, Part 11, Class C of the Order.

**5) The Direction was confirmed on 9<sup>th</sup> June 2023 and came into force on 20<sup>th</sup> June 2023 and applies to the following:**

**Green Lane:** Applegarth, The Glade, and the Orchard.

The Direction applies to the development described in the following Class of the Order: -

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

1. Works for the enlargement, improvement, or other alteration of a dwellinghouse, (including the replacement of windows and doors) being development within Class A of Part 1 of Schedule 2 of the Order.

2. Other alterations to the roof of the dwellinghouse being development within Class C of Part 1 of Schedule 2 of the Order.
3. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse being development within Class G of Part 1 of Schedule 2 of the Order.
4. The erection or construction of a porch outside any external door of a dwellinghouse being development within Class D of Part 1 of Schedule 2 of the Order.
5. Painting of the exterior of any building being development within Class C of Part 2 of Schedule 2 of the Order.

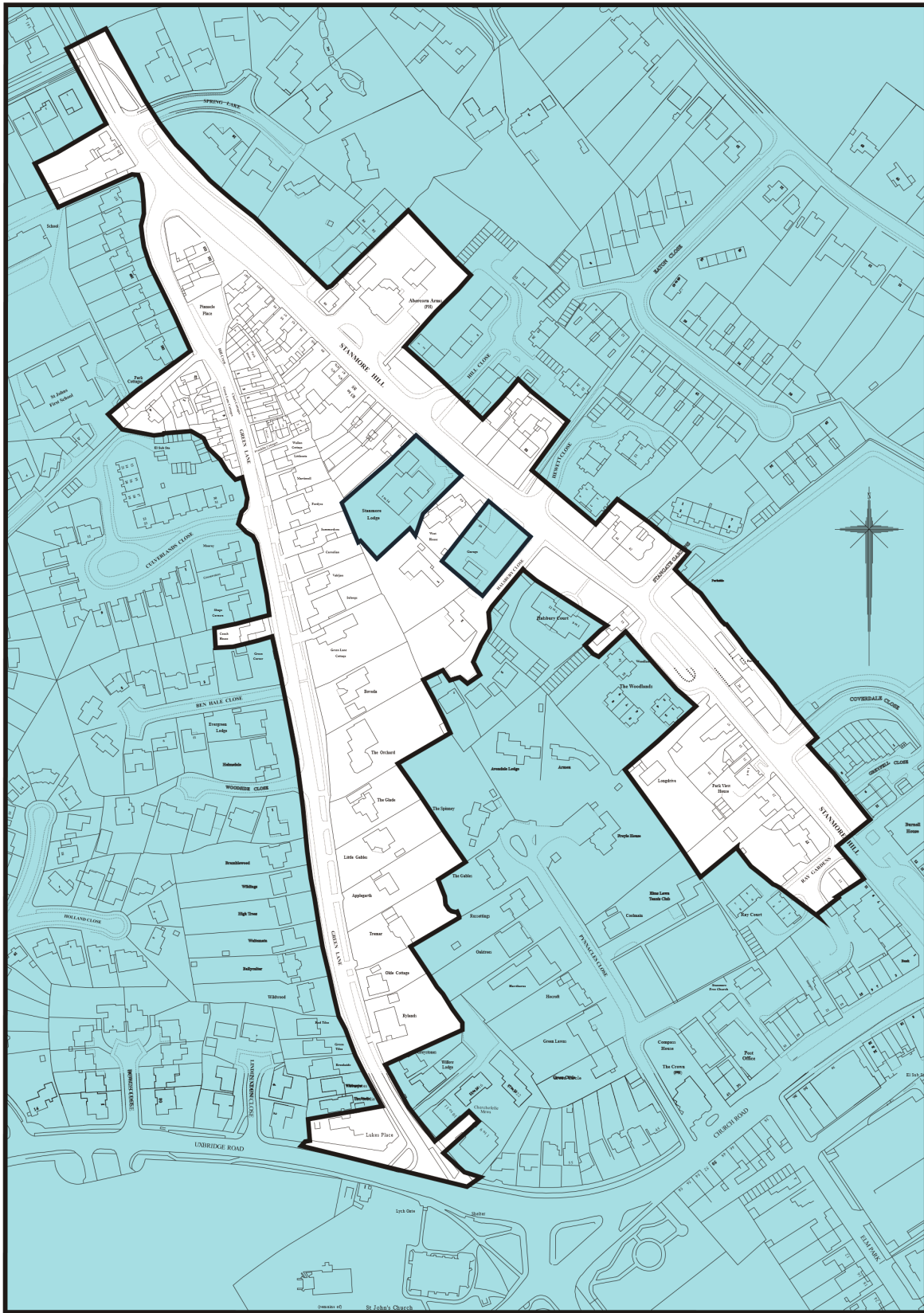
6) **The Article 4 Direction was confirmed on 9<sup>th</sup> June 2023 and came into force on 20<sup>th</sup> day of June 2023 and applies to the following:**

**Green Lane:** 1-9, 10-11, 12-16 and 17-22 Churchefelle Mews, Greystones and Willow Lodge.

The Direction applies to the development described in the following Class of the Order: -

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

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



*Stanmore Hill  
Conservation Area*