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PLANNING COMMITTEE

Thursday, 29th January, 2009 at 7.30 pm
Venue: Conference Room
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Alan Barker (Chairman), Henry Pipe (Vice-Chairman),
Chaudhury Anwar MBE, Jayne Buckland, Andreas Constantinides, Don Delman,
Annette Dreblow, Peter Fallart, Jonas Hall, Ahmet Hasan, Chris Joannides, Dino
Lemonides, Donald McGowan, Kieran McGregor, Anne-Marie Pearce, Toby Simon
and Terence Smith

N.B. Members of the public are advised that the order of business on the agenda may be altered at the discretion of the Committee.

Any member of the public interested in attending the meeting should ensure that they arrive promptly at 7.15pm.

SUPPLEMENTARY AGENDA – PART 1

5a NEW CONSERVATION AREAS - CONFIRMATION OF ARTICLE 4 DIRECTIONS (REPORT NO. 182) (Pages 1 - 36)

To receive the report of the Interim Director of Place Shaping and Enterprise, recommending that the Article 4 Directions are made permanent.

DEC

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MUNICIPAL YEAR 2008/2009 REPORT NO. **182**

MEETING TITLE AND DATE:

PLANNING COMMITTEE

29 January 2009

REPORT OF:Interim Director of Place Shaping &
Enterprise

Agenda - Part: 1	Item: 5a
Subject: New Conservation Areas – confirmation of Article 4 Directions.	
Wards: Grange, Southgate Green, Lower Edmonton.	
Cabinet Members consulted: Cabinet Members for Environment and Street Scene and Place Shaping and Enterprise	

Contact officer and telephone number:

Mike Brown (ext. 3865) E mail: MIKE.BROWN@enfield.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 Cabinet approved on the 5th November 2008 the designation of four new conservation areas – Grange Park, Meadway, Southgate Circus and The Crescent. Three of these, Grange Park, Meadway and The Crescent, are residential areas where householders have permitted development rights allowing them to carry out a range of development works to houses without planning permission. The Crescent is a listed building but householders there still have rights to insert hard surfaces within the gardens.
- 1.2 Such development works can have a harmful effect on the character or appearance of the area leading to the erosion of its special interest. The Council on the 12th November 2008 removed these permitted development rights from the three residential conservation areas by the making of Article 4 Directions on identified properties and specifying what works need to be the subject of a planning application. This made them consistent with the controls in most of the Borough's earlier conservation areas.
- 1.3 The Article 4 Directions came into immediate effect. The Council is required to consider any representations received from the public and then decide whether to re-affirm the Article 4 Direction within 6 months of its making. The Council, at its meeting on the 12th November, authorised the Planning Committee to carry out these functions.
- 1.4 This report details the representations received (see Appendix B) and recommends the Article 4 Directions are made permanent.

2. RECOMMENDATIONS

2.1 That The Planning Committee, having considered the representations received from householders and stakeholders, makes permanent the Article 4 (2) Direction under The Town & Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, in respect of those Parts/Classes of the Order scheduled against each Conservation Area in Appendix A, removing permitted development rights and that and the statutory notification requirements be followed forthwith to enact this decision.

3. BACKGROUND

3.1 The full background to the need to address the deleterious impact of small-scale developments on the Borough's Conservation Areas was set down in the earlier Report to Council, which was supplied to all members. It was also addressed in the Paul Drury Partnership Character Appraisal and Management Proposals reports relating to the new conservation areas.

3.2 Following the decision at Council, the affected dwelling houses were served with a formal Notice of the Direction, plus an explanatory leaflet setting down the implications of the new controls. Furthermore, a statutory press notice advertised the Direction, listing Classes of Permitted Development withdrawn, and the properties covered.

3.3 A large number of representations were received. No representations or objections were received from residents in either the Meadway or The Crescent Conservation Areas. For the Grange Park Conservation Area only a small minority (13%) of residents objected to the Article 4 direction. A substantial majority (85%) expressed strong support for the Council's proposals. The Grange Park Residents Association was particularly supportive. One respondent did not express a view either way. The full details of the representations are to found in the table in Appendix B to this report.

3.4 ANALYSIS

3.4.1 The Article 4 direction proved uncontroversial in the Meadway and The Crescent Conservation Areas and no representations were received. Of the over 250 dwellings affected within the Grange Park Conservation Area only 8 objections were received.

3.4.2 No prior notification was given of the Article 4 Direction to mitigate the possibility of unsympathetic works being rushed through in the time before it was formalised. It was inevitable, therefore, that some residents would find themselves in the process of commissioning works but, following notification of the Direction, they then found that they required planning permission. Every assistance has been offered to these residents to help them to make an early submission. Such proposals would not necessarily be refused permission, depending on their nature and impact on the conservation area in question. Similarly, the small number of residents in possession of a Lawful Development

Certificate have been written to advising them that they may no longer valid and that they should contact the Development Control service and ascertain if planning permission is now needed.

3.5 CONCLUSIONS

3.5.1 The representations received indicate that the Article 4 directions are uncontroversial. Only a small, if vocal, minority of residents in the Grange Park Conservation Area objected. This view contrasted with the overwhelming majority of representations received which strongly supported the Council's proposals. Unavoidably, a few people were adversely affected by the timing of when the Direction was served and officers have sought to ensure that they got the help and advice they need.

3.5.2 Following this initial bedding in period, it is anticipated that, in common with the Article 4 (2) Directions already in place for other conservation areas in the Borough, they will work smoothly and have the desired affect of helping preserve and enhance the Borough's conservation areas.

3.6 GENERAL

3.6.1 The schedules in Appendix A detail the affected addresses within each of the new conservation areas and the specific categories of PD rights that are proposed for removal.

3.6.2 The Council, as Local Planning Authority, is able to exercise the power to make an Article 4(2) Direction to remove most PD rights within conservation areas.

3.6.3 Once the Direction was formally served it took immediate effect – thus requiring that the specific scheduled works can only be carried out with express planning permission. Owners were invited to make representations to the Council on the serving of the Direction on their property. Any such representation must then be considered, and if the Authority is minded to confirm the Direction then this must be exercised not less than 28 days or more than 6 months of the Direction first being served. A final confirmed Direction is then served.

