

Demolitions

Conservation Area Consent is required for demolition work of a substantial nature (over 115 cubic metres), including demolition covered by unimplemented planning permissions. In general, consent will not be granted for the demolition of buildings, which make a positive contribution to the character or appearance of a Conservation Area.

Trees

Trees and other landscape features may contribute to the special character of a Conservation Area. There is a requirement to give six weeks notice (a 'Section 211 notice') to the council for proposals to prune, lop or fell a tree in a Conservation Area. This allows time for the council to make a Tree Preservation Order if considered to be appropriate.

The following tree work is exempt from the need to notify the council:

- Dead, dying or dangerous trees – five days notice of the works should still be given, however, unless in an emergency case;
- Council owned trees;
- Work on trees with a trunk less than 75mm in diameter; and
- If the removal of a tree or work to a tree will improve the growth of other trees, the work is exempt where the tree trunk is less than 100mm in diameter.

Design

The council aims to enhance Conservation Areas through its own initiatives and by encouragement and advice to owners who may wish to alter or improve their properties.

The following will be particularly important:

- Extensions or alterations should not be out of scale with the original house, and should respect the property's original design;
- Side extensions should normally be set back from the original building line;
- The original plan of the house should be respected, and there should be a relationship with the original form of the house;
- Materials and detailing should match the existing property (eg. existing features, window shapes and sizes, brick arches and eaves details);
- Boundary treatment should be in keeping with the street scene; and
- Shop-fronts should be of good quality design with appropriate advertisements and signage.

Obtaining information in your language

If you would like information about Hillingdon Council's services in your own language please ask an English speaker to phone 01895 250111 on your behalf.

Albanian

Ne se kerkoni informacion ne gjuhen tuaj rreth sherbimeve qe ofron Keshilli i Hillingdon-it, ju lutem kerkojini dikuajt qe flet anglisht te telefonoje ne emrin tuaj ne numrin 01895 250111.

Bengali

আপনি যদি হিলিংডন কাউন্সিলের সেবাসমূহের ব্যাপারে আপনার নিজের ভাষায় তথ্য পেতে চান তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে আপনার পক্ষ থেকে 01895 250111 নম্বরে টেলিফোন করার জন্য দয়া করে অনুরোধ করুন।

Chinese

如果你想得到以你说用的语言供给有关希灵顿市议会提供服务的信息，请托一名能说英语的人替你打电话提出要求，号码 01895 250111。

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਹਿਲਿੰਗਡਨ ਕਾਉਂਸਿਲ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਕਹੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੇ - 01895 250111।

Somali

Haddii aad jeclaanlahayd wararka ku saabsan adeegyada Hillingdon Council in aad ku heshid Luqaddaada, fadlan waydiiso qof ku hadlo luqada af ingiriiska in u ku diro Telefoonkan 01895 250111.

