

Application Summary

Address:	20 The Avenue Chiswick W4 1HT
Proposal:	Construction of single storey garden outbuilding with basement level; and replacement boundary treatment facing Queen Anne's Gardens (Listed Building Consent) (Resubmission)
Case Officer:	Cheryl Yeung

Comments Details

Commenter Type:	Amenity Group
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Conflict with local plan - Out of keeping with character of area - Over development
Comments:	I am writing on behalf of the London and Middlesex Archaeological Society (LAMAS) which promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews applications for listed building consent. The Committee has reviewed this planning application. We object to it on the grounds that it represents an overdevelopment of the site which would harm the significance and character of both 20 The Avenue - a Grade II listed house representing Norman Shaw's first house design for Bedford Park - and the Bedford Park Conservation Area as a whole. We fully support the Bedford Park Society's objections dated 15 January and 1 February 2026. In particular we note that the proposed scheme contravenes the Bedford Park Conservation Area Management Plan (2007), especially para 6; and the Ealing Generic Management Plan for Conservation Areas (2023), particularly paragraphs 5.77-5.80. It is also in contravention of a number of policies in the NPPF (2024). The applicant has failed to demonstrate any meaningful justification for the harm that would be done to heritage assets and their settings, or the existence of public benefits to outweigh this harm. We therefore recommend that this application be refused. John Ricketts, LAMAS 5 February 2026