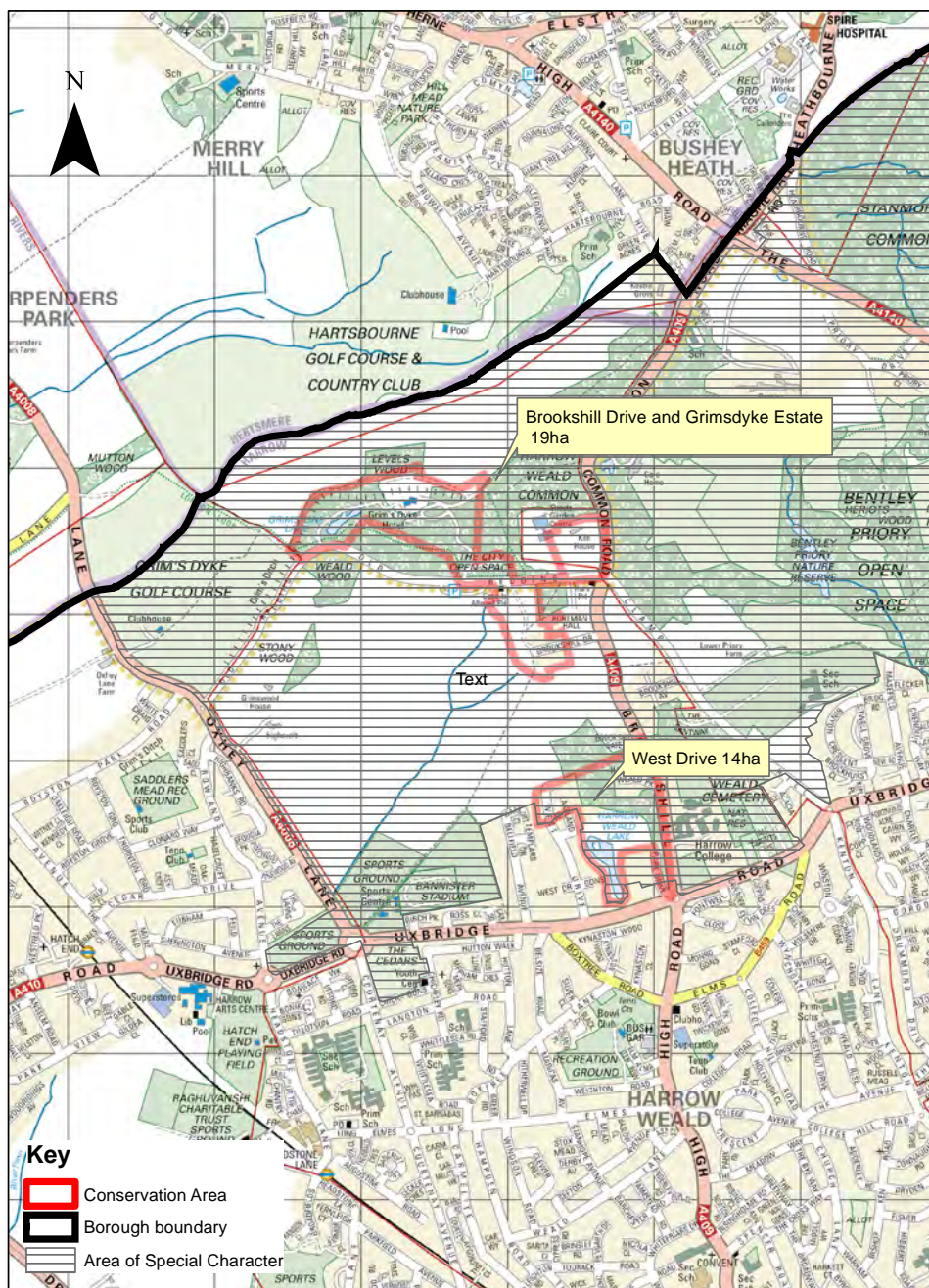


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1.1 Introduction

- 1.1.1** The purpose of the Harrow Weald Conservation Areas Supplementary Planning Document (SPD) (along with its appendices of Conservation Area Appraisals and Management Strategies) is to implement local conservation policies by giving a strategic overview and detailed character analysis and advice to preserve and enhance the character and appearance of Harrow Weald's conservation areas. The SPD is a material consideration in the determination of planning applications affecting the Harrow Weald conservation areas. It supplements the Harrow Local Plan, which are the group of planning documents that help shape the future of Harrow and are used in the determination of planning applications in the Borough. It includes the Core Strategy and other 'development plan documents' which set out policies and plans for Harrow.
- 1.1.2** An SPD can give effect to local planning policies. Relevant Harrow Core Strategy policy is CS1 D and conservation policies within the Development Management Document are relevant, including policy DM 7A. In addition, the National Planning Policy Framework provides an over-arching policy background, as does London Plan policies 7.8 A, B, C, D, E, F and G are relevant.
- 1.1.3** The SPD has been prepared in accordance with the requirements of the Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and having regard to the National Planning Policy Framework (paragraph 153). It was the subject to 5 weeks of public consultation in 2015. The consultation was undertaken in accordance with Council's Statement of Community Involvement and the comments received were considered and amendments made to take these into account. The SPD has also been screened and the Council has determined that a full Strategic Environmental Assessment is not needed.
- 1.1.4** The map showing the location of each of Harrow Weald's two conservation areas, covered by this SPD is below.



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Picture 1.1 Harrow Weald's Conservation Areas

3.0.1

Harrow Weald contains a significant number of the Borough's heritage assets including historic farm complexes, cottages, villas and lodges, among other heritage assets. The importance of Harrow Weald's historic environment is reflected in its range of designated heritage assets: one registered park and garden, one locally listed park and garden, various listed and locally listed buildings and two conservation areas.

3.0.2 In total, these two conservation areas cover an area of just under 33 hectares. Brookshill Drive and Grimsdyke Estate is the larger of the two conservation areas covering 19 hectares. Both conservation areas are similar for displaying a distinctive rural and countryside character with similar context and layout, and surrounding openness. Similar qualities include their rich display of architecture, usually of historic importance, complemented by extensive greenery and visually furnished with mature trees. The most identifiable elements that make up the special character of each of Harrow Weald's two conservation areas are noted below, with the appendices of CAAMS to this document providing the detail.

Conservation Area	Special Character
Brookshill and Grimsdyke Estate (appendix 1)	Brookshill Drive comprises rural, vernacular agricultural buildings as part of a former farm unit, and cottages built for brick kiln workers, informal context and layout, spaces between them and surrounding openness. Just off Common Road is the Kiln site, the former core of the brick making area, with associated main house and remaining brick kiln, wells, walled gardens, summerhouse and replica drying sheds. The late 19th century Grimsdyke Estate comprises the planned form of the estate's integral buildings (including the former grade II* listed Victorian mansion house and associated workers' cottages, often grade II listed); the relationship and architectural qualities of these and intimate character derived from lush landscaping and neighbouring woodland.
Harrow Weald Park (appendix 2)	This area comprises a well-defined fragment of the original estate of Harrow Weald Park, a large Victorian country estate, now surviving as a semi-rural enclave along a gravel lane along with surrounding remnants of the original estate landscaping including a lake, open meadow land, former kitchen garden walls, woodland and former carriage driveways with entrance pillars, one set being grade II listed. This area includes a well defined, informal and attractive group of cottages (including coach house, stables and outbuildings) with a low density and distinctive semi-rural character. There is a historic close association with the rural, green and open setting on the edge of the green belt.

