

Appendix G: summary of representations received and Officer response.

Response	Summary of comments	Officer response
General comments		
Resident	The council does not uphold the conditions of Article 4 and does not oversee/review the work post-completion. Their lackadaisical attitude is causing a deterioration in the value of the properties in the conservation areas mentioned. This needs to change, and accountability needs to be restored.	The Council takes enforcement action where it is considered expedient to do so in line with planning enforcement policy. If planning permission is required, and has not been obtained, then we apply an expediency test before pursuing enforcement action. Brent takes more enforcement action than most other Planning Departments.
Resident	Preservation of our heritage enhances the entire community and borough. Implementing changes that disregard this principle renders the planning process futile.	Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states: 'It shall be the duty of a local planning authority from time to time'. The exercise to investigate potential conservation areas has been undertaken as part of fulfilling this duty on an ongoing basis. Good practice guidance issued by Historic England (Advice Note 1) recommends that conservation areas are reassessed to establish whether their boundaries are still appropriate. In such cases, boundary revisions will be needed to exclude them or, in exceptional circumstances, reconsideration of the overall conservation area designation.
Resident	I am concerned about the impact that the proposed conservation areas could have on property values.	Impact on property value is not a relevant consideration to be taken into account when determining whether to designate a conservation area.
Resident	I do not support the proposed new conservation area/boundary extensions	15 households do not support the proposed new conservation area/boundary extensions.
Residents	I support the proposed new conservation area/boundary extensions	4 households support the proposed new conservation area/boundary extensions.
Resident	In May 2019 four possible new conservation areas were proposed by Brent, where formal public consultation on these four proposed new conservation areas was pledged as both necessary and to be undertaken. This consultation only includes Kensal Rise and not Dudden Hill, Kilburn Lane and Malvern Road. Please can you detail the Brent internal process 2019 to 2024 which agreed this reduction of 4 possible new conservation areas down to 1 for the public consultation finally now starting?	The Brent Historic Environment Place-making Strategy 2019 recommended that 4 new areas be looked at for possible designation. However, a further survey revealed that Dudden Hill, Kilburn Lane and Malvern Road were not currently regarded as being of sufficient architectural or historic interest or a priority location for a new conservation area in this round of consultation. The law defines conservation areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
Hillcroft Crescent Residents' Association	We should not be de-designating or reducing any conservation areas. In fact we should be increasing them.	General objection to the de-designations noted.

Historic England (Statutory Consultee)	The documents are clear and provide useful summaries of the existing conservation areas as well as details of the proposed changes. In the event of a fuller appraisal, we would expect to see greater emphasis on strategic views, setting, condition, open space and issues etc. as set out in our published guidance. We would also recommend that they are accompanied by area specific management guidelines at set out in our published guidance. We therefore assume for the purposes of this response that the documents are intended to be read alongside existing appraisals and management guidance as summary updates rather than as replacements and our comments based on this understanding.	It is noted that fuller, more comprehensive character appraisal and management guidelines are recommended. The existing character appraisals are out of date and the historical information and character analysis of the areas has been reproduced and updated in the new appraisals (except Harlesden which will be retained). Most of the conservation areas have Conservation Area Design Guides which will be used in those areas where the boundaries are to be extended. Further Design Guides are to be drafted for those areas which currently do not have one. Shopfront guidance is maintained through SPD 3.
Natural England (Statutory Consultee)	Natural England does not have any specific comments on this Conservation Area Amendments.	No comment on the proposals.
National Highways (Statutory Consultee)	We note that none of the areas concerned share a common boundary with the SRN. The mere designation/de-designation of conservation areas as well as changes of boundaries does not appear to generate material impact on the SRN. As such, we raise no comments on the proposals. However, we would appreciate future opportunities to review development proposals at these areas in order to safeguard the interest of the SRN and to provide informed advice to the local planning authority.	No comment on the proposals.
Brondesbury Conservation Area: extension to boundary		
Resident	Support proposed extension to Brondesbury Conservation Area.	Support for the Brondesbury Conservation Area.
Resident	I am in agreement with the principle and the extensions within Christchurch and Cavendish Road. I do not think that it should extend to Chatsworth Road beyond the Bowling Green as after this the rhythmic layout' ceases. There is no consistency and the redbrick style ceases. Some of the buildings between Mapesbury Road and Lydford Road are hideous and in no way should be preserved in their current form. They are not of any architectural significance.	The draft Brondesbury Character Appraisal recommends an extension to the boundary along Cavendish Road and a small section of Chatsworth Road. The properties to the northeast of Christchurch Road were considered to altered to be included. On Chatsworth Road, it is only 40-48 and 57-73 Chatsworth Road (between Mapesbury and Coverdale Road) that are recommended for inclusion in the conservation area. They are considered to be of superb architectural interest as they were designed by G. A. Sexton who worked on the Mapesbury estate. The large detached houses are generally well preserved and date from 1900.
Resident	As a resident and homeowner in Cavendish Road for over 23 years I could not be more in agreement with the proposal to extend the conservation area to include	The draft Brondesbury Character Appraisal recommends an extension to the boundary along Cavendish Road and a small section of Chatsworth Road. The