3.6.4 An Article 4 Direction is registered against a property as a Local Land Charge and is declared on any subsequent searches.

3.6.5 Requiring planning applications for hitherto permitted works across these designated (conservation) areas will generate some additional applications to the Development Control Service. The additional applications are exempt from any planning application fees, and will involve some more casework for the Development Control Service. As these are relatively minor proposals, such applications are usually determined under delegated powers. The additional caseload will be carefully monitored but is not considered to be significant.

3.6.6 Compensation could be sought from the LPA in those circumstances where a householder could demonstrate loss of value to their property if this is wholly attributable to the making of an Article 4 Direction. This would have to be in a case where planning permission was refused, or granted with conditions, solely because of the Direction. The likelihood of this is quite remote, and needs to be considered in the context of the actual PD rights being withdrawn. For example the loss of rights to replace roof material of your choice (as opposed to, say, slate) or refusal to insert plastic windows, are unlikely to substantiate a material lost value to the property that could support a compensation claim.

4. REASONS FOR RECOMMENDATION

The Conservation Area Character Appraisals demonstrate that the character of these areas is being undermined by an increasing amount of unsympathetic minor development. The only way to address this is to remove these PD rights and secure a higher standard of work, or even to refuse wholly inappropriate proposals, by requiring them to seek planning permission for the works.

5. ALTERNATIVE OPTIONS CONSIDERED

Committee does have the option of not confirming the Direction, but there is no alternative way to secure control of otherwise 'Permitted Development' and address the deterioration in the character of the affected conservation areas.

6. DIRECTOR OF FINANCE & CORPORATE RESOURCES COMMENTS

6.1 Finance Implications

There is a cost, albeit limited, for the actual legal processing/serving/advertising of the Directions. The additional costs arising from the process are not significant and these will need to be met from within existing Planning budgets.

6.2 Legal Implications

The Article 4 (2) Directions became effective upon service but must be ratified within 6 months, at which time any representations received must be formally considered prior to confirmation. This function has been delegated to the Planning Committee. The withdrawal of permitted development (PD) rights may give rise to a claim for compensation if an application is refused or granted subject to conditions other than mentioned in the Order. Compensation may be claimed for abortive expenditure and loss or damage directly attributable to the loss of PD rights under the direction.

6.3 Property Implications

The Council does not own any household properties within the three areas and will not be affected by the Article 4 Directions.

6.4 Risk Management Implications

Failure to approve the Article 4 Directions will allow uncontrolled development works to be carried out to household properties within the conservation areas. Such works have been demonstrated to be a major cause of the incremental erosion of the special architectural and historic interest of the areas. The purpose of designation of conservation areas is to preserve or enhance their character and appearance and thereby protect that special interest. The Article 4 Directions will strengthen the Council's ability to discharge this statutory duty.

7. PERFORMANCE MANAGEMENT IMPLICATIONS

7.1 The introduction of Article 4 Directions within Enfield's conservation areas is part of a wider package of management proposals being brought forward for these areas and it thus achieves compliance with current Government advice and local performance indicators for such areas.

7.2 The four new conservation areas and three Article 4 Directions will add to the work load of the Conservation Team, Development Control and Enviro-crime through the generation of further planning applications of greater complexity and detail requiring more public consultation procedures and the need for more rigorous planning enforcement within these areas. Planning applications under an Article 4 direction do not attract a fee. No new resources for an increase in staff are available at this time, and the extra demand can only be met by rigorous re-prioritisation of service areas.

8. COMMUNITY IMPLICATIONS

Enfield's heritage is of growing importance to local people and its effective protection and beneficial utilisation is a key foundation upon which healthy, engaged and sustainable communities must be built. Once approved, the Article 4 Directions will improve the Council's effectiveness in this important field and thereby support the Place shaping agenda, sustainable communities and social adhesion within Enfield's diverse citizens and groups.

9. PUTTING ENFIELD FIRST

Aim 1 of Putting Enfield First – the Council Business & Improvement Plan 2008/2011 is 'A cleaner, greener sustainable Enfield'. The Article 4 Directions will form a key plank for the delivery of sustainable development within the Borough and an important element of successful place shaping. It will be a major driver to fulfilling Aim 1(e) "Protect and enhance the character and quality of Enfield's buildings and improve access to parks and green spaces.

Background Papers:

The Cabinet Report of the 5 November 2008 that approved the new designations and the Management Proposals for the affected conservation areas from which this report and Article 4 Directions flow.

The Character Appraisals and Management Proposals for the new conservation areas held by Mike Brown, Team Leader for Conservation X3865.

The Council Report of the 12th November 2008 that approved the making of the Article 4 Directions

APPENDIX A
The Article 4 Direction including schedules

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TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 AS AMENDED

DIRECTION MADE UNDER ARTICLE 4(2)

WHEREAS the Council of the London Borough of Enfield, being the appropriate local planning authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 as amended, is satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on land in part of the **Grange Park Conservation Area, Meadway Conservation Area, and The Crescent Conservation Area**, being the land shown **[edged green]** on the attached plans, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

NOW THEREFORE the said Council, in pursuance of the power conferred on it by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 as amended, hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the Schedule below.

1. Grange Park Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
<p>1 – 35 odd, 37- 63 odd, 65, 65a, 67, 67a, 69, 69a, 71, 73, 73a, 75, 75a, 77 – 97 odd, 97a, 99 - 127odd, 2 – 26 even, 28 – 42 even, 42a, 42b, 44, 44a, 46, 46a, 48, 48a, 50 – 98 even The Chine, London N21; 1 – 15 odd, 2 – 14 even, 28, 28a, The Grangeway, London N21; 5, 7, Vera Avenue, London, N21; 1, 3, 5a, 5b, 5c, 7, 9 – 31 odd, 33, 33a, 35 – 87 odd, 89a, 89b, 91, 93 – 97 odd, 2 – 8 even, 10 – 22 even, 24 – 30 even, 32 – 120 even Old Park Ridings, London, N21.</p>	<p>Part 1 Development within the Curtilage of a Dwelling House</p> <p><u>Class A:</u> The enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement improvement or other alteration would front a highway, open space or waterway.</p> <p><u>Class C</u> Any other alteration to the roof of a dwellinghouse where the alteration would be to a roof slope which fronts a highway, open space or waterway</p> <p><u>Class D:</u> The erection or construction of a porch outside any external door of a dwellinghouse where the external door fronts a highway, waterway or open space</p> <p><u>Class E</u> The provision within the curtilage of the dwellinghouse of</p> <p style="margin-left: 40px;">(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance improvement or other alteration of such a building or enclosure</p> <p style="margin-left: 40px;">(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas</p> <p>and where it would front a highway, open space or waterway</p>