3.0.3 Harrow Weald's conservation areas therefore meet two or more of Harrow's criteria for conservation area status:

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

3.0.4 Contributing to the special interest of the Harrow Weald conservation areas is the area's historical development, other key designations, the setting of the conservation areas as and key views as explored in the next four sub-sections.

3.1 Historical Development

3.1.1 In order to understand today's special interest it is useful to consider the area's historical development. The earliest feature of note in the Harrow Weald area the Grim's Dyke, a Scheduled Ancient Monument, and is thought to be a Saxon linear earthwork.

3.1.2 Today's Harrow Weald would have once belonged to the Lord of the Manor and those with farming rights were able to lease acres from his estate for small farms. Sir Edward North was Lord of the Manor during the 16th century. At this time Weald woodlands were heavily coppiced for fuel and timber, which during the 17th century, led to areas of full-scale clearance in order to provide land on which to graze livestock. As such, although originally a woodland area, it began to adapt into a more arable and livestock economy.

3.1.3 Copse Farm, historically Weald Copse Farm and now in the current Brookshill Drive and Grimsdyke Estate Conservation Area, dates from the 17th century, and was developed as a result of cleared coppiced woodland, hence its name. Brookshill Farm was developed much later during the 19th century. Brick kilns to the north and east of Brookshill Farm on the current site of the Kiln had an impact on the area as a collection of semi-detached cottages were built for the brick kiln workers and much of the bricks for the area likely came from this site. The owners of the Kiln from the 18th century to the 1930s also owned Brookshill Farm. By the mid-C18 these brick kilns had become one of the most significant industrial enterprises in North Middlesex. In the 19th century these owners were Samuel and Charles Blackwell of the firm Crosse and Blackwell who built a number of decorative cottages.

3.1.4 Prior to the development of Grimsdyke Estate, this area was covered in woodland. The soils of the area supported gravels and sands, which overlay clay. The extraction of these resources produced gravel pits from where materials were removed for the construction and surfacing of local roads, and to nearby Brick Kilns for the production of bricks. Grimsdyke Estate was designed around a principal house by Richard Norman Shaw for Frederik Goodhall now listed grade II* and the grounds were carefully landscaped including a lake and a moat. Many historically contextual buildings were built around this and is considered curtilage listed. The house was later purchased by William Gilbert of Gilbert and Sullivan fame.

3.1.5 The Harrow Weald Park enclave's history relates primarily to it being the remnants of the Harrow Weald Park estate a 19th century country estate. This grew up first around a mansion house (now demolished) built in the early 19th century by William Winsdale and primarily in the late 19th century around a mansion (also now demolished) built by Robert Sim an East India and China merchant. The associated walled kitchen gardens, coach house, workers cottages and historic landscaping remain, coupled with a small amount of later modest infill.

3.2 Key designations

3.2.1 There are many key designations that contribute to the significance of the conservation areas as illustrated by the next table and explained next.

Conservation Area	Designations (may only affect part of the conservation area) N.B. All trees are protected in conservation areas
Brookshill Drive and Grimsdyke Estate	Site of Importance for Nature Conservation (grade II and sites of metropolitan importance) Green Belt Harrow Weald Ridge Area of Special Character Scheduled Ancient Monument Amenity Green Space Registered Park and Garden Locally Listed Buildings Listed Buildings Tree Preservation Orders
Harrow Weald Park	Site of Importance for Nature Conservation (grade II) Green Belt Harrow Weald Ridge Area of Special Character Locally Listed Buildings (within and within the setting e.g. the locally listed gate piers to Park Drive are linked to the Conservation Area) Listed Buildings Tree Preservation Orders Locally Listed Park and Garden

Conservation Area	Designations (may only affect part of the conservation area)
	N.B. All trees are protected in conservation areas
	Bounds: Outdoor sports pitches and cemeteries and churchyards

- **Archaeology**

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

3.2.3 Archaeological designations in Harrow consist of two types. The first are Scheduled Monuments, which are known nationally important archaeological features. The second are Archaeological Priority Areas (APAs), where there are suspected archaeological remains. There is a Scheduled Ancient Monument within the Brookshill Drive and Grimsdyke Estate Conservation Area but no APAs affect these conservation areas.

3.2.4 The Greater London Historic Environment Record (GLHER) 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. Historic England maintains the SMR for London.



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Picture 3.1 Archaeology

- 3.2.5 The National Planning Policy Framework pages 30-32 should be read in relation to works that have the potential to affect Harrow Weald's archaeology.
- 3.2.6 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 are scheduled. Those areas of Grim's Dyke that are specific to Harrow Weald, are shown on the map above.

3.2.7 It is recommended that prior to commencing any works owners should check with the Ancient Monuments Inspector at Historic England to establish if Scheduled Monument Consent will be necessary. Residents with queries about Scheduled Monument Consent contact Historic England by providing the appropriate email address London@historicengland.org.uk.

3.2.8 It would also be wise to check the terms of any lease or licence relating to the land. 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. It is a criminal offence to damage a scheduled monument by carrying out unauthorised works. It is also a criminal offence to use metal detecting on a Scheduled Monument.

Harrow Weald's Sceduled Ancient Monument

- Grim's Dyke

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.

Grim's Dyke is of historical and archaeological importance. When it 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.

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.

Grim's Dyke 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.

3.2.9 There are two Archaeological Priority Areas (APAs) in Harrow Weald but none in the conservation areas. However, this is to remain under review since they represent a finite and important resource and record of Harrow Weald's history. The APAs are identified below, and are highlighted on the last map.

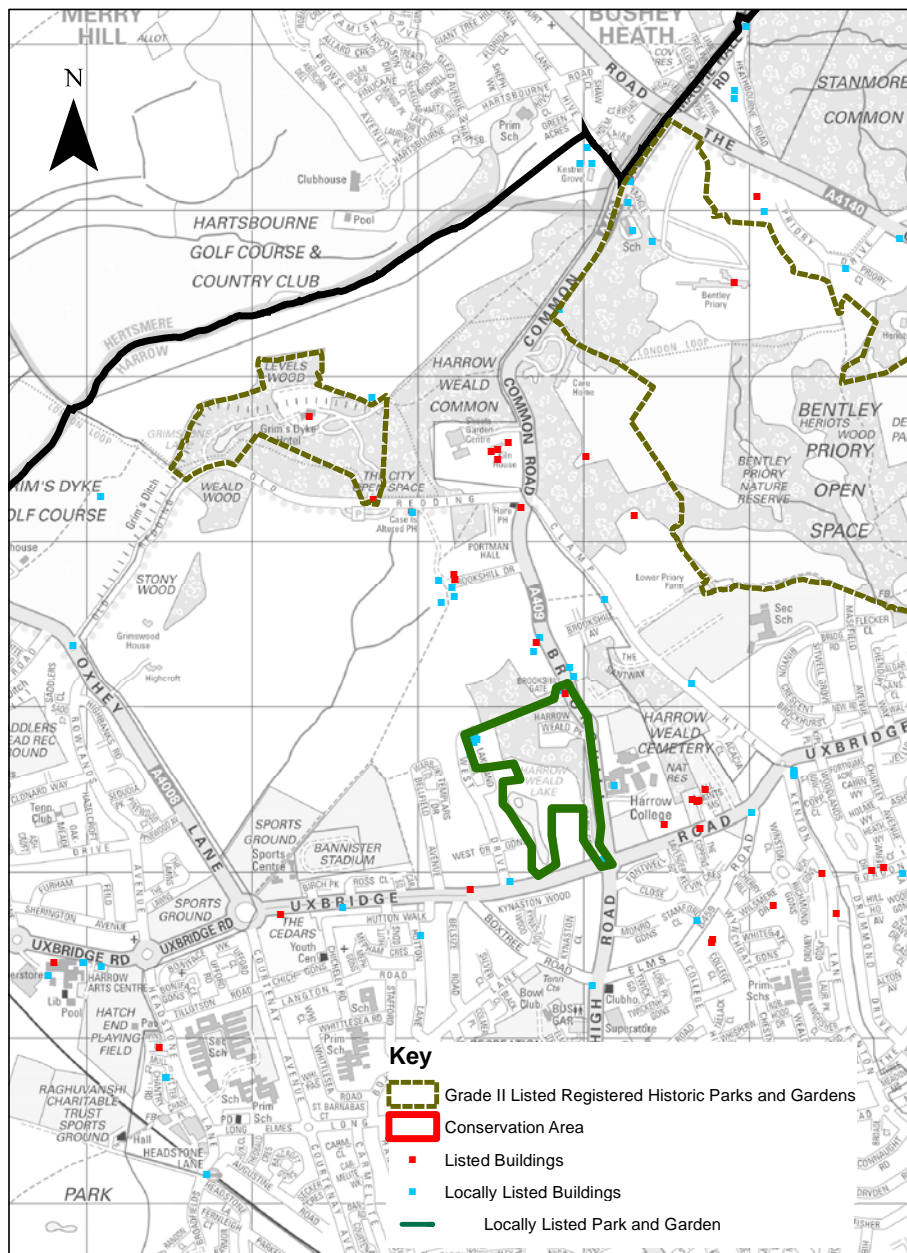
Harrow Weald's Archaeological Priority Areas

