

Brent Historic Environment Place-making Strategy

Proposed Conservation Areas and Extensions



The high architectural quality required for conservation area designation can be seen through Brent's existing conservation areas such as Barn Hill. It derives its special interest from the hillside setting as much as from the designs of the houses by builder-developers Messers Haymills which illustrate attractive distinctive mock-Tudor character and detailing (pictured above).

May 2019



Brent

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Background

Historic Environment Place-making Strategy

A Historic Environment Place-making Strategy for Brent has been drafted to support the Local Plan and sets out and assesses the rich history and architecture of Brent. The Strategy can be downloaded at: www.brent.gov.uk

Possible conservation areas and extensions to existing conservation area boundaries

In terms of conservation areas, the Council has a statutory duty to review conservation areas periodically to bring forward proposals for protection and enhancement and to check their special architectural and historic interest is still significant.

An initial review of possible parts of the Borough which could merit conservation area status (new and extensions to boundaries) has been undertaken as part of the Historic Environment Place-making Strategy. Each area has been surveyed to establish whether it has special architectural or historic interest. The overall boundaries have not been precisely considered but, generally, the history, architecture, buildings, layouts, streets and trees have been assessed.

At this stage the Council only wishes to understand if these approximate areas are worthy of further investigation. The main purpose is to assess whether or not a new conservation area could be designated or an existing conservation area boundary extended. If these areas can be seen to have demonstrably special architectural or historic interest then formal consultation will be undertaken.

Current status

If your property falls within a proposed conservation area or an extension to existing conservation area boundary it currently carries limited weight in the planning process as the area is not formally designated. The Council will however give additional scrutiny from a heritage perspective to applications for significant changes in these areas to ensure that proposals for properties or structures do not obviously diminish consistency of character or loss of important features that reduce the area's potential for conservation area status.

Next steps

The Historic Environment Place-making Strategy is part of the Local Plan evidence base. The Local Plan and evidence base underwent consultation between November 2018 and January 2019. The Local Plan will be published for a further stage of consultation (known as Regulation 19 stage) in late 2019 with anticipated examination and adoption in 2020.

Following recommendations in the Historic Environment Place-making Strategy, all the proposed conservation areas and extensions to existing conservation area boundaries will be programmed for review.

Formal public consultation on the proposed conservation areas and extensions to existing conservation area boundaries is necessary and will be undertaken. This provides an opportunity to test local resident, businesses and public support which is important if policies directed towards the preservation or enhancement of the character or appearance of the area are to succeed. Anyone can make representations.

Results of initial survey

The following pages give details of possible parts of the Borough which could merit conservation area status (new and extensions to boundaries). The full survey can be downloaded at: www.brent.gov.uk

Kensal Green Conservation Area

Current status

Significance value: **HIGH**

Designated: March 1990

Article 4 Direction: Yes

Design Guide: No

Residents Association: Kensal Triangle Residents Association (KTRA)



Special significance

These attractive properties on the north side of the Harrow Road represent a group of some of the oldest buildings remaining in the Borough. Their Georgian and early Victorian charm is quite distinct from the surrounding buildings and is worthy of conservation status. Kensal Green formed a natural expansion of Kensal Town and became fashionable after the opening of Kensal Green Cemetery in 1832. The public house, although a modern replacement recalls William IV, the contemporary sovereign. The group of buildings also form part of a backdrop to Kensal Green Cemetery.

Assessment

The Kensal Green Conservation Area is very well preserved. The fundamental character of most houses within the conservation area remains and there has not been a significant loss of building detail in particular windows and doors. The only real harmful alterations have been the installation of satellite dishes on the front elevation of a number of properties.

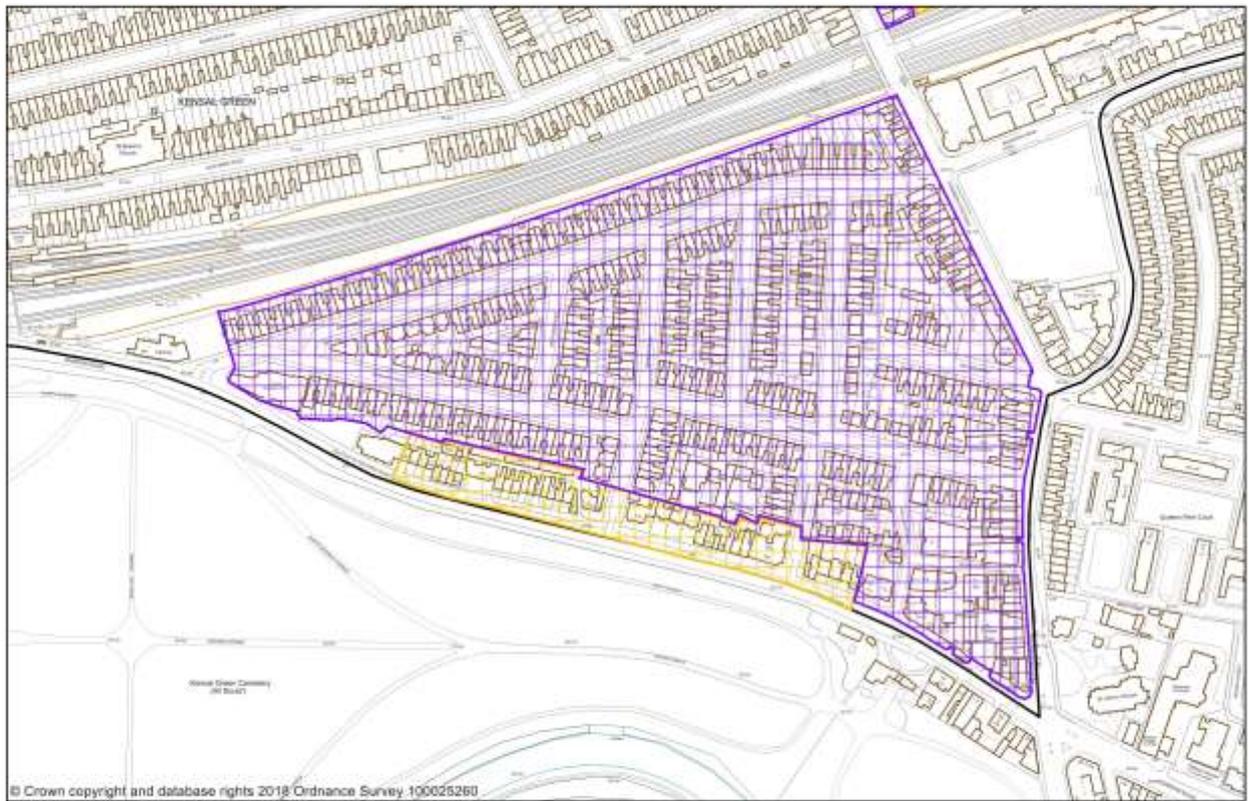
The existing boundary of the conservation area is considered to contain the most architecturally significant buildings that form the heart of the original designation. However, the later Victorian Estate—the roads behind Harrow Road — developed rapidly with the success of the Queen's Park Estate in Westminster and the development of the railway. Many of the roads, including Wakeman, Pember and Compton have high quality Victorian detailing. They are generally well preserved and are similar to other terraces in the Queen's Park Conservation Area. Selective streets could form a natural extension to the Kensal Green Conservation Area.