	Cavendish and Christchurch Road and any related efforts to preserve and protect the original architecture and character of these streets.	properties to the northeast of Christchurch Road were considered too altered to be included.
Resident	The documents are really interesting, but there is nothing setting out in ordinary language which developments will require planning permission if the conservation area is extended.	There are illustrations on page 8 and page 9 which set out what is likely to require planning permission. A Design Guide is planned for the area.
Historic England (Statutory Consultee)	The proposed extensions predominantly encompass decorative Victorian Villas which are of similar quality to those included within the existing conservation area boundary and as such are of similar heritage significance and we have no specific observations and are content for the LPA to designate the area as proposed.	In support of the proposals.
Buck Lane Conservation Area: reduction to boundary		
2 households in Hay Lane	I support the findings of the Buck Lane Conservation Area Boundary Review. I support the de designation of Hay Lane properties Nos. 56-68 within the Buck Lane Conservation Area. The properties on Hay Lane within the conservation area do not contribute to the character of the conservation area. The properties on Hay Lane have been eroded by piecemeal developments, changes to boundary treatments, green features, cladding, roof extensions and gardens. The properties are of similar ordinary character to the other properties outside the conservation boundary on Hay Lane."	The Character Appraisal for Buck Lane does include the removal of Hay Lane. However, some residents in Hay Lane were opposed to the de-designation of their road. Residents recognised that the houses were not as architecturally significant as the Trobridge properties, nevertheless, they felt that the deep verdant front and back gardens contribute to the hillside setting of the conservation area.
3 households in Pear Close	The reduction of the conversation area is well overdue. As per the consultation document the houses on Pear Close have no significant architectural features and do not align to the original architect's quirky designs.	The Character Appraisal for the Buck Lane Conservation Area recommends a reduction to the boundary, removing Pear Close.
Resident	The Council should not give up the responsibility for managing the conservation area. It has put no resources into managing the zone. I believe that there is another agenda and that it wants to do something in the road that it can't currently do, perhaps introducing some kind of parking scheme.	The Council is committed to managing the Buck Lane Conservation Area. It is a statutory duty of a local planning authority to review conservation areas from time to time'. Historic England recommends every 10 years. It also advises that boundaries should be reassessed to establish whether their boundaries are still appropriate. In such cases, boundary revisions will be needed to exclude them.
Resident	I live on Pear Close (Buck Lane Conservation Area) and I do not think it should be a conservation area. I support the reduction in the conservation area. All the houses are different to each other.	The character appraisal for the Buck Lane Conservation Area recommends a reduction to the boundary, removing Pear Close.

Historic England (Statutory Consultee)	The proposal sets out a reduction in the boundary of the existing conservation area. Designated in order to capture the special interest of the Trowbridge designed estate, the proposal would remove buildings not attributed to the architect and of noticeably less architectural merit. The approach is consistent with the NPPF requirement to ensure that conservation areas have sufficient merit to warrant designation and as such Historic England has no objections to the proposal.	No objection to the reduction in size of the boundary.
Harlesden Conservation Area: extension to boundary		
Resident	I support the Harlesden extension. I have no opinion on the other extensions.	Support for the Harlesden Conservation Area extension.
Resident	I live in the Harlesden CA. Support proposed extensions and/or new conservation areas.	Support for the Harlesden Conservation Area extension.
Historic England (Statutory Consultee)	The proposed changes are supported by a detailed analysis from Donald Insall Associates and set potential for an extension to include the former cinema at 26 Manor Rd and the adjacent terrace, and an extension incorporating properties along Craven Hill Road. These proposals reflect the scope of the recent High Street Heritage Action Zone which recognised the historic interest and townscape quality of the wider area. Historic England therefore considers the proposed extensions appropriate and considers the proposal will help safeguard the heritage significance of Harlesden town centre.	In support of the proposals.
Kensal Rise: new conservation area		
Resident	I strongly support the Kensal Rise area conservation area.	18 households support the Kensal Rise Conservation Area.
Resident	It would be great if Kensal Rise could be a conservation area as it would preserve the historic nature of the Victorian houses in the proposed area and stop them losing all of their charm and character.	Support for the Kensal Rise Conservation Area.
Resident	Designate Kensal Rise: Chamberlayne road, Station terrace and surrounding areas to bring in line with improvements around Queen's Park. Area is very family oriented.	Support for the Kensal Rise Conservation Area.
Resident	Please designate Kensal Rise (Manor School, Church of the Transfiguration, Station Terrace, Clifford Gardens and residential properties and shops along Chamberlayne Road)	Support for the Kensal Rise Conservation Area.

Resident	The late Victorian properties along Chamberlayne Road, are most attractive unique for this area and are worth preserving and that goes for Station Terrace, Clifford Gardens and the Church etc.	Support for the Kensal Rise Conservation Area.
Resident	I live in Kensal Rise. I do not support new conservation area/boundary area extensions.	2 objections to the Kensal Rise Conservation Area.
Resident	I disagree with the proposed Kensal Rise conservation area. Specifically, Clifford gardens. Why should residents have more controls put upon what they can do to our homes.	The new conservation area designation is considered to be justified as set out in this report. Although conservation area designation means some extra planning controls and considerations, these exist to protect the historic and architectural elements which make a place special and unique. Many alterations in a conservation area are permitted development or acceptable in principle if designed in a specific way.
Resident	Despite all the lyrical descriptions of the area in the consultation document, in fact the area is made up of Victorian terraced houses you find all over London. Chamberlayne Road is a traffic funnel and undistinguished. Furthermore the council was happy enough to asphalt the footway and not use more aesthetically pleasing paving stones because it was cheaper. I think it is wrong when there is a housing and cost of living crisis to make it more difficult to for people to install solar panels or extend into the loft. Also, it offends against natural justice for people to be forbidden to make standard home improvements. It's true the gables are pretty but that does not overcome the general grottness of the area and actually the configuration of Clifford Gardens is such that the velux windows are barely noticeable.	The reason for including Clifford Gardens in a conservation area is because of its special architectural and historic interest and its intactness. Local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to determine and review which parts of their area are of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas. Only 12 properties out of 134 have roof extensions that are constructed on the outrigger meaning that the character of the roofscape remains preserved. The Council has yet to consider the management of this conservation area and it may be that it will be less restrictive than other conservation areas. In any case, many retrofitting proposals such as triple glazing, rooflights, PV panels and heat pumps are likely to be permitted development or acceptable on a case by case basis.
	This street is unique among all the Langler & Pinkham streets in the area. The pediments are to be found nowhere else and the terracotta friezes (those which remain) between the ground and first floors are also quite rare. There has been a great deal of development on the street, mostly with new residents restoring the distinctive tripartite bay windows and stripping paint off the original brickwork. Many (but by no means all) have also faithfully copied the original front doors. I am concerned that these elements will not be preserved. Sadly, some houses have already enclosed the original	The architectural features mentioned are those that make the area special. The reason for including Clifford Gardens in a conservation area is because of its special architectural and historic interest and its intactness. Local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to determine and review which parts of their area are of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas. The designation will allow control over alteration and demolition of these special architectural features and encourage improvements over elements that have been altered.