- Part of Grim's Dyke
- Possible site of medieval Bentley Priory

3.2.10 Development proposals can damage or destroy these remains and require careful monitoring and mitigation measures to avoid or limit damage. Where development is proposed within an APA, Historic England will require applicants to provide sufficient information to assess the archaeological implications of the development. Outside these areas, Historic England can also ask applicants to provide archaeological assessments if they feel that below ground archaeology may be at risk. The Council can choose 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 Harrow Weald. The NPPF would need to be referred to as part of any proposal that could potentially affect the area's archaeology.

- **Listed and Locally Listed Buildings and Parks and Gardens**

3.2.11 The high quality of architecture and landscaping contributes to the special interest of the Harrow Weald conservation areas. There is generally a high proportion of listed and locally listed buildings within these conservation areas and there is both a nationally listed park and garden and one locally listed park and garden overlapping with the Harrow Weald conservation areas. A listed building is one which is recognised as being of national architectural and historic interest whereas a locally listed building is one which is of local interest to a borough. The same applies to historic parks and gardens. The next map shows where they overlap with the Harrow Weald's conservation areas.



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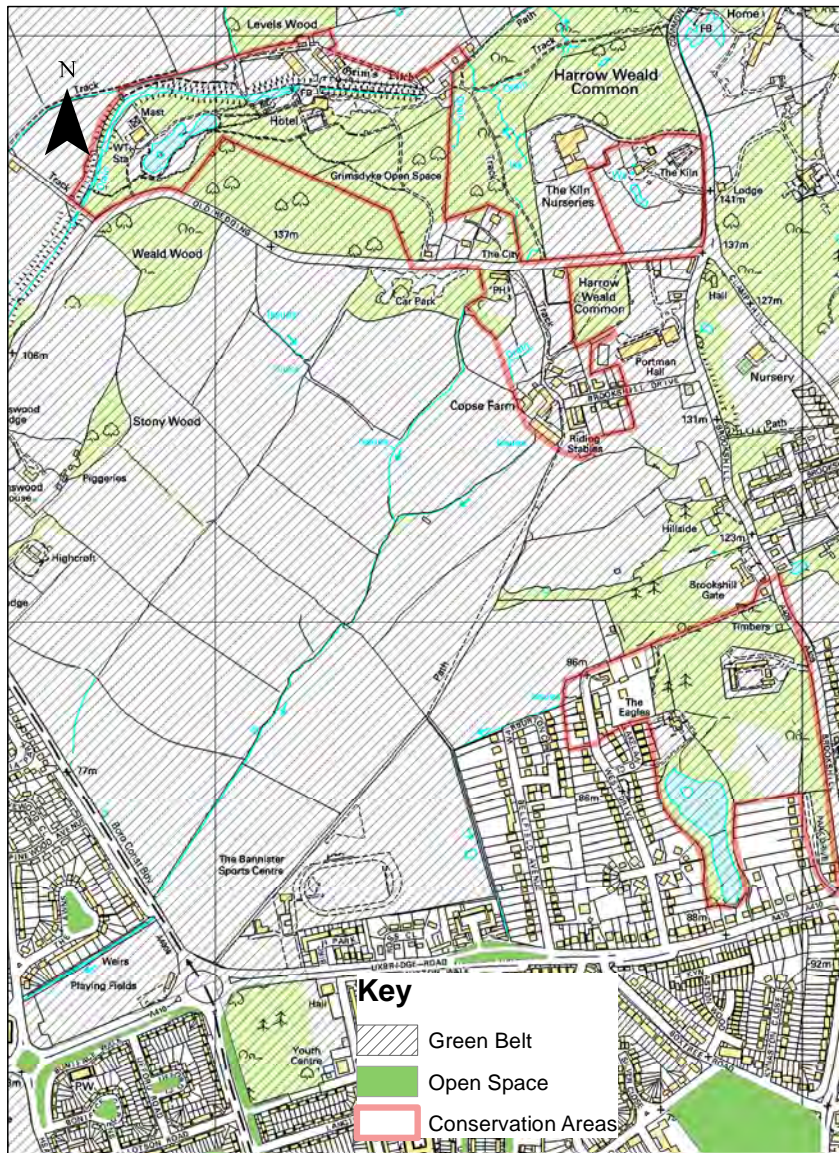
Picture 3.2 Distribution of Listed and Locally Listed Buildings and Parks and Gardens N.B. The appended conservation area appraisals and management strategies have maps showing the precise addresses of the Listed and Locally Listed Buildings overlapping the Conservation Areas

- **Greenery, trees, biodiversity, open spaces and landscape**

3.2.12

Historic parks and gardens affecting these conservation areas are explored above. Otherwise, in terms of greenery, biodiversity, open spaces and landscape, the following designations affect Harrow Weald's conservation areas contributing to their

interest in terms of presenting in places an open, green and semi-rural character: Green Belt, sites of significance for nature conservation and the Harrow Weald Ridge Area of Special Character (a local landscape/townscape designation). Amenity green space and natural and semi-natural green space also affect Brookshill Drive and Grimtsyke Estate CA. These designations are shown on the following three maps:



