

**CONSERVATION ADVISORY  
GROUP**  
2 June 2009

**PLANNING COMMITTEE**  
24 June 2009

**REPORT OF:**  
Director of Place Shaping and  
Enterprise

**Agenda – Part: 1**

**Subject:**  
**ANNUAL REVIEW OF THE  
CONSERVATION ADVISORY GROUP  
2008/09**

**Wards: All**

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**1. EXECUTIVE SUMMARY**

1.1 This report is for Members information and is an annual review summarising the contribution made by the Conservation Advisory Group (CAG) over the municipal year 2008/09 to managing change in the built environment.

**2. RECOMMENDATIONS**

2.1 That the report be noted, for information.

### **3. BACKGROUND**

3.1 The Council's Conservation Advisory Group (CAG) for 2008/09 comprised seven Members of the Council and eleven co-opted representatives of a number of local heritage study groups. The Group's remit is to consider and advise the Council (particularly the Planning Committee and Cabinet Members for Place Shaping and Enterprise and the Environment and Street Scene) on the preservation and enhancement of heritage buildings, features and areas and to promote a greater awareness of architectural design quality.

3.2 The table attached as Appendix A summarises the issues CAG has given advice on during the Municipal year 2008/09 and demonstrates how CAG has contributed to facilitating and driving forward built heritage and other environmental and design initiatives this year.

3.3 The statistics show that CAG has considered in detail and tendered advice on 50 applications during the last municipal year. The applications are selected by the conservation officer, development control team leaders and the CAG Chairman and comprise cases that constitute significant development and / or have a major impact on the conservation area. CAG contribute to the quality of decisions taken on the most environmentally sensitive sites by bringing to bear members knowledge of local history, design and construction. Of the cases considered, CAG supported approximately 48% of the applications either as presented, or with specified modifications and objected to 44%. (The remaining 8% being deferred applications).

3.4 This compares favourably to 35% supported and 65% objected to in 2007/8. A number of factors contribute to this e.g. improved quality of applications submitted as a result of increasing take up in the use of guidance now available such as the character appraisals, improved submissions resulting from early consultation under the pre application advice system, and more stringent registration requirements such as design and access and conservation statements and not least CAG's positive and proactive approach to development proposals. CAG have also made a major contribution to ensuring that important development details such as materials selection are of sufficient quality, (for example the Enfield Town Library extension and the Enfield Evangelical Free Church, Cecil Road).

3.5 The Group has also monitored the decisions taken on 480 applications in the last year. Most of these applications were considered in detail and commented on by the relevant individual local study groups represented on CAG.

3.6 By focussing it's input into the most significant conservation area and listed building applications and reaping the benefits of the guidance now in place in the conservation area character appraisals and management proposals and other guidance, CAG has again created agenda time to continue their input into guiding other projects, strategy and policy initiatives and monitoring across the borough during 2008/09.

3.7 For example, the Group has again this year made a number of strong contributions to the evolution of proposals affecting the public realm and street scene in conservation areas and the whole borough. This includes input into major design and heritage initiatives such as the PFI street lighting renewal scheme. This is a significant initiative, which will affect the character and appearance of the conservation areas and the whole borough for many years to come. Other examples include the contribution to the evolution of major corporate projects; such as the restoration and re use of the Grade II listed Queen Elizabeth Stadium, Donkey Lane. The Group have also continued a strong interest in the importance of trees and have taken an active role in tree proposals for the HLF funded restoration of the kitchen garden at Myddelton House, Bulls Cross and the landscaping and tree works at Library Green.

3.8 This focussing of activity has also enabled CAG to continue their full engagement with the Local Development Framework (LDF) process which will form the spatial planning framework for the borough for the next ten years and the importance of which cannot be underestimated. CAG has engaged with the LDF process through contributions to the Preferred Options Action Area Plan for the North Circular Road and North East Enfield. They have also contributed to the evolution of a Heritage Strategy for the Borough, which underpins the prioritisation and delivery of major heritage regeneration programmes such as the multi million pound HLF scheme for Forty Hall.

3.9 The CAG are now receiving regular feedback on decisions taken on conservation area and listed building cases determined by the Planning Committee via the CAG Chairman's Feedback item. The Group have continued to monitor appeal decision in conservation / listed buildings. The CAG continue to monitor the management of conservation areas and have during 2008/09 strived to forge closer links with the Enviro Crime Unit and monitor the outcome of investigations into breaches of planning control in conservation areas and listed buildings. The CAG has been particularly proactive in 2008/09 in the area of monitoring change and protecting the boroughs heritage through pro-active planning enforcement projects.