	<p><u>Class F:</u> Development consisting of</p> <ul style="list-style-type: none"> (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such (b) the replacement in whole or in part of such a surface <p>where it would front a highway, open space or waterway</p> <p><u>Class G</u> The installation alteration or replacement of a chimney flue or soil and vent pipe on a dwellinghouse</p> <p><u>Class H:</u> The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse where it would front a highway, open space or waterway.</p> <p>Part 2 Minor Operations</p> <p><u>Class A:</u> The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where it would front a highway, open space or waterway.</p> <p><u>Class C:</u> The painting of the exterior of any building or work that would front a highway, open space or waterway</p> <p>Part 31</p> <p><u>Class B</u> The demolition of the whole or any part of any gate, fence, wall or other means of enclosure fronting a highway, open space or waterway.</p>
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2. Meadway Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
<p>1 – 11 odd, 15 – 21 odd, 23 – 39 odd, 2 – 44 even Bourne Avenue, London N14; 1 – 11 odd, 15 – 25 odd, 6 – 34 even Greenway, London N14; 1 – 11 odd, 15 – 27 odd, 29 – 73 odd, 2 – 16 even, 18 – 38 even, 48 – 70 even Meadway, London N14; 1 – 11 odd, 15 – 27 odd, 6 – 22 even Parkway, London, N14; 2, 2a, 4, 16 and 18 The Bourne, London, N14; 3 – 11 odd, 15 – 25 odd, 27 – 39</p>	<p>Part 1 Development within the Curtilage of a Dwelling House</p> <p><u>Class A:</u> The enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement improvement or other alteration would front a highway, open space or waterway.</p> <p><u>Class C</u> Any other alteration to the roof of a dwellinghouse where the alteration would be to a roof slope which fronts a highway, open space or waterway</p> <p><u>Class D:</u> The erection or construction of a porch outside any</p>

<p>odd, 6 – 22 even, 24, 26 The Ridgeway, London N 14.</p>	<p>external door of a dwellinghouse where the external door fronts a highway, waterway or open space</p> <p><u>Class E</u> The provision within the curtilage of the dwellinghouse of</p> <ul style="list-style-type: none"> (c) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance improvement or other alteration of such a building or enclosure (d) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas <p>and where it would front a highway, open space or waterway</p> <p><u>Class F:</u> Development consisting of</p> <ul style="list-style-type: none"> (c) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such (d) the replacement in whole or in part of such a surface <p>where it would front a highway, open space or waterway</p> <p><u>Class G</u> The installation alteration or replacement of a chimney flue or soil and vent pipe on a dwellinghouse</p> <p><u>Class H:</u> The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse where it would front a highway, open space or waterway.</p> <p>Part 2 Minor Operations</p> <p><u>Class A:</u> The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where it would front a highway, open space or waterway.</p> <p><u>Class C:</u> The painting of the exterior of any building or work that would front a highway, open space or waterway</p> <p>Part 31</p> <p><u>Class B</u> The demolition of the whole or any part of any gate, fence, wall or other means of enclosure fronting a highway, open space or waterway.</p>
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3. The Crescent Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
Properties within The Crescent being 84, 88, 94, 96, 100, 108, 110, 124, 126, 128 Hertford Road, London, N9	Part 1 Class F <u>Class F:</u> Development consisting of (e) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such (f) the replacement in whole or in part of such a surface where it would front a highway, open space or waterway.

THIS DIRECTION is made under Article 4(2) of the said Order and in accordance with Article 6(7) and shall remain in force until 13th May 2009 (being six months from the date of this Direction) and shall then expire, unless it has been confirmed by the London Borough of Enfield as Local Planning Authority.

Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 as amended.

This Direction may be cited as “The London Borough of Enfield Council (Enfield Borough Conservation Areas) Article 4(2) Direction 2008”.

Given under the Common Seal of the Council of the London Borough of Enfield this day of 2008.

The Common Seal of the Council was affixed to this Direction in the presence of:
{.....}

APPENDIX B
Table of representations received

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**CONSERVATION AREA REVIEW PHASE II
ARTICLE 4 DIRECTION
PUBLIC CONSULTATION RESPONSE TABLE**

APPENDIX B

CONSULTEE	COMMENT	RESPONSE	ACTION
1/ Resident: Old Park Ridings	<p>What is the point of having a conservation area covering the whole leight (sic) of Old Park Ridings, when the only houses of interest are at each end.</p> <p>Until friday (sic) I was the CAG point of contact, but after attending the advisory group meeting on 2nd Dec and from what I learned at that meeting. I feel that all you have achieved is to alienate the majority of residents (me included).</p> <p>From examples that I saw during the meeting the conservation area offers little protection from developers but places very tight controls over individual residents.</p> <p>I was all for the conservation status and Mike Brown did a very good job at selling it to us.</p> <p>During the very short time I have been involved with our CAG I think I have learned enough to see that it is of little benefit to the majority of residents and rather than increase desirability of properties, it actually makes them less attractive to the majority of would be purchasers.</p>	<p>This resident, from initially being supportive of the new designation and the Article 4 Direction, has become very negative about it. This followed his discovery that he would need to obtain planning permission for a proposed loft conversion. It is open to the resident to make an application for planning permission which would be assessed on its merits and giving due weight to the Council's duty to preserve or enhance the Grange Park Conservation Area.</p>	None
2/ Resident Old Park Ridings	<p>I have received details of the proposed Grange Park Conservation Area and I am NOT in favour of the proposals.</p>	Noted	None
3/ Resident The Chine	<p>Please find attached a further response to your letter dated 17 November 2008.</p> <p><i>Letter of 5 December 2008:-</i></p> <p>Planning (Listed Buildings and Conservation Areas) Act 1990 Proposed new Conservation Area - Grange Park - Public Consultation</p> <p>With reference to your letter of 8th instant, I have studied the proposals and various documents and wish to comment as follows:</p>		

