



Historic England

Planning Policy Team
Ealing Council,
Perceval House,
14/16 Uxbridge Road,
Ealing W5 2HL

Our ref: PL00014745

By email: planpol@ealing.gov.uk

18th October 2016

Dear Sir/Madam,

Central Ealing Draft Neighbourhood Plan (2016-2026) submission consultation

The Localism Act (2011) and Neighbourhood Planning (General) Regulations (2012) require Historic England, as a statutory agency, to be consulted on Neighbourhood Plans where the Neighbourhood Forum considers our interest to be affected by the Plan. In this case we note that Central Ealing has an important architectural legacy, evident in the number of listed buildings and the amount of the Neighbourhood Area that is covered by conservation areas. Accordingly we have reviewed this document against the National Planning Policy Framework and its core principle that heritage assets be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations, and are pleased to offer the following comments.

As we noted in our letter dated 31st March 2016 in response to the Neighbourhood Forum's pre-submission consultation, we welcome the creation of this Plan, which we found focused and concise. In our view the vision for the historic environment is positive. This is because it explicitly seeks to preserve Central Ealing's special historic character, as the town centre grows to meet the current and future needs of residents, businesses and visitors. We particularly welcome aspirations 5 and 6, which we believe are integral to realising the vision that underpins the Plan. Unlike neighbouring commercial centres built in recent years, Ealing has a rich cultural and heritage offer that we consider could act as a unique selling point for this town centre if it is nurtured sensitively.

The policies and recommended actions in this Plan that relate to Ealing's historic environment should, in our view, help respond to some of the factors that are currently putting the Ealing Town Centre Conservation Area 'At Risk'. We are pleased to see that our previous suggestions have been integrated into this latest version of the Plan, and we remain committed to working with the Neighbourhood Forum and the Council to overcome the threats to the conservation area, while achieving the other aims of the Neighbourhood and Local Plans. At this stage we only have a few minor suggestions that would improve the document in our view. These are:



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- In the interests of consistency we recommend that Map 4 is amended to show all the heritage assets in the neighbourhood area. This could include Nos 14-15-16 The Broadway, which are highlighted in the Ealing Town Centre Conservation Area Appraisal as being key unlisted buildings.
- Map 4 should include all the listed structures in Walpole Park, such as the Grade II* bridge at the northern end of the park, and the newly listed War Memorial in front of Pitzhanger Manor.
- In our view Walpole Park itself should also be highlighted on Map 4 as it is a Grade II asset on the Register of Parks and Gardens of Special Historic Interest in England.
- We recommend that paragraph 5.2.31 is amended to give the correct name for the heritage designation of Walpole Park.

Please note that this advice is based on the information that has been provided to us and does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from this Neighbourhood Plan, and which may have adverse effects on the environment. We trust this advice is of assistance in the finalisation of the Plan.

Yours sincerely,

David English

Historic Places Adviser

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cc. Secretary of Central Ealing Neighbourhood Forum (ealingneighbourhood@gmail.com)



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