3.10 The Group have embraced the Council's initiative for proactive enforcement in conservation areas and engaged with area enforcement officer to identify enforcement needs and priorities in each conservation area. The Conservation Area Management Proposals identified (as a management action) working with the CAG to investigate new ways of monitoring and recording conservation areas within available resources. To this end CAG have commenced the Conservation Area Photographic Benchmarking Project, which involves making a photographic record of each of the conservation areas to establish clear dated evidence against which change (including unauthorised works can be assessed).

3.11 In addition, CAG has maintained a strong input into the Conservation Area Review, contributing to the monitoring of the implementation of the actions of the Conservation Area Management Proposals. The Group have played a strong role in the CAR Phase II, which culminated in the designation of four new conservation areas. The CAG has been proactive in supporting existing conservation area study groups and facilitating the establishment of new study groups to manage the new conservation areas. This has included the Chairman addressing a public meeting on setting up and running study groups and facilitating workshop sessions and enabling the associated re structuring of CAG's membership, through the Constitution Review Group..

3.12 CAG has continued to monitor new listings and to contribute to Buildings at Risk work, particularly monitoring and promoting a solution to Truro House, Palmers Green and the listed statutory at Trent Park Mansion.

3.13 Figures for issues raised by CAG Members in Open Session remain robust, as in previous years. These include a wide and diverse range of matters including enquiries related to the monitoring of change at major heritage sites and reporting potential contraventions of planning legislation for investigation by the Enviro Crime Unit.

#### **4. CAG WORK PROGRAMME FOR 2009/10**

4.1 The CAG work programme for 2009/10 will undoubtedly remain extensive. The main areas of focus for CAG over the forthcoming year are likely to include :-

- Monitoring and reviewing the organisation and operation of the CAG to balance and focus finite time and resources and maximise the delivery of added value to key aspects of the historic environment of the borough.
- Consideration of Stage III of the Conservation Area Review, which is intended to bring the borough's designations of heritage areas more up to date by delivering up to date boundaries for the boroughs conservation areas in the form of extensions and deletions.
- Monitoring and facilitating the implementation of the Conservation Area Management Plan for each of the conservation areas.
- Supporting the review / delivery of the Enfield Design Awards programme.
- Delivering the conservation area benchmarking project
- Promote and facilitate the establishment of conservation area study groups for unrepresented conservation areas.

#### **5. PUTTING ENFIELD FIRST**

5.1 The work of CAG is consistent with the Enfield First objectives, particularly Aim 5, 'Supporting the delivery of excellent services' and 5e) to 'provide effective community leadership and increase public participation in the Council's decision making processes and local initiatives. The proposal is also consistent with Aim 1 of this initiative 'A Cleaner and Greener Enfield' and 1f) to 'protect and enhance the character and quality of Enfield's buildings and access to green spaces (Local Development Framework).

**Background Papers**  
File PL52

**APPENDIX A**

**NUMBER OF REPORTS CONSIDERED BY CAG  
MUNICIPAL YEAR 2008/09**

**DEVELOPMENT CONTROL**

<b>NATURE OF REPORT</b>	<b>2008/09</b>	<b>2007/08</b>	<b>2006/07</b>	<b>2005/06</b>	<b>2004/05</b>	<b>2003/04</b>	<b>2002/03</b>	<b>2001/02</b>
Applications discussed	50	49	101	142	137	142	162	114
Decisions Monitored / Noted	480	667	664	670	611	622	415	343
Pre Application schemes considered	5	-	-	-	-	-	-	-
Appeal decisions Monitored / Noted	6	9	-	-	-	-	-	-
Envirocrime Unit Updates	6	3	-	-	-	-	-	-
Chairman's Feedback from Planning Committee	10	8	-	-	-	-	-	-

**DEVELOPMENT CONTROL DECISIONS ANALYSIS 2008/09**

<b>Year</b>	<b>Total applications discussed</b>	<b>Applications supported, or supported subject to identified improvements</b>	<b>Applications deferred</b>	<b>Applications objected to.</b>
<b>2008/09</b>	50	24	4	22
<b>2007/08</b>	49	17	0	32
<b>2006/07</b>	101	43	8	50