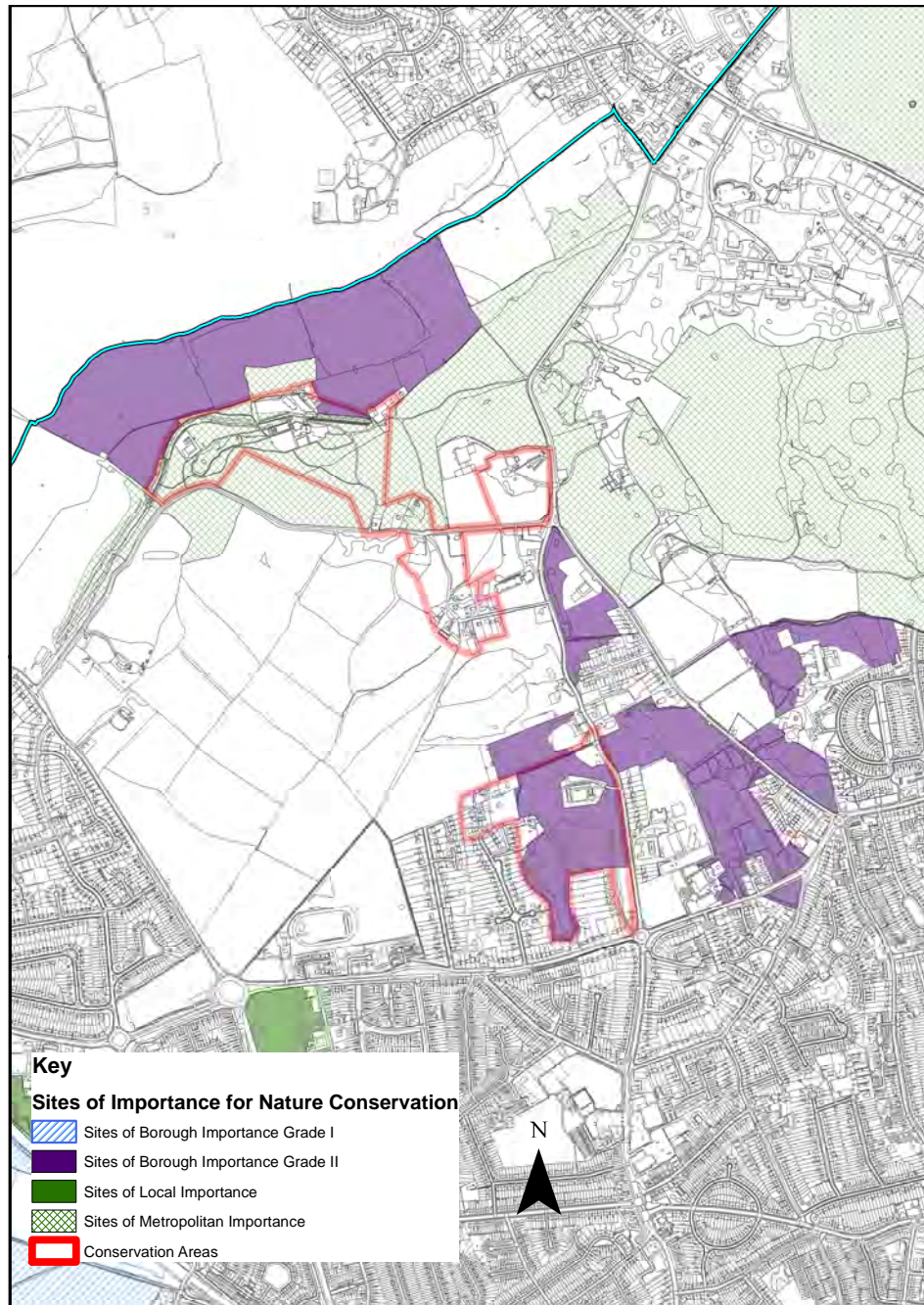
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Picture 3.3 Harrow Weald Green Belt and Open Space

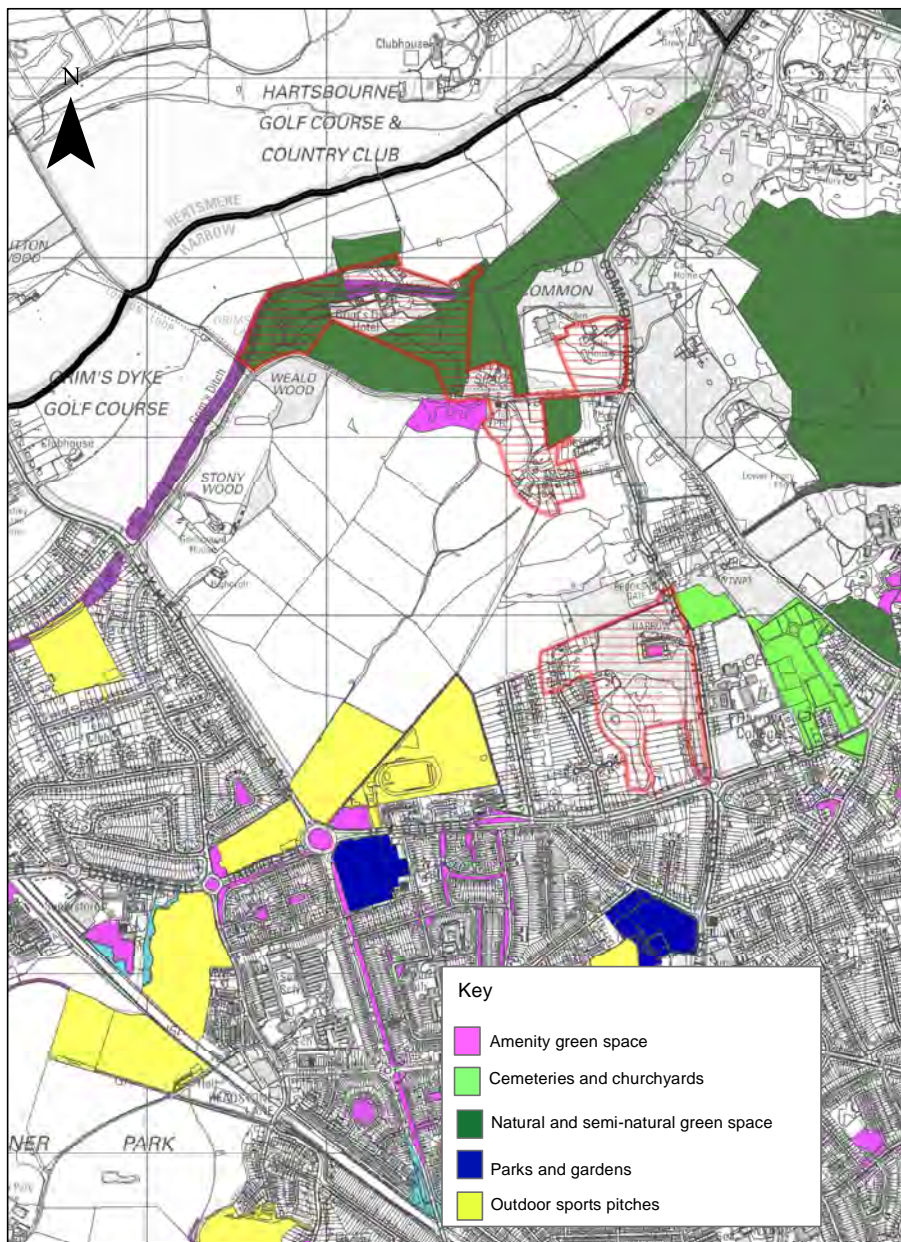
3.2.13

Sites of significance for nature conservation 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. 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. All open green spaces contribute to the biodiversity of the area though.



Picture 3.4 Sites of Importance for Nature Conservation

3.2.14 Amenity green space affects the setting of both Conservation Areas. It is also contained within the Brookshill Drive and Grimsdyke Estate CA. Natural and semi-natural green space is also contained within this CA and is also within its setting. Cemeteries and churchyards affect the setting of the Harrow Weald Park CA.