	porches, replaced the original windows with aluminium and painted the brickwork.	
Resident	The proposal for Chamberlayne Road is a good proposal. The frontage of most building especially those above the shops have wonderful architecture. Preserving the church, cinema and pub in their period is also sensible. With the work completed at station terrace, mainly with reference to Tesco, the buses still get stuck going into Dagmar terrace from cars parking on double yellow lines. A sensible and easy solution is to turn the double yellow lines on station terrace and going into Dagmar into red lines. Cars and vans loading and unloading, blocking traffic, noise, broken pavements. It may be time to move them to a more industrial spot and not a residential spot. This could give way to more trees and green spaces for the area.	Regarding the comment around vehicles parking on double yellow lines in Station Terrace, changing the colour of the lines to red would not be possible in this location. Red lines are only used on major roads or routes of strategic importance. Unfortunately, Station Terrace does not fall under this category.
Resident	Having lived in this area for over 30 years, we saw an extreme increase in overdeveloped kitchen extensions, which sometimes dramatically adversely affected neighbouring quiet enjoyment, the properties, the style and amenity space. The overall results drastically changed the local area. Our neighbour got away with building his extension to high and caused cracks in our property. This was due to inspections not being carried out, and no scrutiny on the final build.	In a conservation area, permission is needed for a single storey extension that extend more than 3 metres beyond the back wall of a terraced house. Once an area has been designated as a conservation area, any works which require planning permission within a conservation area become subject to local conservation policies set out in the Local Plan and national policies outlined in the National Planning Policy Framework (NPPF). The overarching duty, as set out in the Act, is to preserve or enhance the historic or architectural character or appearance of the conservation area. Works of a structural nature would be the subject of building control.
Resident	There is a scrap yard in full operation that is not approved. There are constant Lorrie's with scrap that drive down station terrace into the yard Loading and unloading. Brent have never stopped the scrap yard or people living there.	The Council has issued an Enforcement Notice for the site, which the owners have appealed. Part of the Council's defence is that this is a proposed conservation area.
Resident	Agreement that this should be a conservation area given the many houses (Chamberlayne Road and Clifford Gardens), institutions (Church of the Transfiguration, Manor School etc) and Station Terrace historical significance!	Resident supports the extension to the conservation area.
Resident	The proposed conservation area for Malvern Road has not been taken forward as part of this review. Malvern Road, a Victorian local centre village shops, mews, terraces and villa houses face 51 metre tall building zone. Malvern Road is clearly at massive risk from tall buildings.	The Brent Historic Environment Place-making Strategy 2019 indicated that these areas would be considered further in their appropriateness for conservation area status. However, some of Malvern Road is not currently regarded as being of sufficient architectural or historic interest or a priority location for a new conservation areas in this round of consultation. The law defines conservation

		areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
Resident	I support the proposed Kensal Rise Conservation Area. The old buildings/architecture and mansion block as well as the old style cafes must be maintained in their best standard in the period of their design. I feel Brent have done a great job adding new trees, benches and much better paving to the area and I feel the community would benefit from this area going into conservation area. What does not make sense is the green containers on Station Terrace.	Part of the land that contains the shipping containers is being included as it provides a logical boundary to the conservation area. Inclusion will also mean that Enforcement can be undertaken on the containers and their use.
Resident	I would suggest that Hardinge Road (and parallel streets) be included in the proposed Kensal Rise Conservation zone. This would help stop the continual erosion of front gardens, hedges and removal of old but healthy trees. 1930s architecture is definitely worth conservation.	The Brent Historic Environment Place-making Strategy 2019 recommended that some of the roads and streets on the boundary of the proposed Kensal Rise Conservation Area should be considered further in their appropriateness for conservation area status. However, Hardinge Road (and parallel streets) are not currently regarded as being of sufficient architectural or historic interest or a priority location for a new conservation area in this round of consultation. The law defines conservation areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
Resident	I would suggest extending the Kensal Rise conservation area to include all the southern streets - Mortimer Road all the way north and including all the roads (N-S & E-W). It will be easier for people to accept that the entire area is concerned rather than just bits and pieces here and there. One fell swoop and everyone has to get on board and respect the planning rules and regs.	Mortimer Road and the surrounding streets are not currently regarded as being of sufficient architectural or historic interest or a priority location for a new conservation areas in this round of consultation. The law defines conservation areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
6 Householders	I am generally in favour of keeping the frontage of Clifford Gardens as much as possible as it was when it was built. There are some things however that I do not think should be restricted, namely: Velux windows (to front roof slopes) as there are many in the street and Rear L-shaped/full width dormers, as these cannot be seen from the street. Properties in London are expensive and to put restrictions on those properties that have not yet used their loft space will make no difference to the character of the street but maybe well be detrimental to residents living well, their mental health and to their property prices. Sensible ways of harnessing double and triple glazing, wind power, solar power, heat pumps etc	The reason for including Clifford Gardens in a conservation area is because of its special architectural and historic interest and its intactness. Local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to determine and review which parts of their area are of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas. Only 12 properties out of 134 have roof extensions that are constructed on the outrigger meaning that the character of the roofscape remains preserved. The Council has yet to consider the management of this conservation area and it may be that it will be less restrictive than other conservation areas. In any case, many retrofitting proposals such as triple glazing, rooflights, PV panels and heat pumps are likely to be permitted development or acceptable on a case by case basis.

