



**Delegated Decision: Interim  
Corporate Director of Communities  
and Regeneration in consultation  
with the Cabinet Member for  
Regeneration, Planning & Growth**

8 January 2024

**Report from the Director  
Regeneration Growth and  
Employment**

**Review of Brent's Conservation Areas**

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| <b>Eight Wards Affected:</b>  | Brondesbury Park, Cricklewood & Mapesbury, Harlesden & Kensal Green, Kenton, Kingsbury, Northwick Park, Queen's Park and Willesden Green |
| <b>Key Decision:</b>  | Yes  |
| <b>Open or Part/Fully Exempt:</b><br><small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small> | Open   |
| <b>No. of Appendices: 2</b>   | Appendix 1: Individual Conservation Area Appraisals<br>Appendix 2: Brent's Historic Environment Placemaking Strategy, May 2019           |
| <b>Background Papers:</b>   | None   |
| <b>Contact Officer(s):</b><br><small>(Name, Title, Contact Details)</small>   | Mark Price<br>Principal Heritage Officer<br><a href="mailto:mark.price@brent.gov.uk">mark.price@brent.gov.uk</a>                         |

**1.0 Purpose of the Report**

- 1.1 The purpose of the report is to present and seek the Cabinet Member for Regeneration, Planning and Growth's approval for consultation on the changes to Brent's Conservation Areas. The consultation on the individual Conservation Area Appraisals will be subject to a minimum six-week consultation period, and will involve 'drop-in' sessions at local Hubs/library.

1.2 Following consideration of the representations received, a recommendation on the proposed changes to the conservation areas will be progressed to designation or de-designation (as appropriate).

## 2.0 Recommendations

2.1 That the Interim Corporate Director of Communities and Regeneration in consultation with the Cabinet Member for Regeneration, Planning & Growth approves consultation on the changes to Brent's conservation areas, subject to minor changes to text and formatting.

## 3.0 Detail

### Introduction

3.1 The Council has been undertaking a review of its conservation areas as well as assessing for additional new areas that might merit designation.

3.2 A survey of Brent's existing conservation areas was last undertaken in 2004. This led to the de-designation of 10 conservation areas. However, the survey did not consider or review the boundaries of the existing conservation areas nor was there a full survey of the borough to consider if other areas merit designation. A review is now required to reappraise existing boundaries, de-designate areas if necessary, and assess the merits of potential new areas which may have been overlooked.

3.3 Such reviews are a statutory requirement under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which directs local planning authorities to review their conservation areas from time to time. A review was also recommended by Brent's Historic Environment Placemaking Strategy (2019) which was prepared to support the Brent Local Plan.

3.4 The following conservation areas were identified in the Historic Environment Placemaking Strategy as priority for a boundary review.

| Conservation area      | Date designated | Ward                     | Action                |
|------------------------|-----------------|--------------------------|-----------------------|
| Brondesbury            | 1990            | Brondesbury Park         | Addition to boundary  |
| Buck Lane              | 1979            | Kingsbury                | Reduction to boundary |
| Harlesden              | 1994            | Harlesden & Kensal Green | Addition to boundary  |
| Kensal Rise (Proposed) |                 | Queen's Park             | New Conservation Area |
| Mapesbury              | 1982            | Cricklewood & Mapesbury  | Addition to boundary  |
| Northwick Circle       | 1989            | Kenton                   | Reduction to boundary |
| Queen's Park           | 1986 & 1995     | Queen's Park             | Addition to boundary  |
| Sudbury Cottages       | 1993            | Northwick Park           | De-designate          |
| Willesden              | 1993            | Willesden Green          | Addition to boundary  |

3.5 The assessment and identification of conservation areas is undertaken by the use of character appraisals. Conservation area character appraisals identify and describe which buildings and features contribute to the special architectural or historic interest of the designated area. They form background documents setting out the history and character, as well as the significance of

the conservation area. Ultimately, they distinguish what makes an area 'special', meriting designation. They can also be used to determine if an area still justifies conservation status and thus if it should be rationalised or de-designated.

- 3.6 The conservation appraisals for the conservation areas under review (listed in the table at 3.4 of this report) can be viewed in Appendix 1.

### **Summary of assessment and review**

- 3.7 The character appraisals attached in Appendix 1 set out an objective analysis of the elements which together define the area's special architectural or historic interest and significance. The appraisals seek to describe and map these elements to consider if roads on the boundaries of the current conservation areas merit special status. They also seek to describe and map where elements and roads that no longer are considered to have special status. Summaries of individual assessments and conclusions are set out below.