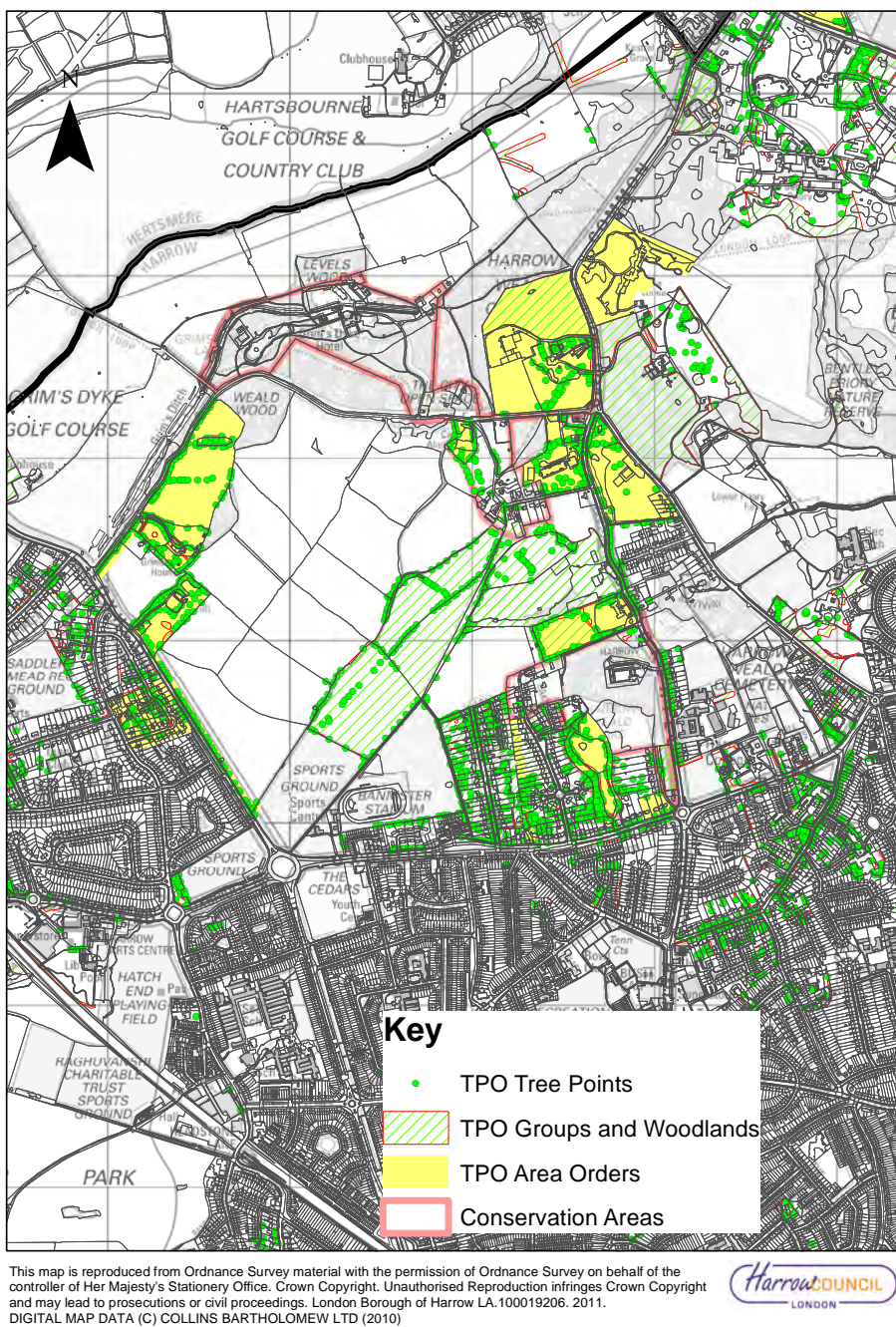


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Picture 3.5 Amenity green space, parks and gardens, cemeteries and churchyards, natural and semi-natural greenspace and outdoor sports pitches

3.2.15 All trees within conservation areas are protected, but some will still be afforded additional protection via a Tree Preservation Order (TPO). Harrow Weald's tree clusters are highlighted on map 3.5.



Picture 3.6 Tree clusters

3.3 Setting

3.3.1

Setting contributes to the architectural or historic interest of the Harrow Weald conservation areas, so development within the setting will be expected to respect the qualities and special interest of the conservation areas. The National Planning Policy Framework defines setting as the surrounding in which a heritage asset is experienced. This can include, for example, land bounding the conservation area, but also areas further away that impact on views into or out of the area. Where the setting of the Harrow Weald CAs is open space this is usually part of its historic

development and significance so development in such areas may be inappropriate. Open spaces can refer to public and private spaces so both front and rear garden land are usually relevant.

3.3.2 Relevant national policy referring to the need to preserve the setting of conservation areas is listed within Historic England's guidance contained within their document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' published March 2015.

3.3.3 The key designations section above gives some indication of how designations in the setting of these conservation areas help preserve elements of their setting that contribute to their special interest. For example, in particular, the green, open spaces surrounding both Harrow Weald conservation areas help protect the intrinsic special interest of each conservation area which relates strongly to low densities of development and semi-rural character.

3.4 Views

3.4.1 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 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 equal significance. This is particularly the case where backs of properties can be seen from public viewpoints due to the topography of the area.

3.4.2 Strategic views across Harrow Weald include those from the View Point car park to the south and south-east and south-west and those to the north-east towards the Harrow Weald ridge from around where Uxbridge Road and Oxhey Lane meet. Harrow Weald Ridge provide an elevated horizon of tree cover and open countryside which spans across the north of the Borough and acts as a visual reminder that Harrow is an outer-London borough, a transition between the highly urbanised characteristics of central and inner London and the more rural character of the counties beyond. It is worth noting that views to, and from, Harrow Weald Ridge have been assessed and found worthy of protection under Policy DM3 Protected Views and Vistas.

4.0.1 Please note that the two appendices of conservation area appraisals and management strategies contain specific guidance notes for the conservation areas. This section provides an overview of the basis of issues and opportunities facing the conservation areas and related protection, proactive and monitoring measures.

4.1 Issues and Opportunities for Enhancement

4.1.1 The following table summarises key issues and opportunities for enhancement of Harrow Weald's conservation areas. A summary discussion follows. Please note individual issues are identified more fully in the CAAMS.