	should all be allowed. Our pavements were tarmacked recently despite opposition.	
Kensal Rise Residents' Association (KRRRA)	<p>Established in 2011, the KRRRA enjoys the support of local residents and is the recognised voice for the Kensal Rise area. Our association and its members wholeheartedly support the proposals to designate all properties shown in the map below with conservation status and commend Brent Council's efforts to preserve the historical integrity of our community. The buildings in question are not merely structures; they are important historical assets that contribute significantly to the cultural fabric of the Kensal Rise area and the wider Brent Borough. Their preservation is vital in maintaining the heritage and character that defines our neighbourhood.</p> <p>In light of these considerations, we propose that since these important assets are located within the Queen's Park Ward, which comprises Kensal Rise and Queen's Park, it would be fitting to house the Ward's conservation areas under one umbrella and rename it the 'Kensal Rise and Queen's Park Conservation Area', abbreviated 'KRQP Conservation Area'. Such a renaming would align with the ethos of unity within the Queen's Park Ward and acknowledge the shared heritage of our communities. We express our sincere gratitude to you and team for your hard work and commitment to recognising and preserving the important historical heritage buildings in the Queen's Park Ward. Your dedication to this cause is invaluable and greatly appreciated by all residents. We hope you will favourably consider our renaming proposal."</p>	<p>Kensal Rise Residents' Association (KRRRA) supports the proposals.</p> <p>However, it is not recommended to amalgamate the two areas and rename them as the 'Kensal Rise and Queen's Park Conservation Area'. Kensal Rise is a distinct town centre which is predominantly commercial and retail in character with a distinctly different architectural style to the residential terraces and character of Queen's Park. It would become quite a large conservation area to manage with different planning management policy.</p>
Historic England (Statutory Consultee)	The Conservation Area Character Appraisal which accompanies the consultation sets out a clear case for Kilburn Rise as a characterful local Victorian town centre which despite general loss of historic shopfronts and architectural features, retains an attractive historic townscape. The area contains a number of buildings of notable local interest including the prominent landmark of the Catholic Church of the Transfiguration, the Constitutional Club, and local schools. The townscape is a surprisingly complete collection of Victorian/Edwardian	In support of the proposals. It is noted that fuller, more comprehensive character appraisal and management guidelines are recommended. It is proposed to undertake a Design Guide for the area as well as updated guidance on the website. Shopfront guidance is maintained through SPD 3.

	<p>buildings and the summary report sets out a strong case for designation as a conservation area. The proposed boundary appears tightly drawn and appears to exclude any areas which might be considered to detract from the local character and appearance and is therefore considered to be in conformity to NPPF Policy 197</p> <p>In the event of adoption, we would recommend the summary report, which provides a detailed spatial analysis of the character, should be expanded to include additional considerations as set out in our published guidance on the appraisal and management of conservation areas. This could usefully cover issues such as the setting of the conservation area, key views and current condition. Given the nature of the area, providing additional advice in respect of shopfront design guidance and advertising and the planning policy requirements which will apply would be helpful to managing future change.</p>	
Transport for London (statutory consultee)	We note the inclusion of Kensal Rise station within the proposed new conservation area for Kensal Rise and raise no objections. We enclose the newly revised London Overground Station Heritage Register entry for this station to provide you with some additional historical information.	Supports the inclusion of Kensal Rise station.
Mapesbury Conservation Area: extension to boundary		
Resident	I support the proposed extension to the Mapesbury Conservation area which includes what was Barclay's Bank in Cricklewood Broadway.	Support for the Mapesbury Conservation Area extension.
Resident	I would like to see Melrose Avenue NW2 included in the Mapesbury Conservation Area. I feel it is worth as it shows a style of the period of detached homes for middle income owners at the time True there are unauthorised and poor alterations but overall the street has a character of the period and a mixed style which is consistent"	The Brent Historic Environment Place-making Strategy 2019 recommended that some of the roads and streets on the boundary of the proposed Mapesbury Conservation Area should be considered further in their appropriateness for conservation area status. However, Melrose Avenue is not currently regarded as being of sufficient architectural or historic interest or a priority location for a new conservation area in this round of consultation. The law defines conservation areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
Resident	I have serious concerns that Brent cannot handle the extra workload and obvious enforcement action needed. If you extend/add so much more areas designated as	The vast majority of property owners within conservation areas take their responsibilities seriously and respect the designation. Whilst the Council is designating some additional areas, it is also removing others, thus the additional