**CONSERVATION AREA REVIEW PHASE II
ARTICLE 4 DIRECTION
PUBLIC CONSULTATION RESPONSE TABLE**

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CONSULTEE	COMMENT	RESPONSE	ACTION
Resident The Chine (cont)	<p>1. The main reason for the proposed designation appears to be because of off street parking in front gardens. To a large extent this has become necessary following the creation of the CPZ by Enfield Council. This has been exacerbated by planning permission being given for existing private garages to be demolished to permit the extension of houses.</p> <p>2. Proposals for Article A(2) directions to 'seek the restoration of lost front gardens and traditional boundaries' to 'restrict front garden parking' and to take steps to 'seek restoration of lost features' introduces retrospective planning control.</p> <p>I can see no sound reasons why the character of the area cannot be maintained by normal planning powers and therefore object most strongly to the proposal and in particular the retrospective aims set out in the management objective.</p> <p><i>Letter of the 24 October 2008 to the Interim Director for Place Shaping and Enterprise</i></p> <p>Grange Park Conservation Area Planning/Listed Buildings & Conservation Areas Act 1990 New Planning Controls in Conservation Area</p> <p>I refer to your letters of 17 November last. As you are aware from my letter of 24 October last, a copy of which is attached, I objected to the proposals and now wish to comment further.</p> <p>You state that the majority of local residents who responded to the consultations were in favour. It would be interesting to know how many responded out of the number who will be affected. You will know the recent (Winter 2008 edition) Enfield Citizen's Panel survey stated that 'few residents know much about local planning issues'. If residents affected by the proposals understood the implications of such proposals, particularly the</p>	<p>This is one of many reasons, most notably that the area has the necessary special architectural and historic interest.</p> <p>There are no retrospective powers under the Direction.</p> <p>The Character Appraisal demonstrates that normal planning powers have failed to preserve the special interest of the area. The evidence is that designation and the Article 4 Directions are necessary.</p> <p>The writer is confusing the earlier consultation on the designation with this second one on the Article 4 Direction. All residents and stakeholders have been informed of the proposed Article 4 Direction and invited to comment. The Council cannot compel residents to</p>	None

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ARTICLE 4 DIRECTION
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Resident The Chine (cont)	Article 4(2) Management Proposals to 'seek restoration of lost front gardens' and 'traditional boundaries' they might well take a different view. I object most strongly to the Article 4(2) proposals as they stand, particularly management objectives to enforce reinstatement of lost features and situations brought about by Enfield Council's past planning and environmental failures.	respond, although it is clear that the majority of respondents understand and support both initiatives. There are no retrospective powers under the Direction.	None
4/ Resident The Grangeway	I confirm that I wish to participate in the Grange Park Conservation Area Study Group.	The respondent does not support the Conservation Area and may not, therefore, be the most positive member of the Study Group.	None
5/ Resident The Chine	This is to notify you of my support re Grange Park becoming and remaining a conservation area. Please register my support for the Grange Park conservation Area. It is a welcome change and one for which I and the majority of my neighbours have been requesting as far back as 2003/04. If enforced, it will stop the unsightly "improvements" and reserve the ambience and character of the neighbourhood.	Noted.	None
6/ Resident of The Chine	I live within the area, designated (sic) last month, as The Grange Park Conservation Area and believe a process of consultation is taking place prior to confirmation. I would like you to note that I am <u>IN FAVOUR</u> of the designation of The Grange Park Conservation Area and commend the council for acting to preserve the architectural interest and character of the area. I have lived at my current address XX The Chine, Grange Park, London N21 2EH since June 1996.	Noted.	None
7/ Resident of Grange Park	I wish the designated area ro (sic) be a Conservation area (even though the map used chops off part of my land at the boundary). There are too many developments and inappropriate alterations to the properties being made at present. Please ignore anonymous communications from objectors who may well be developers out to make a profit!	Noted.	None

**CONSERVATION AREA REVIEW PHASE II
ARTICLE 4 DIRECTION
PUBLIC CONSULTATION RESPONSE TABLE**

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8/ Resident of Old Park Ridings	As a member of Grange Park Residents Association and residing at No.XX Old Park Ridings for 37 years, we unreservedly support the designation of Old Park Ridings, The Chine and The Grangeway as a Conservation Area and the security it will bring to the protection of the area's special architectural character.	Noted	None
9/ Resident of Grange Park	Grange Park is one of Enfield's delightful and exceptional architectural areas of detached and semi-detached houses which reflect the building styles of the early 20th century, including Arts and Crafts. We are very pleased that Enfield Council has designated the area as a conservation area and support their decision.	Noted	None
10/ Resident of The Chine	In response to your letter dated 17th Novemebr (sic) 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support for Article 4 Direction noted	None
11/ Resident of The Chine	Grange Park Conservation Area and Article 4(2) Direction under the T & C Planning Act 1990 In response to your letter of the 17 November with regard to the above proposal we do not consider the implementation of the proposed extra level of planning control to be necessary, relevant or appropriate to this designated Conservation Area. Current planning legislation being sufficient to deal with appropriate issues. Incidentally we approve of the Conservation Status although believe it to be more appropriate to the Edwardian properties than those constructed on the 1930's and others.	The Character Appraisal demonstrates that normal planning powers have failed to preserve the special interest of the area. The evidence is that designation and the Article 4 Directions are necessary.	None
12/ Residents of The Chine	I wish to register my support for the Council in designating this Conservation Area.		