<p>Conservation area and size</p>	<p>(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</p>	<p>Key issues and opportunities for enhancement</p>
<p>Brookshill and Grimsdyke Estate (19ha)</p>	<p>(a) Designated 1978 and extended in 1986, 1991, 1997, 2006 and 2015.</p> <p>(b) Yes</p> <p>(c) 4 listed buildings</p> <p>(d) 5 locally listed buildings</p>	<p>Pressure for telecommunication masts and other tall structures</p> <p>Views of the Radio Mast from the conservation area</p> <p>Protection of Grim's Dyke from the impact of tourism and planting</p> <p>Overhead cables for Grimsdyke Estate are obtrusive</p> <p>Tarmac of the car park at Grimsdyke Hotel has a deadening effect</p> <p>The gate pier by the stable block would benefit from repair.</p> <p>Elements of Gilbert's planned landscape could benefit from repair, maintenance or restoration, including lake, buildings/structures and pathways</p> <p>There is an opportunity for general enhancement of the Harrow Weald viewpoint adjacent the conservation area.</p> <p>Pressure for signage and lighting in places that could visually clutter the area.</p> <p>Vacant buildings, disrepair and neglect of some buildings and the need to secure their reuse and long term future.</p> <p>Elements of Gilbert's planned landscape could benefit from repair, maintenance or restoration, including lake, buildings/structures and pathways</p> <p>Fly tipping along the road leading from Old Redding to Copse Farm.</p> <p>Increased pressure for security equipment.</p>

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 and opportunities for enhancement
		Streetscape and road maintenance Pressure for hardstanding to front gardens. Protection important for the locally significant Kiln site
Harrow Weald Park (14ha)	(a) Designated 1980 and extended in 2006 and 2015. (b) Yes (c) 1 listed building (d) 8 locally listed buildings	The listed gate piers on Brookshill are missing the eagles that are described in their grade II list description. Pressure for more development including alterations, extensions and outbuildings Existing add hoc extensions and outbuildings Hardsurfacing Need to protect architectural features of interest Pressure for the new formation, laying out and construction of a means of access to a highway, a new driveway and alterations to the boundary treatment Limited protection for aspects of historic open space landscaping and built features of the landscaped grounds namely the locally listed gate pillars to Park Drive and historic walls e.g. to the former kitchen gardens.

- **Altering Existing Boundaries**

4.1.2 Conservation area boundaries are constantly under review in accordance with their duty under the Planning (Listed Buildings and Conservation Areas) Act (sections 69 part 2 and 70 part 1). They have been amended for both CAs under this review. This

is explained fully in the appended CAAMS. To summarise though the Harrow Weald Park CA had not had a formal written appraisal since it was designated in 1978. Upon this latest review and written appraisal it was recognised that a large part did not meet the criteria for conservation area status so was de-designated. Similarly, the boundary was otherwise extended to include a large area of former estate landscaping and rounds strongly associated with the existing core of the conservation area ie a 19th century enclave of buildings associated with the Harrow Weald Park estate. Similarly, the Brookshill and Grimsdyke Estate CA now includes the Kiln site, Brookshill since it contains an area of local architectural and historic significance that is integrally linked to the history and architectural qualities of the remaining conservation area.

- **Traffic, Parking and Stations**

4.1.3 The two Harrow Weald CAs are situated to the south of the borough boundary with Hartsmere and are contained to the north of the Uxbridge Road (A404), a principal thoroughfare that runs west to east through Harrow Weald towards Stanmore from Pinner. They are sited to the east of Oxhey Lane and the west of Common Road and Brookshill which like the Uxbridge Road are main London distributor roads. Bus routes run along each of these roads. The roads within the CAs are quieter roads.

4.1.4 The hierarchy of these major roads is evident by the numbers of vehicles and traffic speeds. The London Distributor roads do not run through any conservation areas but do impact on the entrances of Harrow Weald Park CA. The contrast between the busy main London distributor roads and the CAs themselves emphasises the relatively quiet seclusion of these areas.

4.1.5 Both conservation areas contains private, unadopted roads with low traffic generation as a result that contributes to their quiet, secluded semi-rural character.

4.1.6 There are no stations very close to the Harrow Weald CAs which serves to emphasise the semi-rural and relatively remote character of these CAs within Harrow. Pinner station is the nearest and is served by the Metropolitan line. The CAs are well connected by bus routes however with these running up all three of the London distributor roads surrounding the CAs.

4.1.7 Car parks serve Brookshill Drive and Grimsdyke Estate CA. This is due to those within the Grimsdyke Hotel grounds and View Point, Harrow Weald just off Old Redding. As these are limited to small areas and/or are within the setting of the CA they are not too detracting. 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. That within the Grimsdyke Estate CA if increased could be harmful to the conservation area. On-street parking within the Conservation Areas is limited preserving the semi-rural character of the gravel drive enclaves of Brookshill Drive and West Drive.

- **Small Scale Alterations and the Need for Protection Measures**

4.1.8 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 Brookshill Drive and Grimsdyke Estate CA buildings through an Article 4 Direction, which removes household permitted development rights with a view to positively managing change.

4.1.9 Article 4 Directions can cover anything from changes to elevations, to boundary treatment and hardsurfacing of front gardens. Brookshill Drive and Grimsdyke Estate CA and Harrow Weald Park are covered by various Article 4 directions.

4.1.10 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 flats and businesses, where individual owners and/or occupiers may not be aware of how strict planning controls are.

- **Large Extensions and Demolition**

4.1.11 Properties within the Harrow Weald conservation areas tend to sit comfortably within comfortable plots. As such, there is pressure to substantially enlarge homes here. This can be due to the overlap with the Green Belt. However the NPPF 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 the Harrow Weald CAs 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.

4.1.12 Pressure on land also creates pressure for demolition. Demolition in conservation areas (in whole or in part) is protected by the planning process. It requires permission. Buildings and structures within Harrow Weald's conservation areas form a vital part of their townscape character. This not only includes buildings but smaller features such as associated outbuildings and gate piers which make a positive contribution to the local streetscene. 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 gap 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 also be made to NPPF, and in particular, its tests for harm and loss of significance.

- **Pressure for New Housing**

4.1.13 Harrow Weald's CAs tend to incorporate properties sited comfortably within gardens. These sizeable gardens, in combination with the desirability of Harrow Weald 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, has the potential to harm its character and appearance.

4.1.14 New housing development is unlikely to be suitable for open green space within Harrow Weald's conservation areas, especially its gardens as this could harm the character and appearance of the conservation area, especially in terms of its biodiversity and amenity.

- **Basements**

4.1.15 An increasing number of basements are being proposed throughout Harrow. 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.

- **Pressure for Development in the Green Belt, Open Spaces or Within Sites of Importance for Nature Conservation**

4.1.16 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 Harrow Weald's conservation areas is likely and need not be considered as universally negative. If handled correctly, new development can preserve the special character, appearance and setting of Harrow Weald's conservation areas and, in the right circumstances, lead to their enhancement, but they are particularly sensitive in the above circumstances.

4.1.17 Works affecting the green and open spaces within Harrow Weald 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.

4.1.18 Areas of open space are shown in the maps within section 3.2.

4.1.19 Parts of Harrow Weald Ridge provide substantial tree cover and extensive tracts of open and natural land. These in turn give rise to environmental consequences that make a positive contribution to their special character. In particular, they provide significant areas of relatively low light, air and noise pollution, as well as places for undisturbed habitat formation and wildlife movement.

4.1.20 Green Belt stretches across the north of the borough and runs fully across Brookshill Drive and Grimsdyke Estate CA and skims the edges and overlaps parts of Harrow Weald Park CA. The Harrow Weald Ridge area of special character boundaries largely coincide with those of the Green Belt which underlines the strategic importance of the area's openness, to be safeguarded from inappropriate development. Green Belt means planning controls are more stringent in relation to extensions and especially to new development, which relies on very special circumstances. The NPPF 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 to fields helping to preserve the character of the area. It contributes to the conservation areas' semi rural character.

4.1.21 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. 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 are the large areas of natural and semi-natural green space throughout Brookshill Drive and Grimsdyke Estate CA and the large open spaces around the Harrow Weald Park CA. Significantly, there are also small areas of openness that are not designated as open space, but which are valuable in performing the same benefit.

4.1.22 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.

- **Pressure to Hard Surface - Particularly Front Gardens**

4.1.23 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 often pressure to overly hardsurface front gardens in Harrow Weald Park and Brookshill Drive and Grimsdyke Estate CAs. 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 unless one is already in place.