	<p>conservation areas, whilst I am sure a lot of residents/homeowners will be in favour, it is the ones that won't abide by the conditions that conservation area status involves. I query has Brent the budgeted for the extra enforcement officer properly trained planning officers who understand design and design details.</p> <p>I support the extension to the blocks along the High Road. These are exceptional in their detail and skyline.</p> <p>What about the block between Chichele and Oaklands Road these blocks are just as good. I own property in St Pauls Ave area I support but again concerned at the number of non-resident landlords that already fail to abide by planning law. Why is Stanley Gardens and Blenheim Gardens not included? Likewise, Station Parade.</p>	<p>potential for resource required for enforcement is considered small, and in any case will be balanced against other enforcement priorities at the time. The Brent Historic Environment Place-making Strategy 2019 recommended that some of the roads and streets on the boundary of the proposed Mapesbury Conservation Area should be considered further in their appropriateness for conservation area status.</p> <p>However, St Paul's Avenue, Stanley Gardens, Blenheim Gardens are not currently regarded as being of sufficient architectural or historic interest or a priority location for a new conservation area in this round of consultation. The law defines conservation areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. 173-191 Cricklewood Broadway (the block between Chichele and Oaklands Road) is proposed to be included.</p>
Resident	I live in the proposed extension of the Mapesbury conservation area, and I wanted to write to say I am supportive of the extension. The facades of the flat block I am in and the trees outside are important to the character of the area and should be protected.	Resident supports the extension of the conservation area.
Historic England (Statutory Consultee)	The proposals would incorporate properties of similar scale and appearance to the existing conservation area and as such we have no specific observations and are content for the LPA to designate the area as proposed.	In support of the proposals.
Northwick Circle Conservation Area: reduction to boundary		
Resident	Article 4 should be removed as it's costly for residents already in a time of difficulties to make changes.	It is proposed to remove the Article 4 Directions for front gardens, windows and front doors.
Resident	As stated in the document to remove the conservation area, this is clearly noticeable on more than all houses on Greystone and Lapstone Gardens where houses are not consistent with designs and no actual case to keep these in the conservation area.	29 households support the de-designation of the Northwick Circle Conservation Area.
Resident	If restrictions are removed, then the buffer zone to Northwick Circle will be removed. It will mean that large extensions etc would be visible from Northwick Circle, etc. Even though a few houses on Winchfield do not follow the rules, there have not been vast changes as you	42 households object to the de-designation of the Northwick Circle Conservation Area.

	<p>see in other areas. On the whole, the rules keep unsightly changes from occurring.</p>	
Resident	<p>The houses in the roads that are proposed to be removed, being built by Costin, are far more consistent with the overall design and character of the area. Although there are properties that have been altered unsympathetically, the same might be said of some houses in Northwick Circle whose front gardens have been turned into large parking spaces. As a resident of the conservation area, I am proud, as are my neighbours, to have the designation and would like it preserved in its current scope. The shared heritage enhances our sense of identity.</p> <p>If the council is determined to make a change, perhaps it could consider retaining the existing conservation area but with a loosening of the Article 4 Direction for windows, front doors and front gardens. This would maintain the distinctiveness of the area while allowing residents to make certain improvements to their properties but prevent the type of egregious overdevelopment that would be detrimental.</p>	<p>61 households support the relaxation of certain Article 4 Directions within the Northwick Circle Conservation Area (rather than de-designating the conservation area). Article 4 Directions would remain as existing for those properties surrounding the Circle but be relaxed in the remaining streets.</p>
Resident	<p>I am writing to express my deep concern and opposition regarding the recent decision to remove Upton Gardens from conservation. As a member of the community deeply invested in the preservation of our natural environment, I strongly urge you to reconsider this decision and maintain the road within the conservation area. The conservation of Northwick Circle and surrounding roads plays a vital role in preserving our local ecosystem and natural heritage. By removing it from conservation, we risk irreversible damage to the delicate balance of our environment. I understand that there may be reasons driving this decision, such as development or infrastructure needs. However, I implore the council to explore alternative solutions. In conclusion, I urge the council to reconsider its decision and take proactive steps to protect and preserve Upton Gardens within the conservation area. Our collective actions today will determine the legacy we leave for generations to come.</p>	<p>It is recommended to retain the existing Northwick Circle Conservation Area (as designated) but remove a number of Article 4 Directions for front doors, windows and works to front gardens for parts of the conservation area that were Character Appraisal has suggested would be appropriate for removal.</p>

	<p>Thank you for considering my concerns. I look forward to a positive resolution that prioritizes the preservation of our environment.</p>	
<p>Resident</p>	<p>We have consulted via our WhatsApp group over the last month or so and within that group everyone who has expressed an opinion opposes the reduction of the boundary. Some, but not a majority, have expressed a view that all Article 4 Directions should be removed with regard to Directions concerning frontages. I am aware that you have received a petition in this regard supporting this on behalf of 12 properties in Briar Road. Despite claiming to be representing the whole community, this group has no status and has only contacted a minority of residents in our road. That petition refers to 56 signatories rather than the number of properties represented. I do not believe this is a majority view in our road nor of the Northwick Park Residents Association.</p> <p>There does appear to be a consensus that there should be some relaxation of the Article 4 Directions but with different opinions as to the detail of how the relaxations should work. Removing all the Article 4 Directions concerning frontages will undermine the Conservation Areas principles. However, mindful of the difficulties facing the Council in managing the Directions in their current form, its task can be ameliorated with some pragmatic relaxations and/or clarifications of some of the Directions which can still retain their more essential elements whilst taking account of the availability of suitable and sympathetic modern materials and allowing minor changes.</p> <p>If there is more flexibility on certain of the Directions, the Council will achieve more buy-in from residents, making the Council's management task easier. Indeed, it will actually be a positive factor which would encourage residents to acknowledge the positive benefits of a workable regime, rather than feeling that the Council is being inflexible.</p>	<p>First suggested at the drop-in sessions, an alternative solution could be reached whereby certain Article 4 Directions (for windows, doors and works to front gardens) be removed for those parts of the conservation area that were proposed to be taken out, but the conservation area boundary (as designated) remains.</p> <p>This suggestion was followed up by individual requests on the online survey and a petition signed by 56 residents from Briar Road, Draycott Avenue, Greystone Gardens, Lapstone Gardens and Winchfield Close.</p> <p>The Northwick Park Residents Association endorsed the alternative which it considered would maintain the thematic integrity of the area while allowing for some relaxation in certain Article 4 Directions to facilitate easier management and garner resident co-operation.</p> <p>It is recommended to retain the existing Northwick Circle Conservation Area (as designated) but remove a number of Article 4 Directions for front doors, windows and works to front gardens for parts of the conservation area that were Character Appraisal has suggested would be appropriate for removal.</p>