Recommendations

An extension to the Kensal Green Conservation Area be considered to take in the roads north of the conservation area as outlined in the map below.

A Design Guide for the conservation area be drafted to assist owners on the best way to alter and extend their homes.

Kensal Green Conservation Area with Proposed Extension



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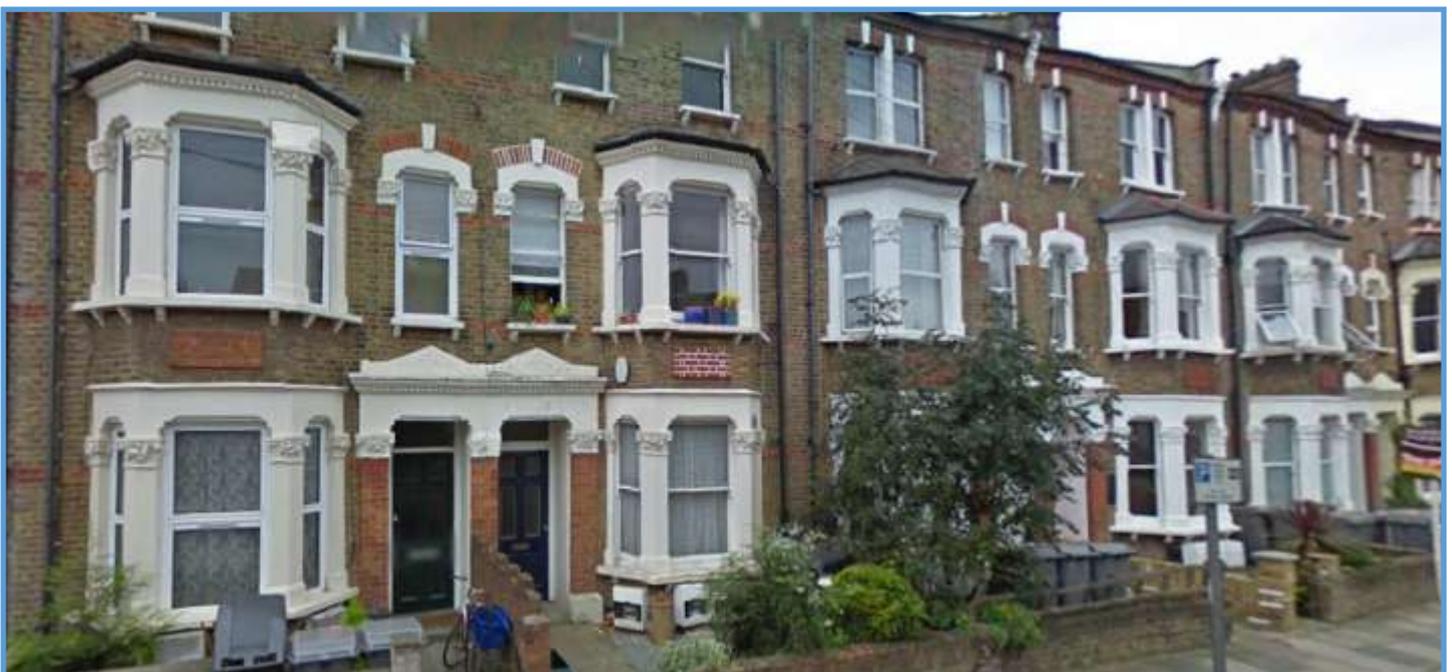
03 September 2018

0 0.05 0.1 kilometres



Area crosshatched in purple = possible extension to the existing conservation area.

Properties within the Kensal Green Conservation Area			
Road	Number	Road	Number
Harrow Road		Harrow Road	864



Possible extension along Pember Road