Tamil

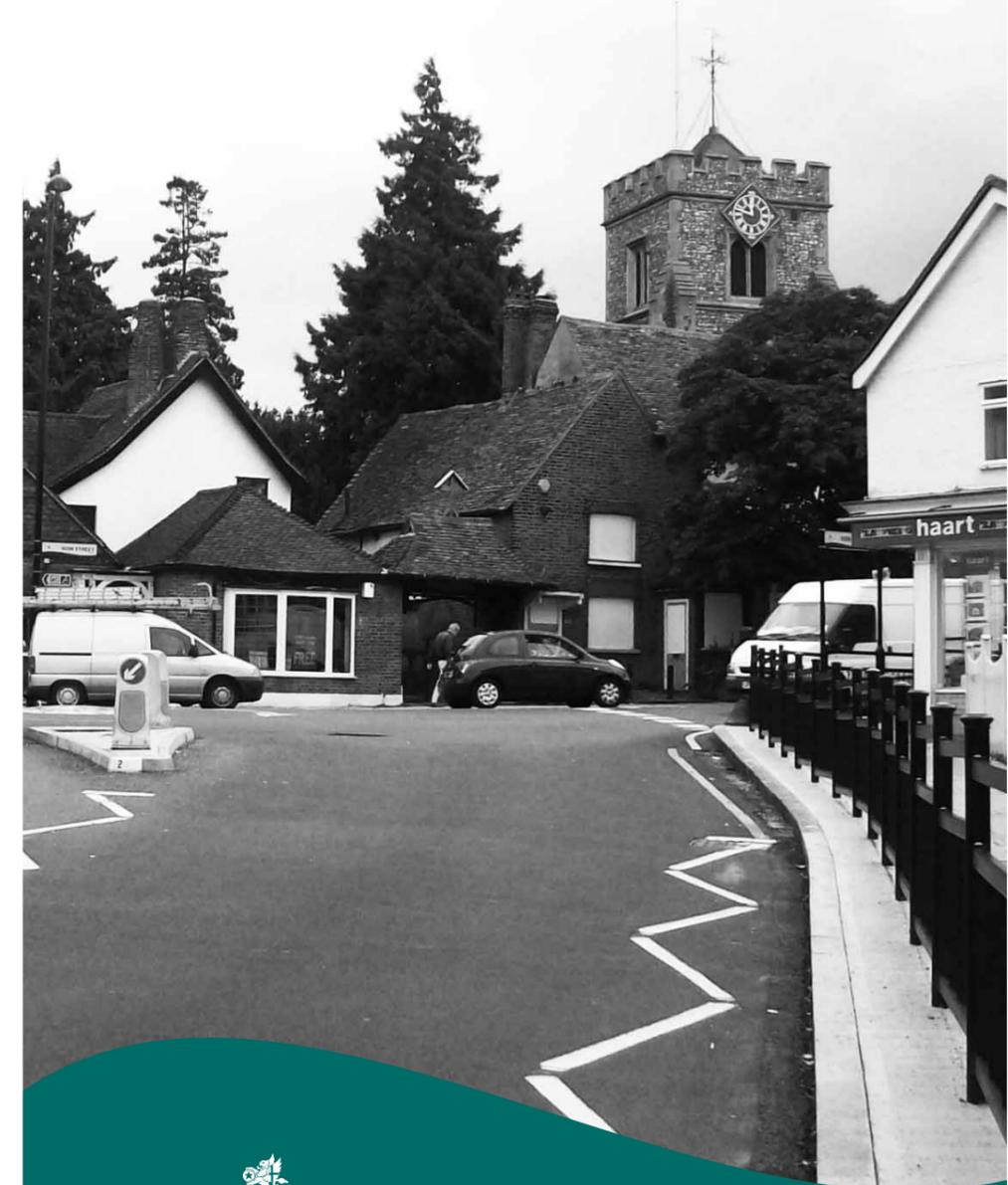
உங்கள் சொந்த மொழியில் ஹிலிங்டன் உள்ளூராட்சி மன்றத்தின் சேவைகளைப் பற்றி நீங்கள் அறிய வேண்டுமானால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுபவரை 01895 250111 தொலைபேசியில் அழைக்கச் செய்யவும்.