**CONSERVATION AREA REVIEW PHASE II
ARTICLE 4 DIRECTION
PUBLIC CONSULTATION RESPONSE TABLE**

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Resident of The Chine (cont)	<p>As a resident of over 20 years I feel it is vital that we preserve as much as possible of the built environment that heralded the growth of train services from London to suburbia and this area is typical of the development associated with the advance of the railways.</p> <p>Arguments that the area has no particular architectural charm or relevance are so poorly thought through. If that attitude had been allowed to prevail then many fine architectural examples could have been lost forever. In 100 years, these properties and others like them in similar areas, will be the only physical way in which urban development can be studied first hand, as all those who actually witnessed it will be long gone.</p>	<p>Noted</p> <p>Indeed</p>	<p>None</p>
13/ Resident of Grange Park	In response to your letter dated 17 11 08, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support for Article 4 Direction noted	None
14/ Resident of The Grangeway	With regard to recent correspondence and the Enfield Council letters of 17 th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Support noted	None
15/ Resident of Grange Park	In response to your letter dated 17th Novemebr (sic) 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009	Positive support noted	None
16/ Resident of The Chine	Pursuant to the council's recent decision to make parts of Grange Park into a Conservation Area, please be informed that as a resident of this area, I fully support the plan.	Noted	None

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CONSULTEE	COMMENT	RESPONSE	ACTION
<p>17/ Architectural Historian of Cambridge University (he wrote a paper on Grange Park)</p>	<p>I am writing to voice my wholehearted support for the Grange Park conservation area recently introduced by Enfield Borough Council.</p> <p>As an Architectural Historian at Cambridge University I spent some months studying the estate and its houses which I found to be of outstanding architectural and historical interest.</p> <p>The estate is rare, perhaps even unique in being a virtuosic, original and highly developed interpretation of contemporary architectural and artistic ideas built not by an architect but by a speculative builder. The influences of such designers as William Morris, Charles Rennie Mackintosh, Edwin Lutyens, Charles Voysey and Mackay Hugh Baillie Scott can all clearly be seen yet an unknown and unsung genius has created something new and cohesive from it all. These 'Arts and Crafts' architects and designers represent one of the most important periods of Britain's artistic heritage and Grange Park is a remarkable response to their ideas. Furthermore, it succeeds where all contemporary architects and builders had failed in creating a beautifully integrated estate of individualistic houses that are at the same time clearly part of a family. Complex forms, materials and thematic motifs all work at different levels to achieve this stunning display of what I can only call interconnected individuality.</p> <p>No opportunity was lost in making these houses as beautiful as possible with every rain hopper and gutter subtly decorated. The stained glass and painted windows are another hidden treasure of Grange Park existing as they do in remarkable abundance and originality both as internal and external windows. A loss of this fragile art would be grievous indeed.</p>	<p>Noted</p>	<p>None</p>

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<p>Architectural Historian of Cambridge University (he wrote a paper on Grange Park) (cont)</p>	<p>My attention has been drawn to a recent leaflet arguing against this new conservation area and from the contents I believe it can be explained by the limits of the area shown on your map. Most of the houses on either side of The Chine north of The Grangeway (apart from the five or so along the west side immediately north of The Grangeway) up to the Villas at the top of the hill were not part of Richard Metherell's original development but were built later by another builder, probably in the 1920s or early 1930s. They are good houses but certainly not in any way different from any other 1920s suburban development of which Enfield has more than its fare share. I can perhaps understand the frustration of the owners of these houses on being told they are in a conservation area while not actually living in a house that is 'worth' conserving. They do not benefit from what I would imagine would be notably higher house prices in the original development but suffer the stringent planning restrictions of a conservation area. Although I'm currently training as an architect my knowledge of conservation area planning is minimal; I was wondering if there were perhaps degrees of stringency and therefore whether these later houses might be less tightly controlled. Obviously it would be disastrous if one or more were pulled down for a cheap speculative block of flats, unlikely in the current economic climate but possible a few years down the line. The effect of such a move on Metherell's Grange Park would certainly be negative. At the same time it seems excessive to control things such as roofing materials, hardpaving, dormer windows etc. for these houses. All the above also goes for most of the houses north of The Grangeway on either side of Grange Park Avenue. The limits of Metherell's building are obvious (I would be very happy to forward you a plan of the development I prepared for a paper I gave last year) and I wonder if they may be reflected somehow</p>	<p>The Character Appraisal recognises this.</p> <p>The RICS evidence is that all property in conservation areas benefit from higher property prices.</p> <p>Noted.</p> <p>The respondent is assuming that all applications would be refused, which is not the case. Discretion on degrees of control can and is exercised once applications are received. Without the Article 4 the Council has no such discretion. The Article 4 direction merely requires householders to make a planning application for works to houses. The result of the lack of such planning controls and the harm that has been done to the special interest of the area is detailed in the Character Appraisal.</p>	<p>None</p>

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<p>Architectural Historian of Cambridge University (he wrote a paper on Grange Park) (cont)</p>	<p>in the level of conservation expected from the owners.</p> <p>In a related point, I am slightly concerned to see that the shops and flats along The Grangeway are not included in the conservation area. These were key to the overall development, the shops receiving much attention from the local press when they were built and the apartments providing for a different social class from the villas at the top of The Chine and Grange Park Avenue. While internally they may be unremarkable (I was unable to see inside so I am only postulating) the external shells display the same originality and quality of the rest of Metherell's development and in my mind should definitely be included in the conservation area, though again perhaps to a lesser degree of stringency to allow for the shops. It is this shopping street which was noted at the time for giving the estate a village atmosphere and makes Grange Park pretty much unique amongst speculative developments in actually providing for a local community. To lose it or to see its external character degraded would be detrimental to the estate as a whole.</p> <p>I'm sure you have been provided with a vast amount of information on the estate over the application process but if you would be interested in reading the short paper I wrote last year following my research I would be very happy to forward you a copy. The Grange Park estate is one of the jewels of the Borough of Enfield and should certainly be more widely known. All attempts to try and conserve and enhance its unique character are admirable and get my full support.</p>	<p>They are.</p> <p>The respondent is too focussed on the Metherell development at the expense of the character and appearance of the wider area.</p> <p>Will ask to forward a copy to The Paul Drury Partnership.</p> <p>Noted</p>	<p>None</p> <p>Contact</p> <p>None</p>

