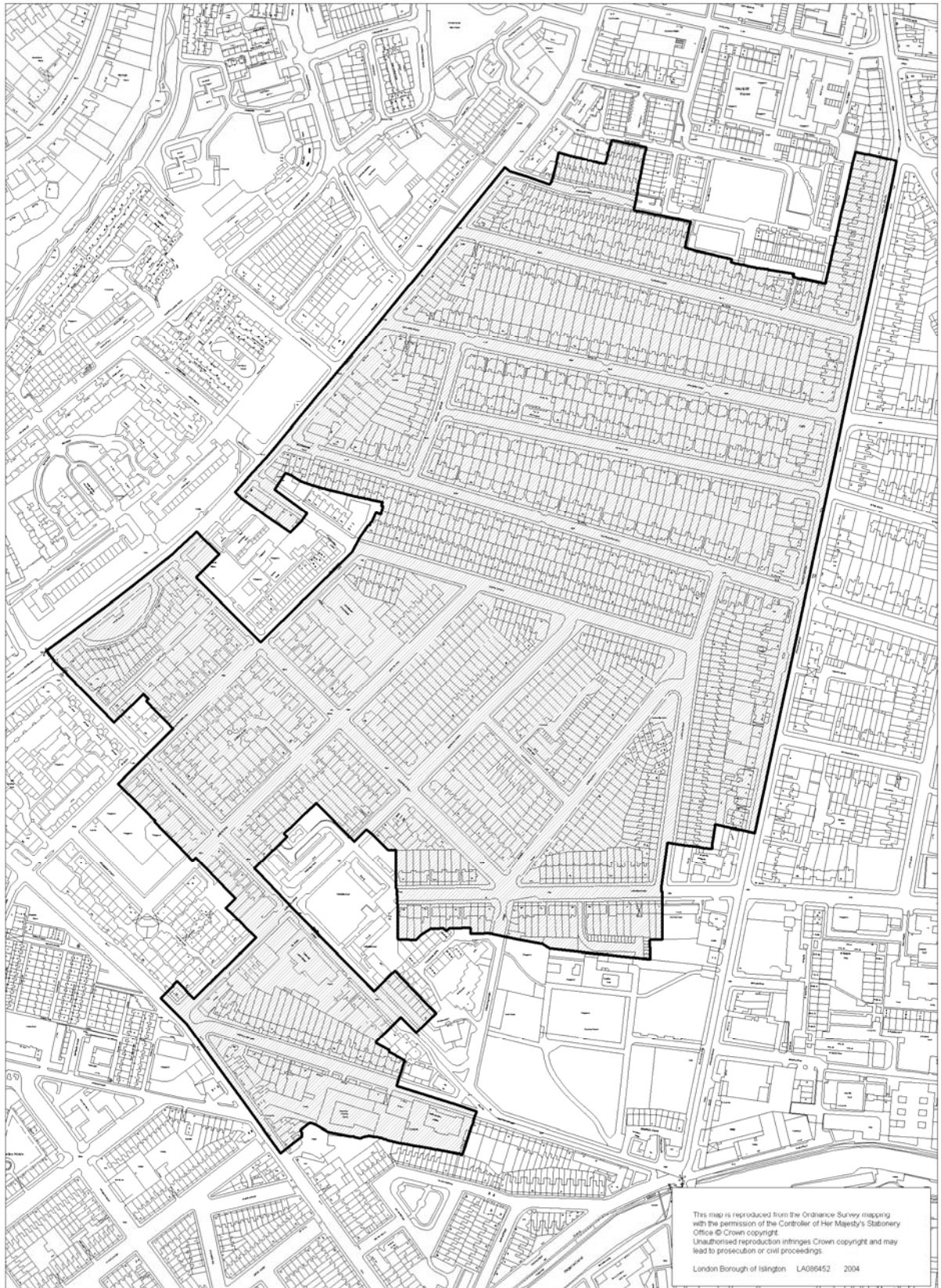


**East Canonbury (CA23)  
Conservation Area Design Guidelines**

**January 2002**

## East Canonbury (CA23)



Map Scale 1:4500

## CA TWENTY THREE

# EAST CANONBURY

- 23.1 The Council will operate special policies in the East Canonbury Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 23.2 Most of the streets in this area were developed between 1820 and 1860 and many of the original houses survive including many fine terraces and groups of properties. The Council believes that the harmonious 19th century quality is worthy of protection and enhancement.
- 23.3 The Council wishes to retain all statutory and locally listed buildings and all other 19th century buildings and structures in the area. Conservation area consent will only be granted for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area.**
- 23.4 PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. It also states that the assessment of a conservation area should always note those unlisted buildings which make such a contribution. The Council considers that demolition of any of the 19th century buildings would threaten the character of the area. Redevelopment of the few 20th century buildings would be considered only where this improves the appearance of the area.
- 23.5 Planning permission will not be granted to change, expand or intensify commercial uses which would harm the residential character of the area.**
- 23.6 The principal land use in the area is residential, and thus fundamental to the character of the area. There are non-residential uses, including protected shopping frontages in Essex Road and Southgate Road which make a positive contribution to the conservation area. Planning permission will not normally be given to change uses where they are considered to be an important part of the character of the area.
- 23.7 Roof extensions which are visible from the street or other public areas will not be permitted.**
- 23.8 The Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio or satellite**

**equipment at roof level where this can be seen from street level or public space, including long views from side streets.**