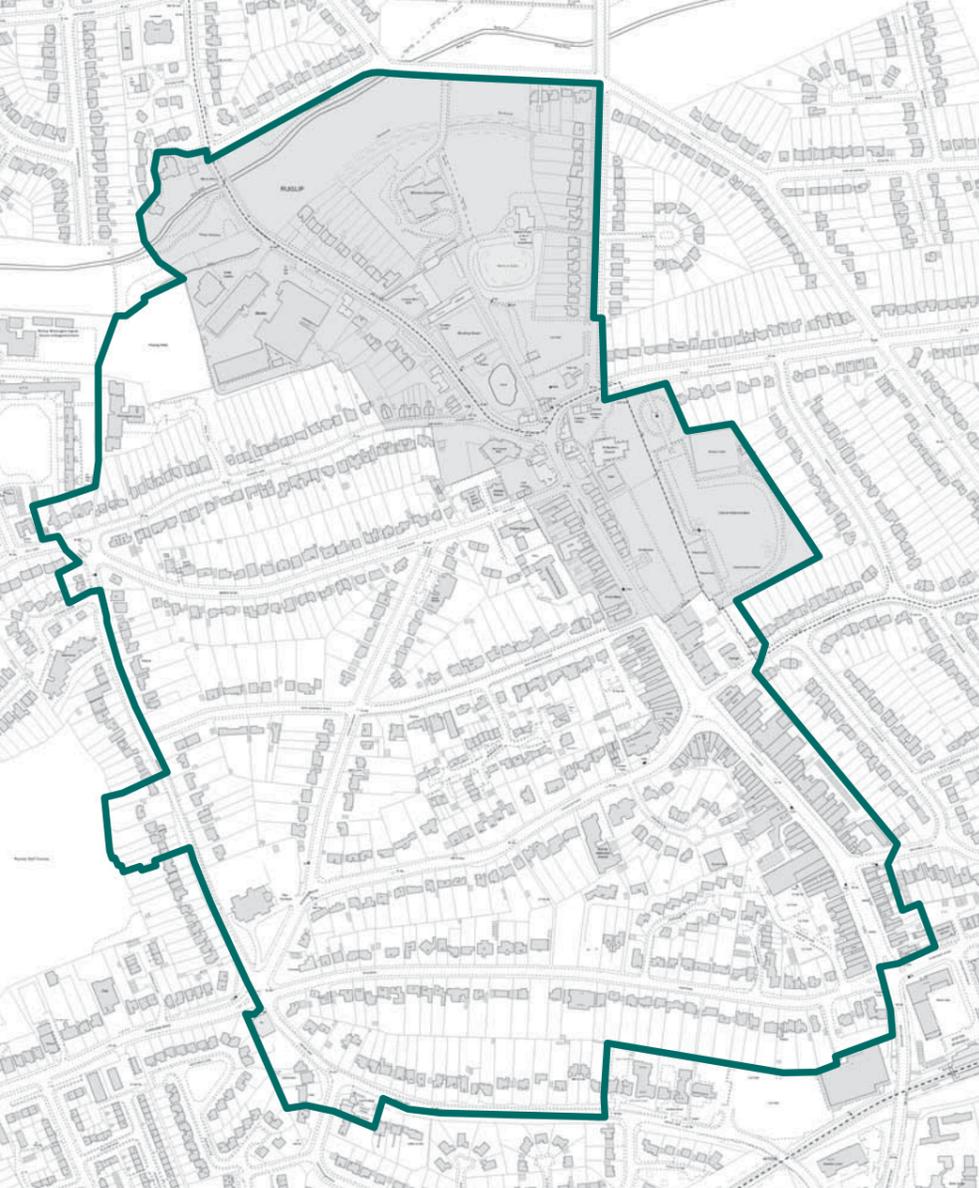
Urdu

میں نے اپنی زبان میں معلومات حاصل کرنا چاہتے ہیں تو براہ کرم انگریزی بولنے والے کسی فرد سے گزارش کیجئے کہ وہ آپ کی طرف سے 01895 250111 پر ٹیلیفون کریں۔ اگر آپ ہلنگڈن کونسل کی خدمات کے بارے

If you would like a copy of this publication in large print, Braille or cassette tape please contact the specialist planning team on 01895 277556.

Ruislip Village Conservation Area





Not to scale

- Ruislip Village Conservation Area 1969
- Ruislip Village Conservation Area as extended 2008
(Date of designation 14 January 2009)

This map is based upon Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LB Hillingdon 100019283 2008



Ruislip Village Conservation Area

The Ruislip Village Conservation Area was designated in 1969 and contained the medieval core of the village. The Conservation Area was extended in 1973 and more recently in 2008, to include the High Street and parts of the surrounding residential areas.

The original Conservation Area derived its underlying character from clusters of 16th and 17th century buildings mainly associated with farming. The medieval village core is centred around Manor Farm and St Martin's Parish Church and has remained remarkably intact, retaining a distinctive village character and atmosphere. There are a large number of listed buildings clustered around the High Street, Eastcote Road and Bury Street Junction.

The High Street and the surrounding residential areas to the south-west, recently added to the Conservation Area, were developed following the introduction of the railways in 1904. In response to the rapid and often haphazard urban expansion of the area, in 1908 Kings College held a competition, which was won by A & J Soutar, to develop a plan for a Garden Suburb. This was only partially built, and in 1914 was incorporated into a more ambitious Garden Suburb plan developed by the Ruislip-Northwood Urban District Council. Although, never fully implemented, residential development in the area was much influenced by the principles of the 'Garden Suburb'. This resulted in buildings of high architectural quality and the present spacious and green character of the area.

Ruislip High Street forms the commercial hub of the area, with parades of shops on both sides. These are of a variety of architectural styles and details, characteristic of 1920s and 30s Metroland development.



What is a Conservation Area

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The borough has thirty Conservation Areas, designated over the last 35 years, the first being in 1970 and the most recent in 2007.

What effect will designation have?

The council's planning policies seek to preserve and enhance the architectural character and appearance of Conservation Areas, and to resist inappropriate development through the exercise of planning controls under the provision of the Town and Country Planning General Permitted Development Order 1995 (as amended). In these areas, normal 'permitted development' rights (permission granted automatically for certain works to single family dwelling houses) have been restricted, enabling more control over the size, design and location of extensions and alterations. The works over which there are greater controls are as follows:

- Enlargement or alteration of a dwelling house would require planning permission if the extension were situated on the side of the house or have more than one storey or extend beyond the rear wall of the original house;
- Planning permission would be required for cladding any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- Planning permission is required for the enlargement of a dwelling house consisting of an alteration or addition to its roof;
- The siting of a satellite dish on the chimney stack or on the roof slope or elevation fronting a road would require permission;
- Installing, replacing or altering a chimney, or installing a flue, biomass heating system or vent pipes on a wall or roof slope on the principal, or side elevation of the dwelling house, or on an elevation fronting the highway would require permission;
- Planning permission is required for any buildings (e.g. sheds, summerhouses) or enclosures (e.g. swimming pools) within the curtilage of a house if they are situated between the side of the house and its curtilage boundary.
- Planning permission is required for the installation of solar panels on a wall on the principal or side elevation of the house or if visible from a highway, or if it protrudes more than 200mm beyond the plane of the slope of the original roof.