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<p>Architectural Historian of Cambridge University (he wrote a paper on Grange Park)</p>	<p>further (sic) to my previous email (see below) I wish to clarify a couple of points having examined the planning restrictions and your maps in the appraisal more closely. Firstly, I now realise that the shops along the Grangeway have been included in the conservation area although not with Article 4(2) restrictions.</p> <p>Secondly, I wonder if the 'degrees of stringency' I mentioned might be represented by said Article 4(2). It seems excessive to have article 4(2) restrictions on the houses which are not part of Metherell's original development which as I mentioned are good houses but unremarkable from an architectural or historic point of view.</p> <p>At the same time I believe Article 4(2) restrictions might be applicable to the Grangeway shops and flats, or at least their outer shell and rainwater goods, some of which is in pretty poor condition — if the decorated lead gutters here were to be replaced with PVC items it would be more damaging to the estate than for someone half way up the northern part of Old Park Ridings to add a small extension.</p> <p>Also, when I referred to the houses north of The Grangeway along 'Grange Park Avenue' I of course meant Old Park Ridings. I am glad to see that some sort of grading of the houses in terms of importance has taken place; it is only a small point but I notice that 39, 41, 43, 45, 47 and 49 The Chine have been misunderstood in the appraisal. These six houses north of The Grangeway are indicated on the map on p.11 as being built between 1921 and 1935. On map 3 on p. 22 they are not marked as 'key buildings'. It is worth mentioning that these houses are part of the original development and should most definitely be grouped as key buildings, built with the rest of Metherell's estate, between 1911 (not on the map) and 1914/15 when Metherell left the area.</p>	<p>Noted</p> <p>The respondent is too focussed on the Metherell development at the expense of the character and appearance of the wider area.</p> <p>The respondent accepts his "knowledge of conservation area planning is minimal" and does not understand how Article 4 Directions work and that they only apply to households. The cited matters already require planning permission.</p> <p>Noted</p>	<p>If up-held will include in any future revision to the Character Appraisal.</p>

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18/ Residents of The Chine	I would like grange park to remain a conservation area.	Noted	None
19/ Residents of The Grangeway	<p>I am writing in response to the proposed plans to make Grange Park a conservation area. I would like to point out that a certain section of the people living in Grange Park have pushed ahead with this proposal and have not even remotely included the majority of residents here in their plans or asked for their opinion. They certainly haven't considered any ones (sic) opinion or an alternative point of view. It has been far from democratic and I am not sure what their ulterior motive is.</p> <p>At this address 4 adults are living here and we have carefully considered the implications and would like to categorically state that we are NOT in favour of making Grange Park into a conservation area.</p> <p>It has been pointed out to us that we will lose certain freedoms of our property and living space, that our home will be photographed and kept on a data base, and that many restrictions for our property and freedoms will apply, which apart from affecting us directly will also affect the outcome should we wish to sell our home , which may prove difficult.</p> <p>Lastly the thought of an "Enforcement Team" to spy on us , seems horrific , reminiscent of the old Eastern Europe. How are people supposed to build happy communities based on Trust , if this is going on behind our backs ?</p> <p>Thank you for the opportunity to express our opinion, as I said ,4 individuals are against the proposal.</p>	<p>The respondents were invited to participate in the Council's consultation exercises on both the designation and the Article 4 Directions.</p> <p>The designation is not the subject of this consultation.</p> <p>The further controls are designed to balance the preservation of the area with individual needs, the photographic record is to support that process and there is no evidence that properties in conservation areas are difficult to sell (the RICS's evidence is that they are more desirable).</p> <p>All property owners, whether in or outside of a conservation area, are required to comply with Planning law, of which enforcement is a legitimate part.</p> <p>Noted</p>	None.
20/ Resident of Grange Park	In response to your letter dated 17 November 2008, I confirm my support for the Borough of Enfield retaining the Article 4 (2) Direction under the Town and Planning Act 1990, so that the Conversation (sic) Area status continues in Grange Park from May 2009	Positive support noted	None

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21/ Resident of Grange Park Avenue	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
22/ Resident of The Chine	We live at XX The Chine and have done so since 1970. We are delighted that we are now in the Grange Conservation Area.	Noted	None
23/ Resident of Grange Park	In response to your letter dated 17 11 08,I support the Borough of Enfield retaining the Article 4 (2)Direction under the Town & Planning Act 1990, so the Conservation Area continues in Grange Park from May 2009.		
24/ Residents of Old Park Ridings	In response to your letter dated 17th November 2008, we should like formally to record our support for the retention by the London Borough of Enfield of the Article 4(2) Direction under the Town and Country Planning Act 1990, which applies in the Grange Park Conservation Area, so that the welcome development of Conservation Area status continues in Grange Park from May 2009. We would like also to recall the widespread support which the original proposal to create the Conservation Area received, and would ask the council also to bear this in mind when reaching a decision on whether the Article 4 Direction should be made permanent. As far as we are aware, there was no significant level of objection raised when the council notified each household recently of its proposal, and the recent objections appear to have arisen solely as a result of the circulation in the area of an anonymous note, which is inaccurate in a number of material respects.	Positive support noted	None
25/ Residents of Grange Park	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the	Indeed.	None

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Resident of Grange Park (cont)	Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
26/ Resident The Chine	I am writing again to register my agreement with the decision to designate this area as Grange Park Conservation Area. It should be conserved both for architectural interest and the surrounding neighbourhood. It is vital to secure this small area of the borough from excessive development. I fully support the designation of Grange Park Conservation Area, and sincerely hope that in six months it will be finally confirmed.	Positive support noted	None
27/ Resident of The Grangeway	I recently received an anonymous and scurrilous circular attempting to denigrate the proposed Grange Park Conservation Area and clearly designed to stir up unjustified concerns among residents. This email is sent in response, to register strong support for the scheme and to urge you to discount negative opinion built on a cowardly campaign of misinformation.	Positive support noted	None
28/ Resident of Old Park Ridings	We, at XX Old Park Ridings support the designated area of Grange Park becoming a Conservation Area.	Support noted	None
29/ Resident of The Grangeway	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the Town and Planning Act 1990, so that the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
30/ Resident of The Chine London	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
31/ Resident of Grange Park	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the		

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Resident of Grange Park (cont)	Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
32/ Resident of Grange Park	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
33/ Resident of Old Park Ridings	Whilst I have already emailed my acceptance of the Council's proposal for the Grange Park Conservation Area I understand that a final confirmation of my views is required by 15th December 2008. Accordingly I confirm that I am very pleased with the Council's proposal which I accept in its entirety.	Positive support noted	None
34/ Residents of Old Park Ridings	We confirm our support for the London Borough of Enfield retaining the Article 4(2) Direction under the Town and Country Planning Act 1990, so that the Conservation Area Status continues in Grange Park from May 2009.	Positive support noted	None
35/ Resident of Grange Park	I am a long term resident of Grange Park and fully support the proposal of making Grange Park a conservation area. Please, therefore, add my name to the list of supporters.	Positive support noted	None
36/ Resident of Grange Park	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
37/ Resident of Grange Park	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
38/ Resident of The Chine	I was delighted to receive the news in your letter of 17th November 2008 that parts of Grange Park had been awarded Conservation Area Status.	Positive support noted	None