### **Brondesbury Conservation Area: extension to boundary**

- 3.8 The existing conservation area includes the heart of the original Brondesbury Estate, but the boundaries are quite arbitrary. Cavendish Road has grand villas with architectural designs of Italianate and continental gothic styles. The intact nature of the properties, and their quality match that of those already in the conservation area. Therefore, it is recommended that they are included within the designation. Chatsworth Road has a small number of properties between Mapesbury and Coverdale Road which are of superb architectural interest as they were designed by G. A. Sexton who worked on the Mapesbury estate. They are also considered to merit designation within the Brondesbury Conservation Area.
- 3.9 Other properties on the Brondesbury Conservation Area boundary have been considered but have been dismissed. They have nearly all been extended heavily at roof level to the extent that the original design has been harmed. Others, for example on Willesden Lane, are rather isolated from the existing conservation area to be included within the existing boundary.

### **Buck Lane Conservation Area: reduction to boundary**

- 3.10 The Buck Lane Conservation Area boundary has not changed since the conservation area was originally designated in 1979 as a result of heightened awareness of the work of the designer, Ernest Trobridge. The designated area centres on the remaining Trobridge properties.
- 3.11 However, the properties on the west side of Buck Lane, the south side of Hay Lane and all in Pear Close were not designed by Trobridge. None are architecturally unique or special. Some have had large roof extensions and others have been altered. Most of the front gardens have been excavated and paved, further devaluing their special interest. These properties do not

contribute to the conservation area. Removal will allow a greater focus on the roads where the Trobridge properties are located. Important trees could be retained through the use of Tree Preservation Orders (TPOs).

#### **Harlesden: extension to boundary**

- 3.12 The southern part of Craven Park Road has been assessed as a possible extension to the Harlesden Conservation Area by Donald Insall Associates as part of the Harlesden Gateway Heritage Action Zone (HAZ) scheme. It concluded that there was potential for making two extensions to the existing Harlesden Conservation Area. The main one is the southern part of Craven Park Road which lies to the north of the conservation area. The second is a small area at the junction of Manor Park Road and Park Parade, at the eastern end of the conservation area.
- 3.13 The report offers the opinion that the existing buildings on Craven Park Road and on the corner of Manor Park Road represent variable degrees of architectural interest. Many façades retain their original architectural character on the upper floors. Most are worthy of retention and their significance and interest could be enhanced through sensitive development.

#### **Kensal Rise: proposed new conservation area**

- 3.14 The proposed Kensal Rise Conservation Area is a well defined and consistent mixed use commercial and shopping centre. The shop frontages and the upper levels are well preserved and display attractive architectural detailing. The area is distinguished, with Kensal Rise Station and the Station Terrace public realm at its heart. It is dominated by the continuous parades of pretty Victorian shops which align Chamberlayne Road. The group of large street trees provide a verdant relief to its built townscape.
- 3.15 The Catholic Church of The Transfiguration, the Lexi Cinema and the Manor School are the street's landmark buildings. The attractive rows of Victorian houses on Chamberlayne Road, were constructed by Charles Langler and Charles Pinkham. The builders had been working on the Queen's Park Estate and are identical to those seen in Harvist Road within the Queen's Park Conservation Area. Clifford Gardens was constructed on the site of the National Athletic Grounds. It is considered the best surviving residential street off Chamberlayne Road. The properties were also built by Langler and Pinkham using local craftsmen skilled in the technique of pargeting.

#### **Mapesbury: extension to boundary**

- 3.16 The Mapesbury Conservation Area is significant because it remains largely unaltered. Its turn of the century town houses are of high architectural quality. When originally designated in 1982, the properties lying outside the western boundary were considered to be 'generally undistinguished.' Furthermore, the Cricklewood Broadway properties were considered to be an 'entity entirely separate' from the more domestic architectural appearance of the Mapesbury Estate. Neither were therefore included. However, following a consultation on

the Mapesbury Design Guide in 2017 it was identified that there were a number of properties at the junctions and at the entrance 'gateways' to the Mapesbury Conservation Area which - along with Cricklewood Broadway - merited inclusion.

- 3.17 A small section of the west side of Chichele Road is not already in the Mapesbury Conservation Area. For the most part they still retain their decorative features and would make a positive contribution to the existing conservation area. Sheldon Road formed part of the original Mapesbury Estate. The houses on the road have attractive features, and this high architectural significance warrants inclusion in the conservation area.
- 3.18 Some of the properties on the Cricklewood Broadway are of high architectural significance warranting inclusion in the Mapesbury Conservation Area. The corner of Chichele Road, the gateway to the Mapesbury Estate, starts with numbers 173–191 Cricklewood Broadway. A Victorian shopping parade with commercial accommodation above. At roof level its topped with a turret. Opposite, there is an attractive well preserved Edwardian commercial building with a curved frontage. The rest of the Broadway then continues with a long commercial terrace in red brick with red terracotta dressings. These are described as 'metropolitan electric' style in *A History of the County of Middlesex: Volume 7* as they were constructed at the same time as the Metropolitan Electric Tramways infrastructure. The whole façade is very lively, divided horizontally by stucco and moulded brick string courses. Together with the Windmill, these terraces are some of the architecturally finest and unified examples in Brent.