- 23.9 The Council wishes to pursue design policies which ensure a consistent approach to alterations and extensions. Very few full roof extensions exist in the area, and their proliferation would spoil the harmonious character of terraces and groups of houses with a uniform cornice and parapet line. The Council therefore considers visible roof extensions to be harmful to the character and appearance of the conservation area. Set-back roof extensions may be acceptable where it can be demonstrated that they will not be visible from the street or from other public areas. Where concealed roofs behind parapets exist, any alterations to the roof which are permitted must respect and retain the butterfly profile or other original profile at the back.
- 23.10 The Council is opposed to the erection of large vent pipes on the rear elevation of commercial properties, where this is harmful to amenity. Where possible existing chimney flues should be used. Any new flues should be modest in size and painted a dark colour.**
- 23.11 Large flues and vent pipes can often detract from the visual amenity of the area. The Council will therefore seek to ensure that these are appropriately located and are of a suitable size and design.
- 23.12 The size/height of side extensions will be subject to restrictions in certain streets as specified below.**
- 23.13 The Council wishes to preserve the scale and integrity of the existing buildings by ensuring that extensions are subordinate to the mass and height of the main building and do not disrupt the building form. In situations where there are semi-detached or distinct groups of houses separated by gaps or recessed door entrances as in Ockendon Road, Englefield Road, Oakley Road, Crowland Terrace, Northchurch Road, Ecclesbourne Road, Rotherfield Street, Morton Road, Halliford Street, Shepperton Road, Downham Road and Southgate Road, the following will apply:
- i) no side extension higher than 3 metres above ground level will be approved where there is an existing gap (nb ground level is often lower than pavement level);
  - ii) no extension will be permitted above first floor level on recessed door entrances on four-storey (including basement) properties;
  - iii) no extension will be permitted above ground floor level on recessed door entrances on 3 storey (including basement) properties.

**23.14 Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be acceptable, unless it can be shown that no harm will be caused to the character of the area.**

23.15 In order to preserve the scale and integrity of the existing buildings it is important that rear extensions are subordinate to the mass and height of the main building. Rear extensions will be permitted on their merits and only where the scale, design and materials to be used are in keeping with the existing property and where all other planning standards are met. Normally, the two storey part of the extension will be on the staircase side of the elevation. Original windows, especially those to the principal rooms of the property contribute to the character and appearance of historic buildings and should be retained

**23.16 The alteration or removal of traditional front boundary walls and railings will not be permitted and their inclusion in development schemes will be required.**

23.17 The retention of the traditional front walls and railings are important to the cohesion of the area. Owners will also be encouraged to replace non-conforming walls and fences with those of traditional design.

**23.18 Permission will not be granted for the removal of porticos.**

23.19 A considerable number of properties in the area retain their original projecting Victorian porticos, with decorated plaster columns and entablature. Their retention contributes to the character of the area.

**23.20 Permission will not be given for the removal of Victorian shopfronts.**

23.21 Several old shopfronts exist in the area which contribute to its Victorian character. Permission will not be given to remove the existing shopfronts listed below:

Downham Road:	181
Elizabeth Avenue:	28
Elmore Street:	29 (The Prince Albert PH)
Essex Road:	304, 310, 312, 314, 346, 366, 382 (Norfolk Arms PH)
Halliford Street:	62
Northchurch Road:	191
Southgate Road:	113 (The Dog & Dumpling PH)

- 23.22 It is considered that the design of many other shopfronts could be improved. Changes in shopfront design will be expected to conform to the Council's 'Shopfront Design Guide'.
- 23.23 The Council will not normally permit the filling in or covering over of front basement areas, or the widening of front entrance steps, or the construction of dustbin or meter enclosures.**
- 23.24 Some of the properties in the conservation area have front basement areas, protected by cast iron railings, which are important to the character of the area. The filling in or covering over of these areas prejudices light to the basements and spoils the appearance of the front elevation. The widening of front entrance steps, and the construction of dustbin and meter enclosures have a detrimental effect on the area. Dustbins and meter enclosures should be discreetly located so as to be invisible from the street.
- 23.25 These developments will only be permitted where it can be shown that the development would preserve or enhance the character of the conservation area. In addition, the needs of disabled people will be considered exceptional to this policy and essential adaptations will be allowed.
- 23.26 The Council will require the retention of all existing yorkstone paving, granite cornerstones, granite setts, cobbles and cast-iron coal-hole covers; and will seek to enhance the quality of the streets and spaces.**
- 23.27 The quality of the paving and street furniture is important to the character of the area. A few sections of yorkstone paving survive (e.g. in Annette Crescent) and must be retained. Cast-iron coal-hole covers should also be kept where they survive. Granite kerbs and cornerstones, and granite setts and cobbles to entrance ways must be replaced in situ if damaged or dug up. Unsightly or damaged paving should be replaced by traditional 900 x 600mm slab paving.
- 23.28 The Council will not give advertising consent for new hoardings and will seek to remove those which do not have consent.**
- 23.29 Advertising hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of any building to which they are attached. The Council is opposed to the proliferation of advertisement hoardings in the area and will take action against the owners, advertisers and their agents for the removal of unauthorised hoardings.
- 23.30 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**

- 23.31 Advertisements and signs can often detract from the visual amenity of the area. The Council will therefore seek to ensure that signs, display panels and advertisements are appropriately located and are of a suitable size and design.

**Note:** An 'Article Four Direction' now applies to East Canonbury Conservation Area and a second Direction has been agreed by Committee. These mean that certain selected building works previously regarded as 'permitted development' will now require planning permission. A quick reference summary is set out at the end of this document. However for further details please contact the Planning Service.