**CONSERVATION AREA REVIEW**

<b>NATURE OF REPORT</b>	<b>2008 /09</b>	<b>2007 /08</b>	<b>2006 /07</b>	<b>2005 /06</b>	<b>2004 /05</b>	<b>2003 /04</b>	<b>2002 /03</b>	<b>2001 /02</b>
Conservation Area Review and Management Proposals.	3	1	4	7	10	0	5	1

**DESIGN INITIATIVES**

<b>NATURE OF REPORT</b>	<b>2008 /09</b>	<b>2007 /08</b>	<b>2006 /07</b>	<b>2005 /06</b>	<b>2004 /05</b>	<b>2003 /04</b>	<b>2002 /03</b>	<b>2001 /02</b>
Enfield Design Awards	1	7	1	8	1	12	1	2
Design Guidance	0	0	1	-	-	-	-	-
London Open House	1	1	1	1	0	1	1	0

### **STREETSCENE ISSUES**

<b>NATURE OF REPORT</b>	<b>2008 /09</b>	<b>2007 /08</b>	<b>2006 /07</b>	<b>2005 /06</b>	<b>2004 /05</b>	<b>2003 /04</b>	<b>2002 /03</b>	<b>2001 /02</b>
Highway and streetscene schemes (PFI Street lighting scheme The Green N21 & N14, Fore Street Litter bin replacement, Street tree works adj Library Green, public bench design).	7	14	7	7	5	3	5	4

### **ENVIRONMENTAL IMPROVEMENT PROJECTS**

<b>NATURE OF REPORT</b>	<b>2008 /09</b>	<b>2007 /08</b>	<b>2006 /07</b>	<b>2005 /06</b>	<b>2004 /05</b>	<b>2003 /04</b>	<b>2002 /03</b>	<b>2001 /02</b>
Enfield Heritage Fund schemes	0	0	1	-	-	-	-	-
Other schemes (St Andrews Churchyard resurfacing),	1	8	3	3	10	8	12	9
Edmonton PSICA Scheme (Partnership Schemes in Conservation Areas)	0	0	0	1	2	1	2	1

### **NATIONAL AND LOCAL POLICY ISSUES**

<b>NATURE OF REPORT</b>	<b>2008 /09</b>	<b>2007 /08</b>	<b>2006 /07</b>	<b>2005 /06</b>	<b>2004 /05</b>	<b>2003 /04</b>	<b>2002 /03</b>	<b>2001 /02</b>
New and Draft Guidance, legislation and policy.	0	0	2	1	3	4	5	1
Local Development Framework (North Circular & North East Enfield Action Area Plans Preferred Options, Heritage Strategy)	3	8	3	2				
Forty Hall Conservation Management Plan	0	0	1	-	-	-	-	-

### **NEW LISTINGS**

<b>NATURE OF REPORT</b>	<b>2008/09</b>	<b>2007/08</b>	<b>2006/07</b>	<b>2005/06</b>	<b>2004/05</b>	<b>2003/04</b>	<b>2002/03</b>	<b>2001/02</b>
Additions and amendments to the statutory list and decisions on submissions to English Heritage (rejection, Gwalior House)	1	4	5	3	3	3	6	4

### **BUILDINGS AT RISK**

<b>NATURE OF REPORT</b>	<b>2008 /09</b>	<b>2007 /08</b>	<b>2006 /07</b>	<b>2005 /06</b>	<b>2004 /05</b>	<b>2003 /04</b>	<b>2002 /03</b>	<b>2001 /02</b>
Buildings at Risk (English Heritage Register Update)	1	3	1	1	1	2	3	2
Queen Elizabeth Stadium	1	-	-	-	-	-	-	-

### **ISSUES RAISED BY MEMBERS IN OPEN SESSION**

<b>NATURE OF REPORT</b>	<b>2008/09</b>	<b>2007 /08</b>	<b>2006 /07</b>	<b>2005 /06</b>	<b>2004 /05</b>	<b>2003 /04</b>	<b>2002 /03</b>	<b>2001 /02</b>
Issues raised by Members in Open Session	71	110	111	115	89	81	88	50

### **ORGANISATIONAL ISSUES**

<b>NATURE OF REPORT</b>	<b>2008 /09</b>	<b>2007 /08</b>	<b>2006 /07</b>	<b>2005 /06</b>	<b>2004 /05</b>	<b>2003 /04</b>	<b>2002 /03</b>	<b>2001 /02</b>
CAG organisational issues (Annual Report 07/08, Elections, new Council organisational structure, amendment to CAG constitution for new study groups)	5	12	2	3	2	5	4	2

1.5.09