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Resident of The Chine (cont)	I wholeheartedly confirm my support for the London Borough of Enfield retaining the Article 4 (2) Direction under the Town & Country Planning Act 1990, so that this status will continue after May 2009.	Positive support noted	None
39/ Resident of Old Park Ridings	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
40/ Resident of Old Park Ridings	I live at XX OLD PARK RIDINGS and wish to record my total support for the new conservation area that has been created. Further in response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
41/ Resident of The Chine	In accordance with the consultation process I would like to confirm that my wife and I want Grange Park to remain a Conservation Area.	Support noted	None
42/ Resident of N21	I am disgusted with the lack of respect and consideration you are showing to us the residents of Grange Park. Who told you we wish our area to become a conversation (sic) area and what is the purpose? You actions are reckless undemocratic and serve little if any purpose. We urge you to abandon this stupid motion and for once show some common sense.	This person objected in similar tone to the designation. The proposals have received majority support.	None
43/ Residents of Vera Avenue	In response to your letter dated 17 th November 2008 we, the persons named below confirm our support for the London Borough of Enfield retaining the Article 4(2) Direction under the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009	Positive support noted	None

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44/ Resident of Old Park Ridings	<p>I am writing in relation to the proposal to make Grange Park a Conservation Area and the associated 4(2) Direction.</p> <p>I am AGAINST the Article 4(2) Direction being implemented for the following reasons</p> <p>Consultation Periods too Short First letter received in respect of the change was dated 9th October with a 29th October deadline. I was away on vacation (sic) and found the deadline too short to respond to in a considered manner.</p> <p>The follow up letter in relation to the 4(2) Direction was dated 17th November with a deadline of 15th December. The council has six months to determine whether to affirm the direction - and is giving residents under a month to respond.</p> <p>These short deadlines smelt of the council / Grange Park Residents Association ("GPRA") pushing things through quickly before people realise the impact of the status change.</p> <p>Undemocratic Process I appreciate that the GPRA are in favour and I suspect have lobbied for this. However, it would have been a more democratic approach for the council to have arranged a local referendum of residents (there are only c.250 residences in the area) to obtain support or otherwise for the application ahead of the expensive assessment work being undertaken.</p>	<p>Noted</p> <p>Not relevant to the Article 4 direction</p> <p>It was not a follow up letter, but a stand alone notification of the Article 4 Direction. Previous experience has shown that most comments are received within that period.</p> <p>The Council has no relationship with the GPRA and has been scrupulously transparent through both the designation and the Article 4 Direction process.</p> <p>The clear majority of respondents support the designation and the Article 4 direction. The designation of areas as conservation areas is a duty place upon LPAs by the 1990 Act and cannot be the subject of a referendum. The assessment of which areas have the special interest necessary to warrant designation must the first element of the designation process and necessarily involves expense.</p>	

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<p>Resident of Old Park Ridings (cont)</p>	<p>I purchased my house knowing it was not a conservation area and I should not have this status imposed on me. I want to opt out.</p> <p>Expense (both upfront and ongoing) I understand that the appraisal cost in the region of £60k. I presume this was paid out of my council tax. Increased expense (both monetary and in time and effort) of additional planning application processes. Again this will need to be paid out of either my council taxes indirectly or by myself indirectly if I wish to undertake any works.</p> <p>Invasive Remit of 4(2) Direction Whilst I disagree with the proposal in its entirety, believing that the existing planning permission requirements are sufficient to ensure inappropriate developments are prohibited, there are some points in relation to minor operations that are simply unacceptable. As I read it I would need planning permission to replace windows (even with like for like), replace my front door, repair my fences etc. This is like big brother gone mad. I also note that the ruling refers to works fronting a waterway - which therefore pulls in the boundary walls at the rear of my property that face Salmons Brook (and are already covered by my Riparian obligations). This is not a public thoroughfare and cannot be viewed by the public and so should be irrelevant to any planner. All references to waterways should be deleted as inappropriate in the circumstances.</p> <p>Conclusion My property is deemed to be of "special interest" which is simply insane. It is a late 1920's semi. Like large swathes of the UK housing stock it has had its original windows replaced with double glazing and has had extension work undertaken (driven</p>	<p>Designation is of areas not individual properties and consequently no opt-out is possible.</p> <p>The appraisal relates to the designation of the area and not the Article 4 direction the subject of this exercise.</p> <p>Planning applications required due to an Article 4 direction do not attract a fee.</p> <p>The Character Appraisal demonstrates that under 'normal' planning requirements the special interest of the area has been severely eroded by harmful works to windows, boundaries and similar minor works carried out by some owners. The Article 4 Direction is in place to 'preserve and enhance' that special interest.</p> <p>The references to waterways are quotations from the Order and must be included.</p> <p>This assessment is by The Paul Drury partnership.</p>	

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Resident of Old Park Ridings (cont)	<p>by the ridiculous costs of moving house in stamp duty and fees) and its front garden paved for parking purposes (as on-road parking is impossible outside my house). All of these alterations have been done tastefully and at significant expense. We live in an area where people care about their properties and I have not seen any significant signs of inappropriate improvements. We have obtained all planning permissions for work undertaken and found the process to be relatively smooth but frankly slow and expensive.</p> <p>To undertake this process (with extra focus - given our new found status) when replacing our front door as we were planning to do next year, or to have the gutters repainted is madness.</p> <p>I trust my views will be taken into consideration.</p>	<p>The respondent does not appreciate the harm such alterations have done to the area.</p> <p>The purpose of the planning process is to ensure that such alterations do not harm the area.</p> <p>They have been considered and responded to above</p>	None
45/ Avenue Resident of Vera	<p>I am writing to you to support the application for Grange Park to become a conservation area, ref confirmation of Article 4(2) of the Town and Planning Act 1990.</p> <p>I feel it is essential to retain Grange Park's fantastic architecture as it is a major part of its character & charm, not just for now but for future generations, as there is an alarming trend in the area for excessive building modifications.</p> <p>I myself currently have a building site bordering one side of my property, which has had an original 1930s bungalow knocked down for replacement by 2 new build houses, whilst the adjoining property the other side has added an extension that stands out like a sore thumb from the original building. Also various "accessories" have been added (including a snowcatcher!) which detract greatly from the appearance of the house & indeed the area, unfortunately this now appears to be the norm.</p>	<p>Positive support noted.</p> <p>As detailed in the Character Appraisal</p>	