4.1.24 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>

4.1.25 It is likely that Harrow Council or local residents given some of the roads are unadopted will want to alter the floorscapes in Harrow Weald'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.

- **Uses of buildings**

4.1.26 Although pressure for flat conversions within Harrow Weald is relatively low at present, conversions of large single family dwelling houses could have a significant effect on the character and appearance of Harrow Weald's CAs. 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 would likely 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.

- **Telecommunications Installations**

4.1.27 The elevated position of Harrow Weald ridge creates the potential for telecommunication demand here. The effectiveness of telecommunication signals varies throughout Harrow Weald and therefore there is likely demand for telecommunication installations. If not carefully sited these add to street clutter which combined with design and height, these 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. Proposals for telecommunication developments and other tall structures, such as wind turbines, utility poles or lampposts, 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.

4.1.28 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.

- **Redundant Buildings and Sites**

4.1.29 Whilst the quality of Harrow Weald'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 relatively hidden away sites and are buildings that are/were ancillary to the principal buildings e.g. in Brookshill Drive and Grimsdyke Estate CA this comprises some outbuildings and former associated agricultural buildings to the main listed Grimsdyke Hotel. This includes a former greenhouse and stables to the house. It also includes historic agricultural buildings along Brookshill Drive e.g. Copse

Farm barn. 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 CAAMS.

4.1.30 It is important to note that Historic England's annual 'Heritage at Risk' Register lists statutory listed buildings and other designated heritage at risk of neglect and decay. So, it could helpfully be used to highlight redundant buildings and sites within Harrow Weald. In addition, since 2012 SAVE Britain's heritage has published a regular catalogue on buildings at risk (both listed, curtilage listed and unlisted). The Council will consider putting items forward for this register too where appropriate to further highlight heritage at risk to help facilitate resolution of the issue.

- **Quality of the Harrow Weald Environment**

4.1.31 Much of the public realm within Harrow Weald is owned and managed by Harrow Council, but a significant proportion is in private ownership given parts of the roads are unadopted in both CAs. The streetscapes are in a good condition. The continued and appropriate maintenance of the area is necessary though.

4.1.32 Valuable areas of open space, within and around both CAs, provide biodiversity, wildlife habitat and also afford scenic views provided by the land. Important wildlife, such as bats, should be respected when considering development and lighting levels within open or garden areas.

- **Energy Efficiency and Climate Change**

4.1.33 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 and efficient approaches to transport, energy, water and waste management, are therefore encouraged. It is likely that there will be an increase in proposals involving the installation of solar panels and wind turbines. If well designed and carefully integrated, these measures should be able to be accommodated without detriment to the character of the conservation. For example, water efficiency measures can often be retro-fitted with little or no impact on the physical appearances. But, there is potential for harm, especially to traditional built fabric and to the way the building functions.

4.1.34 Historic England provides useful guidance to help ensure the conservation impacts of such energy-saving and renewable energy measures are well managed: <https://historicengland.org.uk/advice/your-home/saving-energy/>

4.1.35 Regard should be made though to the potential for district wide heating or cooling power schemes which might support the conservation areas by providing a renewable energy source that would eliminate the concerns that micro-generation technologies can present. However, the infrastructure that such schemes may necessitate could present a further development challenge in the areas. Likewise, climate change adaptation infrastructure in the form of sustainable urban drainage systems or other

forms of flood defence or waste management may also require additional infrastructure which would also require care to ensure this preserved the character of the conservation areas.

4.1.36 The importance of undertaking basic energy efficiency works prior to opting for the installation of micro-generation equipment should be encouraged. Such works include appropriate loft and wall insulation and draught proofing.

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

- **Bins**

4.1.38 Another pressure is for increased waste recycling. Bins stored in front gardens detract from the character and appearance of the area. Bin storage should therefore be considered as part of relevant planning applications to ensure these are concealed as far as possible from the streetscene. The sensitive placement of litter bins in the public realm is similarly important.

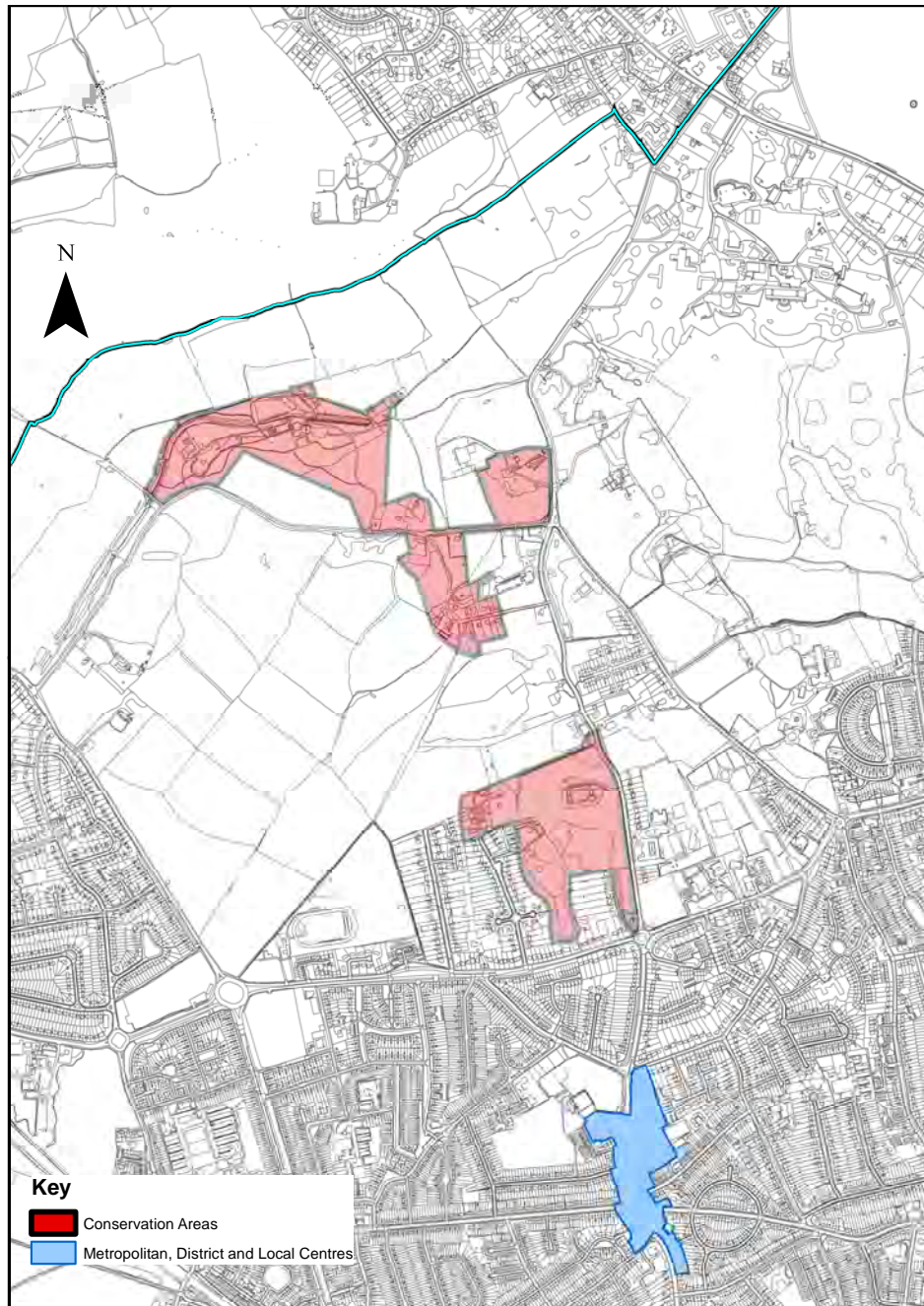
- **Pressure for Works to and Felling of Trees**

4.1.39 The trees within Harrow Weald's conservation areas are extremely important as they make a significant contribution to their character, historical development 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. Tree Preservation Orders (TPOs) are usually only created within conservation areas where a clear need arises, such as where: there is a threat of development; or the tree is badly managed; or there is a change of ownership of the tree, which can often lead to pressure for works. 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.