#### **Northwick Circle: reduction to boundary**

- 3.19 A survey of the area was undertaken as part of Brent's Historic Environment Placemaking Strategy (2019). It showed that parts of the conservation area remain distinct and identifiable as special, particularly around the Northwick Circle. It has large and impressive detached and semi-detached houses of interesting designs based on a stylised Arts and Crafts interpretation of medieval architecture. They have a particular quality about them. Views from the Circle to the Hindu Swaminarayan Temple form a significant vista.
- 3.20 However, some of the roads stretching out from the Circle have houses which are of lesser interest and have been altered by unsympathetic extensions. These roads were included as part of the wider setting for the central Circle, and to protect views. As a result, the architectural quality of these peripheral houses are more marginal and are less intact. Roads under consideration for removal include Ashridge Close, Briar Road, Draycott Avenue, Draycott Close, Greystone Gardens, Lapstone Gardens, Mentors Close, Norcombe Gardens, Upton Gardens and Winchfield Close.
- 3.21 It was found that although some retain their original architecture, virtually all have been altered to their disadvantage with additional porches, inappropriate replacement windows and doors and concrete roof tiles. Such alterations are particularly noticeable on the semi-detached houses where one half of a pair

has undergone an alteration, unbalancing the symmetrical design. Many of the front gardens have been lost and are now fully paved for car parking. Some have had significant extensions to the side and roof. It is therefore recommended that these roads be removed from the Northwick Circle Conservation Area.

### **Queen's Park: extension to boundary**

- 3.22 The Queen's Park Estate developed commercially along Salusbury Road and Lonsdale Road. Salusbury Road contains attractive parades of shops flanking the pavement. The terraces are generally well preserved and most have their original timber shopfronts. They were mainly built by a builder Solomon Barnett and feature banded stone pilasters in stone and red brick capped in ribbed stone consoles. It also contains a number of attractive public and religious buildings which are considered local landmarks including Kilburn Library, the New Life Bible Presbyterian Church, Salusbury Primary School, Islamia Primary School and Ai-Zahra School.
- 3.23 Also recommended for inclusion in the current conservation area is the top end of Chevening Road which contains properties that are identical to those in the conservation area and are just as well preserved. Furthermore, also recommended for inclusion is Lonsdale Road, a wide and totally unique cobbled road in Brent. It is fringed with converted stables, workshops and mews buildings.
- 3.24 Honiton and Lynton Road are designated within the Kilburn Conservation Area. They were built between 1892 and 1896 by builder Solomon Barnett who recreated the essence of his Queen's Park architecture. These properties are more modest than the imposing villas in the Kilburn Conservation Area. They share the same architect as Queen's Park properties, and thus their character. It is therefore proposed to relocate these properties into the Queen's Park Conservation Area.
- 3.25 Wrentham Avenue, Crediton Road, Dundonald Road and Okehampton Road 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. This would devalue the Queen's Park Conservation Area and therefore these roads are not recommended for inclusion.

### **Sudbury Cottages: de-designate**

- 3.26 The special character of the Sudbury Cottages Conservation Area is defined as being the surviving part of the historic core of Sudbury. At the time of designation, it was felt important to maintain a sense of rural character which is not utilised in modern suburban developments. The layout and position of properties created a housing enclave of particular character that was considered to be worth retaining and enhancing.

- 3.27 However, it is clear that there was never any historic countryside or farmland setting. Indeed, it is hard to see how it was considered a 'rare survival of country lanes with banks and ditches' which supposedly existed at the time of designation. Moreover, it has not had significant improvements made to it. Only three of the original cottages now survive. Collectively the cottages do not really form any sort of group or have a special setting (placed around a green for example). Furthermore, they are interspersed by later development. Much of the historic nature is archaeological in nature, and this is protected and covered by the Archaeological Priority Area heritage designation.
- 3.28 For these reasons it is recommended that de-designation should be considered for the Sudbury Cottages Conservation Area. Protection in the form of Local Listing (and Article 4 Directions) should be placed on the significant cottages and Tree Preservation Orders (TPOs) for any important trees.