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Resident of Vera Avenue (cont)	<p>I wholly agree with the application for the Grange Park Conservation Area & believe it will be a great asset (sic) to the area/community, I also hope that the area covered can be expanded in the near future to include the bulk of the Grange Park (including my own property).</p> <p>I believe that all councils should aim to preserve & enhance its area's special architecture & character without the need for specific conservation areas but as this is not the case we are unfortunately ruining the character of many marvellous areas (particularly in the London suburbs) and I strongly believe that this should not be allowed to continue.</p>	Noted	None
46/ Resident of the Grangeway	<p>In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.</p> <p>I wish to express that I feel that this is the only way forward to protect the future of this important Arts and Crafts area.</p>	Positive support noted	None
47/ Residents of The Chine	<p>In response to your letter dated 17th November 2008, we confirm our support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.</p>	Noted	None
48/ Family of 5 The Grangeway	<p>I am e-mailing you to pledge my support to have Grange Park maintained as a conservation area. We live in The Grangeway and fully endorse the right to maintain the character of the area that we live in. The house's (sic) that we are surrounded by are of architectural interest and are part of the charm of this part of Enfield's past. Having lived in Enfield all my life I am very keen to see that sections of this borough are maintained as having historical interest and will remain for the enjoyment of my children and hopefully future generations of our family.</p>	Positive support noted	None
		Support noted	None

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49/ Residents of Old Park Ridings	<p>We sent the email below on the 27 October 2008. We did not receive a response to this at all. Next we heard from you was a letter stating that this was now a conservation area!</p> <p>We are totally against the conservation area. My home is 8 years old - so I get none of the benefits - only the down side of having to contact you every time we want to make a change to our house.</p> <p>I can only assume that by administering the extra planning permissions which will be required under this legislation will cost Enfield Council more and therefore have an impact on the council tax being charged to each household in the Borough. Also we know that having lived in an (sic) conservation area, this does put off potential buyers. In these difficult economic times, do we really need to uphold such an expensive scheme which also puts off buyers?</p> <p>We are planning on having an extension build, changing a fence (which was damaged by vandals last summer - incidentally who were employed by your Parks Department and caught by the Police) to being a wall, putting up a shed in the garden, changing our front door and the colour of our windows to white from plain wood and changing some very unsightly conifer trees in the garden to trees native to the UK and having some trees pruned back. We knew that we would have to ask for planning permission for the extension, but we now have to apply for permission for all the other work too...which is crazy and over bureaucratic. The planning permission may be free, but when you have 4 kids and work full time, it is the time and energy this takes to do, rather than the cost of the permission.</p>	<p>The e-mail was a statement of their objection to the designation and did not require a response.</p> <p>It is the special interest of the area that is designated, not individual properties – although they can and do make a contribution.</p> <p>The Council has a duty under the 1990 Act to identify and designate conservation areas and must bare the cost accordingly.</p> <p>The RICS has consistently demonstrated that this is not the case.</p> <p>The purpose of the planning process is to ensure that such alterations do not harm the area.</p>	

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Residents of Old Park Ridings (cont)	We know by literature put through the door, that not everyone in the area is happy about this and we agree with them. I also received literature from the Grange Park Conservation Study Group (who ever they are!) who say they are supported by the Grange Park Residents association. This is nonsense. I have lived here for 2 years, joined the Residents Association but was never asked my opinion..so fail to see who supports this.	Noted, but a minority view. The GPRA has been in favour of designation for many years. See comments from Committee member below	
50/ Residents of The Chine	I would like this email to be read and acknowledged this time. Please forward our opinion to Planning Policy, Projects and design that the Grange Park Conservation Area is most welcome, and appropriate.	Noted	Acknowledge
51/ Resident of Grange Park	I would like to register my opinion that I am in favour of Grange Park conservation area.	Support noted	None
52/ Residents of The Grangeway	We confirm that we wish the conservation area to go ahead	Support noted	None
53/ Resident of The Grangeway	I most definitely wish Grange Park to be a Conservation area NOW!!!!	Support noted	None
54/ Residents of The Chine	Please would you register our wholehearted support for the Councils designation of this Conservation Area & we trust that the Article 4(2) Direction decision to confirm this is positive.	Support noted	None
55/ Resident of Grange Park	I am a long term resident of Grange Park and wholeheartedly agree with making it a conservation area. Please add my vote.	Positive support noted	None
56/ Resident of The Chine	I am a house holder on The Chine. Surely making the area a conservation area should have been done on a more democratic process ie. each resident or free holder having a vote. It was rushed through almost as if the council didn't want any one to even notice.	Support noted The decision to designate the Grange Park Conservation Area has already been taken and is not the subject of this exercise. It is clear from the responses received that it enjoys widespread public support. It is not considered that it was rushed through, although the need to avoid harmful works necessarily reduces the period for receiving representations.	None

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APPENDIX B

CONSULTEE	COMMENT	RESPONSE	ACTION
57/ Resident of Cheyne Walk	In response to your letter dated 17th November 2008, I confirm my support for the Borough of Enfield retaining the Article 4(2) Direction under the of the Town and Planning Act 1990, so the Conservation Area status continues in Grange Park from May 2009.	Positive support noted	None
58/ Grange Park RA Committee member and resident of Old Park Ridings	On behalf of the Committee of Grange Park Residents Association, I wish to confirm that we fully support both the recently designated Conservation Area status for Grange Park and the Article 4 (2) Direction and look forward to hearing that the latter has been confirmed. I would like to thank all the Conservation team for the hard work that they have put in on these projects, on behalf of Grange Park residents.	Positive support noted Appreciated	None
59/ Resident of The Chine	This is to confirm my agreement to Article 4(2) of the Town and Country Planning Act 1990 as amended being in force as regards planning procedures in our Conservation Area.	Positive support noted	None

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