- **Commercial Viability**

4.1.40 There is one district centres within the Harrow Weald area: Harrow Weald is a district centre as shown on the following map. This is nearest to Harrow Weald Park CA. This has a link with the CAs by virtue of affecting its setting. It has traditionally provided local convenience goods and services. It is worth noting that the London Plan states: '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).

4.1.41 It is part of the rural nature of the CAs themselves that they do not contain retail uses but instead any commercial activity is limited to a hotel use and some agricultural uses.



Picture 4.1 Town Centres

- **Employment Viability**

4.1.42 Harrow Weald employs a number of people via the shops and offices within the area, particularly the district centre. The Grimsdyke Hotel employs various people in the hotel and for its grounds, and is the largest single employer of either of the two CAs.

- **Tourism**

4.1.43 The conservation areas have both current and potential tourism benefits due to their concentration of buildings of architectural and historic interest. For example, Grimsdyke Hotel provides a draws people from all over to experience and learn about

the interesting and significant architecture and history to the area for example via the Gilbert and Sullivan Society who have organised events and walks here. This matter is considered further within the later section entitled 'Promotion Methods'.

- **Crime and Fear of Crime**

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

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

- **Health and Well Being**

4.1.46 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 in providing arts and culture to Pinner and the wider borough as a whole including Harrow Weald. The Grimsdyke Hotel is of similar importance.

4.1.47 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 Harrow Weald would be improved.

- **Education and Social Cohesion**

4.1.48 Promoting awareness and understanding of the conservation areas has significant potential to increase the enjoyment of these areas. Developing a sense of the background to the buildings within and their design quality can similarly improve social cohesion. This therefore highlights the importance of this SPD and any other measures with the potential to increase understanding of the conservation areas. This matter is considered further within the later section entitled 'Promotion Methods'.

4.2 Protection Measures

4.2.1 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 Harrow Weald 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.

- **Article 4 Directions**

4.2.2 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. Article 4 Directions require householders to apply for planning permission for works that otherwise would not normally require consent where such development could harm the special interest of the area. These are not designed to prevent change, but rather to ensure that alterations are carried out sympathetically. New article 4 directions have been introduced for both conservation areas.

- **Areas of Special Advertising Control**

4.2.3 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. At this time it is not considered that there is scope for such control within the conservation areas of Harrow Weald Park or Brookshill Drive and Grimsdyke Estate CAs. Such control would be subject to research and analysis.

- **Enforcement Powers**

4.2.4 Despite the above development guidance and planning controls, there are instances within Harrow Weald'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. Notably, Historic England's recent expansion of its Heritage at Risk register to incorporate Conservation Areas at Risk should strongly support enforcement activity by the council.

4.2.5 Unauthorised development (i.e. development that should have obtained planning permission) can have a very negative impact on the character and appearance of Harrow Weald'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 strictly confidential.

4.2.6 Where possible, the council will monitor Harrow Weald'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 Harrow Weald's conservation areas.

- Section 215 Notices

4.2.7 In addition to using enforcement powers against actual development, Harrow Council can also take action against land and properties that are suffering from 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.

4.2.8 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.

- Urgent Works Notices

4.2.9 Whilst Section 215 Notices can be effective and are relatively uncomplicated to apply, they have limited impact as 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. 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.

4.3 Proactive measures

4.3.1 There are many proactive measures to help manage the Harrow Weald conservation areas:

- **Development/Design Briefs**

4.3.2 Harrow Council can encourage the redevelopment of problem or unsightly sites within the conservation areas of Harrow Weald 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 Harrow Weald's conservation areas, or within their setting.

- **External Funding**

4.3.3 Organisations such as the Heritage Lottery Fund and Historic England 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 Harrow Weald's two conservation areas will be considered as and when necessary.

4.3.4 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, and other specialist organisations.

4.3.5 Whilst Harrow Council will continue to seek to obtain grant aid, it will also support local residents, businesses and other organisations in obtaining funding, and help ensure that the communities are aware they can apply for funding. This may only be in the form of advice and supporting letters, but Harrow Council is committed to ensuring the enhancement of Harrow Weald's conservation areas in all forms.

4.3.6 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.

- **Council-led Schemes**

4.3.7 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 Harrow Weald's conservation areas are preserved and enhanced.

- **Community Engagement**

4.3.8 There are local groups and organisations with an interest in the preservation and enhancement of Harrow Weald's conservation areas, in addition to the residents who live and work in Harrow Weald. 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 West Drive Residents Association, the Harrow Heritage Trust and the Conservation Area Advisory Committee. 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.

4.3.9 In addition to engagement at local level, it is important that regular and meaningful engagement is sought with statutory bodies, including Historic England and national amenity societies such as the Victorian Society and the Society for the Protection of Ancient Buildings (SPAB). Historic England have set up the HELM initiative (Historic Environment - Local Management) to provide local authorities with support and training on conservation matters. Notably, Historic England's expansion of its Heritage at Risk Register to incorporate Conservation Areas at Risk should strongly support promotion and enhancement activities by the Borough by, among other things, helping to target grant funding appropriately. Sharing ideas and experiences with other councils and professional bodies will help Harrow Council to improve Harrow Weald's conservation areas.

- **Tourism and Education Initiatives**

4.3.10 Parts of Harrow Weald are well known for their 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 Grimsdyke Estate and numerous leaflets and books to aid visitors. Grimsdyke Hotel also take part in the annual Open House London event, further promoting Harrow Weald as a visitor destination. The preservation and enhancement of Harrow Weald's conservation areas is therefore crucial to maintain and improve this important tourism function.

4.3.11 Linked to tourism is an opportunity to create educational initiatives within Harrow Weald that would benefit local schools and communities. Improving people's understanding and appreciation of Harrow Weald's conservation areas will benefit everyone. An estate agents welcome pack could be developed with Harrow Heritage Trust to better inform new residents about the conservation areas. There is further opportunity for the council to work with the Harrow Heritage and the residents associations in the work that they do in caring for the heritage of Harrow Weald for the benefit of all.

4.4 Monitoring Measures

4.4.1 The conservation areas require regular monitoring and therefore the following monitoring actions are proposed:

- Carry out a dated photo survey every three years.
- Refer unauthorised development to Planning Enforcement and ensure that action is taken where appropriate.
- Before new work is agreed in the area, ensure Conservation and Design carry out an on-site inspection.
- Create and maintain links with relevant stakeholders, property owners and interest groups for feedback on issues in the conservation area.

- 4.4.2** A set of indicators to identify which conservation areas are covered by an appraisal and which are covered by a management study, and also which of these are up to date, will be included each year within the Council's Annual Monitoring Report.

- 5.0.1** This SPD has so far provided overarching guidance for Harrow Weald's two conservation areas. The following two Conservation Area Appraisal and Management Strategies (CAAMS) provide specific guidance to explain the special interest of each of these conservation areas in turn and to help help preserve and enhance them.