	Directions to be retained: windows, roofs; chimneys; and facing materials (e.g. pebbledash or the 'Tudor' look where applicable). Rear extensions and outbuildings (especially as these can easily be exploited for inappropriate uses). Directions to be relaxed: doors and porches.	
Friends of Woodcock Park	With regard to the proposed reduction of the conservation area boundary for the Northwick Circle Conservation Area, the Friends of Woodcock Park are opposed to any reduction in size to this Conservation Area. We wish to retain the character of the properties within the existing conservation area whilst permitting the use of energy saving materials. We also wish to preserve the green character of the area and especially the street trees. Flooding is an issue in Kenton, with surface water run off contributing to the localised flooding and the Wealdstone Brook is known to flood when there is heavy rainfall. It is essential that the tree protection status of the conservation area remains in force.	it is recommended to retain the existing Northwick Circle Conservation Area (as designated) but remove a number of Article 4 Directions for front doors, windows and works to front gardens for parts of the conservation area that were Character Appraisal has suggested would be appropriate for removal.
Historic England (Statutory Consultee)	The proposal sets out a sizeable reduction to the existing conservation area, primarily due to the erosion of the character and appearance through unsympathetic alterations, including the loss of front boundaries and gardens, traditional windows, doors and other key architectural features. We also note that the properties are relatively common 1930's suburban designs better illustrated in other conservation areas. On the basis of the evidence presented, we would consider the proposed reduction justified. However, de-designation due to the erosion of historic features illustrates the need for positive management and clear policies in respect of conservation areas. To avoid further erosion of character clear policies and a positive management plan would be beneficial.	Support for the reduction. The additional comments are about management of the conservation area which are addressed by the proposal to relax the Article 4 Direction.
Queen's Park Conservation Area: extension to boundary		
Resident	I should like to support the proposed extension to the Queen's Park conservation area to include Salusbury Road.	16 households support the extensions to Queen's Park Conservation Area.

Resident	In my opinion the case for the extension of the Queen's Park Conservation Area set out in the appraisal document is well made and on its basis I strongly support the recommended boundary extension.	Resident supports the extension of the conservation area.
Resident	There has been damage done to the character of the area in the last couple of years and very poor follow-up from the Council. I am in favour of some protection before it is too late.	The Character Appraisal for the Queen's Park Conservation Area recommends an extension to the boundary.
Resident	I live in the Queen's Park CA. I do not support new conservation area/boundary area extensions.	3 objections to the extension to the Queen's Park Conservation Area.
Resident	There are enough restrictions and planning regulations already. More rules make it more expensive to modernise Victorian houses which already suffer from poor insulation and build quality, and do not comply with any modern building standards.	The new conservation area designation is considered to be justified as set out in this report. Although conservation area designation means some extra planning controls and considerations, these exist to protect the historic and architectural elements which make a place special and unique. It is not true that Victorian houses suffer from poor build quality. Retrofitting buildings to make them more sustainable in conservation areas usually costs the same as those living outside conservation areas. Most work of retrofitting remains permitted development. This means that people can still be comfortable in their homes which remain historically significant and energy efficient.
Islamia Girls School and the Islamia Primary School.	<p>We are a registered charity and the owners of the school site at 129 Salusbury Road, London NW6 6PE, which houses the Islamia Girls School and the Islamia Primary School, the latter of which was the first government-funded, Muslim-faith school in England. We also own the first floor apartment at 131b Salusbury Road, London NW6 6RG, and are flagging our interest in this consultation as both of these properties would come into the Queen's Park Conservation Area should the existing boundary be extended as proposed in the consultation document.</p> <p>As the relevant Council officers will be aware, our Foundation has, for some time now, been considering plans for the development of our school site. Indeed, we are presently progressing a feasibility study to develop all or part of our Salusbury Road site, by way of potential refurbishment and the addition of new buildings and facilities on this site, for the enhancement of our students' educational experience and attainment, and also the benefit of the local community. It should be</p>	<p>There has been no formal planning application or pre-application submitted for this site.</p> <p>An application for planning permission or development made in a conservation area will go through a more thorough process than a normal planning application. Thus, pre-application advice is advised as early as possible.</p> <p>However, the conservation area status does not mean that new designs cannot be contemporary; developments should aim to preserve the area.</p> <p>In determining a planning application, the Council must consider the contribution made by the current buildings to the character of the area and whether their demolition would alter this. Similarly, any proposed redevelopment or new building must actively preserve or enhance the character or appearance of the conservation area. Notwithstanding this, the use of the site would provide public benefits which could be weighed against any heritage harm presented by the development.</p>