### **Willesden Green: extension to boundary**

- 3.29 The conservation area survives today as a commercial centre largely developed following the opening of the Metropolitan Railway. The existing conservation area includes the linear High Road with its Victorian shopping parades as well as its commercial and religious buildings. Also included are some of the residential buildings that were built on the Heathfield Park Estate. In addition, Walm Lane with Rutland Park Mansions, and the residential Metropolitan Railway villas of the Willesden Park Estate are included.
- 3.30 The Willesden Green Conservation Area includes 1-24 (cons) Rutland Park Mansions that face Walm Lane. These were designed by G.A. Sexton in 1898 and are highly attractive with brick and stone façades. Identical mansion blocks were constructed in Rutland Park also designed by Sexton. The blocks are equally architecturally impressive and provide an extremely attractive linked group worthy of addition to the conservation area.
- 3.31 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. Its tree lined street and attractive properties of high architectural quality are desirable for protection and inclusion in the conservation area. Suburban residential development in Willesden Green continued north and south of the High Road. Heathfield Park is already included within the conservation area as it was the earliest residential estate in the area. 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 town houses in these roads merit inclusion in the current conservation area.

### **Options**

- 3.32 There are essentially two options open to the Council:

- a) Do not consult on the changes to Brent's conservation areas.
- b) Consult on the changes to Brent's conservation areas for a minimum six-week period.

### **Do not consult on the changes**

- 3.33 The Council is duty-bound to review existing and the potential for new conservation areas. Where such areas are identified that meet the criteria to be within a conservation area, it is a statutory requirement under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which directs local planning authorities to review their conservation areas from time to time.
- 3.34 The Council assessed all new and existing conservation areas against selection criteria that were agreed with Historic England (formerly English Heritage) as well as considered where the existing might be altered or de-designated. This was following recommendations in the Historic Environment Placemaking Strategy 2019 (attached in Appendix 2).
- 3.35 Delaying consultation will mean that the Council will be neglecting its statutory duty. There is a risk that currently well preserved areas of the Borough could be compromised through development that does not require planning permission.

### **Consultation on the proposed changes for a minimum six-week period**

- 3.36 Consultation and engagement is an integral part of the process of managing and designating conservation areas. It is a statutory duty under Section 71(1&2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to publish proposals for the preservation and enhancement of conservation areas and consult the public in the area in question.
- 3.37 Consultation with residents within the conservation areas where changes are proposed is vital in making planning more responsive to local needs and concerns. Consultation ensures that the proposals are supported by residents in the areas concerned, stakeholders and the local community.

### **Next stages**

- 3.38 Under section 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is no formal consultation required to designate, alter or de-designate a conservation area. However, best practice is to undertake consultation, which, if agreed, would be undertaken in accordance with the Council's Statement of Community Involvement (SCI) and would as a minimum involve:
  - (a) a minimum six-week period;
  - (b) placing notices in prominent locations within the areas (at least one on each affected street);



- (c) writing to each property in the area notifying them of the consultation, how to make representations and the deadline for these; and
- (d) undertaking a 'drop-in' session at the relevant local Hub/library.

3.39 The consultation will be advertised on the Council's website and notifications sent to relevant Residents' Association's, statutory consultees and those on the Local Plan consultation list. The documents will be made available in Brent Council libraries.

### **Post consultation process**

3.40 The Council will consider all of the responses received. These will be summarised, responded to and where appropriate recommended actions to amend any issues of concern will be identified.

3.41 This work will be contained within a Consultation Statement that will be made publicly available once a decision is made. It is anticipated that Cabinet will make the final decision on the alterations to the conservation areas.

### **4.0 Financial Implications**

4.1 The consultation is likely to be limited in its resource requirements, covering matters such as printing of consultation material and officer time. This expenditure has been accounted for in the existing planning policy budgets.

### **5.0 Legal Implications**

5.1 The Council has the legal powers for this course of action. Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities from time to time to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and to designate those areas as conservation areas.

5.2 Section 69(2) places a duty on local planning authorities from time to time to review the past exercise of functions under this section and to determine whether any parts or further parts of their area should be designated as conservation areas, and if they so determine, to designate those parts accordingly. The present proposals arise out of this duty.

### **6.0 Equality Implications**

6.1 The Equality Act 2010 introduced a new public sector equality duty under section 149. It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Council must, in exercising its functions, have 'due regard' to the need to:

1. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

2. Advance equality of opportunity between people who share a protected characteristic and those who do not.
3. Foster good relations between people who share a protected characteristic and those who do not.

6.2 There will be no detrimental impact to groups with protected characteristics under the Equality Act 2010.

## **7.0 Consultation with Ward Members and Stakeholders**

7.1 A briefing note has been prepared for ward members affected by the proposed changes. As indicated, formal consultation includes a range of statutory bodies plus local interested parties on the Council's local plan consultation database. Consultation notification will also be included in the Members' Bulletin.

## **8.0 Climate Change and Environmental Considerations**

8.1 None directly to this decision

## **9.0 Communications Considerations**

9.1 As indicated, consultation is likely to be publicised in accordance with the methods set out in paragraph 3.38 of this report.

**Report sign off:**

**Gerry Ansell**  
Interim Director Regeneration,  
Growth and Planning