	<p>noted that our initial plans for the development of the school site pre-date the current consultation by some years.</p> <p>It is our understanding that the purpose of designating or extending any conservation area is to preserve local areas that have specific architectural or historic interest and not, for example, where such designation or extension is motivated to impact any lawful developments. As custodians of the schools on the site, we are therefore quite interested in the outcome of this consultation. We are of course keen to see that any extension does not seek to prevent our future developments and look forward to working with the local authority in this regard.</p>	
Resident	<p>Hartland Road, Donaldson Road and the east end of Victoria Road were also built by Solomon Barnett but are considered too altered with full width large roof extensions to be included in the Queen's Park Conservation Area. The character appraisal states that 'These properties are more modest than the imposing villas in the Kilburn Conservation Area. They share the same architect of Queen's Park properties and thus their character. It is therefore proposed to relocate these properties (together with 18-38 Donaldson Road, which retain their architectural features) into the Queen's Park Conservation Area.' I assume Donaldson is Donaldson and therefore my house would be included in the revised Queen's Park Conservation Area.</p> <p>Extending this protection to side and back extensions and garden sheds does not protect the style of the area at all. Why would anyone care about garden sheds other than the need for them to be safe? No addition or shed will be of a Victorian or Edwardian design. Brent already has a planning permission process in place regarding safety and abiding by the building code rules. If every side/back exterior change (back extensions, garden sheds, etc.) will require extra planning permission this will add to Council costs as well as homeowner costs with no discernible benefit to the character of Queen's Park.</p>	<p>18-38 Donaldson Road is proposed to be included with the Queen's Park Conservation Area.</p> <p>Conservation areas are places that are deemed to be of special architectural or historic interest, and they require management to protect their specific character. This includes extensions to the rear and works within the rear garden.</p> <p>Garden rooms have soared in popularity in recent years with plenty of people setting up home gyms or offices. A garden room can be up to half the size of the rear garden under permitted development. This will harm the Queen's Park Conservation Area and is why an Article 4 Direction is proposed to cover the new areas.</p> <p>Basic 3 metre single storey rear extensions tend to be allowed under permitted development. Larger extensions can be more difficult but are sometimes permitted following advice in the Queen's Park Design Guide.</p> <p>Where planning permission is required, the Council will obtain the appropriate planning fee to process the application.</p>

	Therefore, I urge the Council to reduce the scope of building changes that require conservation planning permission and be more concerned with providing basic services.	
12 households	<p>I would like to suggest that the proposed Queen's Park Conservation Area extension should cover Crediton Road, Dundonald Road, Okehampton Road and Wrentham Avenue. Please note the Character Appraisal states that the roads above were assessed but 'although the front façades were found to be remarkably well preserved, the majority of the properties had very large dormers which extend onto the outriggers.</p> <p>As far as I am aware there is only one house on Dundonald Road that has a front dormer and none on Crediton Road.</p>	<p>The Brent Historic Environment Place-making Strategy 2019 recommended that some of the roads and streets on the boundary of the proposed Queen's Park Conservation Area should be considered further in their appropriateness for conservation area status. However, Crediton Road, Dundonald Road, Okehampton Road and Wrentham Avenue are not currently regarded as being of sufficient architectural or historic interest or a priority location for a new conservation area in this round of consultation. The law defines conservation areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. However, over half the properties on Dundonald Road have full-width rear dormers (some of which extend onto the outrigger). Crediton Road is much the same. Wrentham Avenue fairs better for rear dormers but over half the front gardens have been lost for the parking of cars.</p>
Queen's Park Area Residents' Association (QPARA)	<p>QPARA voted by an overwhelming majority to support in principle the revised boundaries set out in the consultation document. There was general appreciation of the work presented in the consultation document and the general thrust of the proposals. It was noted that Lonsdale Road and both frontages of Salusbury Road were to be included, which should include the properties between the railway line and Brondesbury Road/Harvist Road junction north of the railway line. This could be the subject of a more detailed discussion as there are some properties on both sides of Salusbury Road which could be included excluding the police station. Similarly the short terraces on the east side of Chamberlayne between Kempe and the railway line could be included since they fall within QPARAs boundary along the centre of Chamberlayne Road, thus adding consistency. It was hoped that some further discussion could take place over the reasoning for inclusion or otherwise of some individual 'short' terraces and properties which are within the QPARA boundary but the proposed revised CA boundary aligns better with our area.</p> <p>It was also agreed by the meeting to reject the proposal to include some areas outside the QPARA boundary as it</p>	<p>In support of the proposals. Some roads suggested for inclusion: 'between the railway line and Brondesbury Road/Harvist Road junction north of the railway line and some properties on both sides of Salusbury Road' are included in the Kensal Rise Conservation Area because they better relate to the character of that area.</p>

	<p>was felt that while those areas were worthy of the protection afforded by a CA and Art 4 Direction, these would be best kept separate and should be requested by resident groups from those areas rather than part of an enlarged QPCA. This applies particularly to the north section of Chamberlayne Road beyond the railway line and Tiverton Green and its surrounding streets.</p> <p>We agreed and supported the relocation of Honiton and Lynton from the Kilburn CA to the QPCA and agreed that because of existing over-development that Hartland, the western end of Victoria and Brondesbury Roads should not be included. There were some individual concerns about the criteria applied to some roads here, but acknowledgment that the properties have already been altered too much for inclusion.</p>	
Historic England (Statutory Consultee)	<p>The inclusion of Salusbury Road and commercial high street for the wider area will include attractive terraces and commercial and institutional buildings which contribute positively to the character and appearance and enhance the significance of the existing conservation area. Lonsdale Rd is an unusual survival of smaller scale terraces and workshops and a worthy inclusion to the conservation area which will clearly add to the interest and amenity of the area. We would however recommend that, in the event of designation, those buildings which do not contribute positively to the character and appearance, such as St Anne's Court, are identified as such in the event of any full update of the appraisal.</p>	<p>In support of the proposals. Its comments are noted about the buildings that do not contribute positively to the character and appearance of the conservation area. This, at a later stage, may be included in additional guidance.</p>
Sudbury Cottages Conservation Area: de-designate		
Resident	<p>I support the de-designation of the Sudbury Cottages Conservation Area and the proposed reductions.</p>	<p>Supports the de-designation of Sudbury Cottages Conservation Area.</p>
Resident	<p>Support proposed extensions and/or new conservation areas, and the de-designation of the Sudbury Cottages Conservation Area.</p>	<p>Supports the de-designation of Sudbury Cottages Conservation Area.</p>
Historic England (Statutory Consultee)	<p>The proposal is to de-designate what is Brent's smallest conservation area. Designated to protect the special rural character of the historic core of Sudbury the report illustrates that there remains little rural character remaining in the area (the extent to which this could be</p>	<p>Supports the de-designation of Sudbury Cottages Conservation Area.</p>

	considered to be identifiable at the time of designation is in itself noted as questionable). In our view, the remaining interest of the area is best illustrated by the existing national and local designations and the Tier 2 Archaeological Priority Area which now encompasses the wider area associated with Sudbury Court Manor. As such, have no objections to the proposal to de-designate this conservation area.	
Willesden Green Conservation Area: extension to boundary		
Resident	I live in the Willesden Green CA. Support all proposed amendments.	4 households support the extensions to the Willesden Green Conservation Area.
Resident	As the owner/resident in Dean Road for over 30 years I wish to convey my support of the proposals to make Dean Road and Brondesbury Park part of the conservation area. Having read the information on your website I feel the extension of the conservation area into the surrounding roads, rather than just the main road will very much enhance the area. Hopefully a larger conservation area will protect the character and history of this lovely area.	Resident supports the proposals to extend the Willesden Green Conservation Area.
Resident	I would like to express my concern about the proposal to include Dean Rad Willesden as a conservation area. I am opposed to this because there is no reason to include this road in a conservation area when it has historically not been included. It will make no difference as many of the properties have not preserved the original Victorian structure so far. This is completely unlawful what Brent is doing and I condemn the Brent Council for putting forward this proposal. This is simply a route for Brent to control the residents and it is entirely unnecessary. I do not believe that Brent truly has the interest of preserving the buildings but want to create further issues for residents and landlords. This will affect housing by creating a decline by inflicting unrequired red tape.	The best preserved of the streets, running parallel to Walm Lane (to the east), is Dean Road. The area was developed as part of the Willesden Park Estate. Although St. Pauls Avenue, Grove Road and Park Avenue have grand and substantial properties, it is Dean Road that survives very much intact and would be worthy of adding to the existing conservation area. Its tree lined street and attractive properties of high architectural quality are desirable for protection.
Resident	Willesden Green Conservation Area boundary review: I'm delighted the Willesden Green Conservation Area is going to be extended to include the named roads. This area has a rich heritage with many buildings of architectural interest, created in a characteristic style with building	Resident supports the proposals to extend the Willesden Green Conservation Area.

	<p>materials, windows, doors, roofing etc which are well-proportioned and of a unity. Sadly, there have been several alterations/extensions/demolitions & rebuilds in this area which destroy the architectural quality and unity of the houses and debase the distinctive character of the area. Often these alterations are carried out by builders who appear to have no skills or training so the work is badly carried out, resulting in an ugly, ill-conceived dwelling bearing little resemblance to its original conception. The house on the corner of Brondesbury Park/Staverton Road once belonged to the Guinness family. It is a noble building but has been badly compromised by inappropriate extensions. The conservation area boundary should continue down the road to the library.</p>	
Resident	<p>I object to the extension to the Willesden Green Conservation Area along Brondesbury Park. Nothing has changed in the 22 years since I moved into the area. The current conservation area is clearly defined and makes sense. Right now, at a time when families are really struggling with the cost of living the additional cost burdens that living within a conservation area imposes eg the requirement for planning permission to change windows or to build an outbuilding. Most of the houses on the opposite side of the road from me are converted into flats and I expect that those people's financial circumstances have been even more affected by the current cost of living crisis.</p>	<p>Suburban residential development in Willesden Green continued north and south of the High Road. By 1914, town houses had also been constructed on the fields (south of Heathfield Park) belonging to Mount Pleasant Farm. The roads, Brondesbury Park and Staverton Road, had already been established and became lined with substantial town houses. The best preserved of these merit inclusion in the current conservation area. Conservation areas are designated for their distinctive character which can be one of the main draws for potential buyers.</p> <p>The planning controls placed over the area can help to preserve and manage the area's integrity and what makes it unique. This means there may be resistance to change that may damage the attractive qualities. Whilst the extra restrictions may seem limiting, they do not mean that change is prohibited within a conservation area. Restrictions are used to promote the local character and what's important about a place, resulting in better designed alterations, renovations and new development. Whilst not for everyone, living in a conservation area allows homeowners to be immersed in the distinctive character of a place and feel part of our nations heritage.</p>
Historic England (Statutory Consultee)	<p>As set out in the proposal document the proposed extensions encompass attractive, decorative, late Victorian housing and mansion blocks of similar quality to those already identified within Willesden and its neighbouring conservation areas. As such, the proposals appear justified and will enhance the existing character and appearance of the conservation area.</p>	<p>Supports the proposals.</p>