

MUNICIPAL YEAR 2014/2015 - REPORT NO. 164

MEETING TITLE AND DATE

Cabinet 11th February 2015

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Agenda - Part: 1

Item: 12

Subject: Conservation Area Appraisal and Management Plan Review

Wards: All

Key Decision No: KD 4013

Cabinet Members consulted:

Councillor Bond

Councillor Sitkin

EXECUTIVE SUMMARY

- 1.1 The Conservation Area Appraisal and Management Proposals documents for thirteen of the borough's twenty-two conservation areas have recently been reviewed and updated (Phase I of the review). They have been the subject of extensive consultation with local conservation study groups, the Conservation Advisory Group (CAG) and English Heritage, advertised on the Council website and subject to a public meeting on 14 January 2015. The documents are now presented to Cabinet for approval and will replace the existing Conservation Area Appraisals and Management Proposals for the relevant areas. Copies of documents are available in the Members' Library and Group Offices or from:

http://www.enfield.gov.uk/info/745/conservation/3389/phase_1_drafts

2. RECOMMENDATIONS

- 2.1 That Cabinet:

(a) approves the revised Appraisals and Management Proposals for the following conservation areas (Appendix 2) subject to further changes in relation to comments received from English Heritage:

- Bush Hill Park
- Clay Hill
- Enfield Lock,
- Enfield Town
- Forty Hill
- Hadley Wood
- Highlands
- Ponders End Flour Mills
- Southgate Green
- Trent Park
- Turkey St.
- Winchmore Hill
- Vicars Moor Lane

(b) delegates authority to the Director of Regeneration and Environment to agree further minor changes to the Conservation Area Appraisals and Management Proposals to reflect comments received from English Heritage.

3. BACKGROUND

- 3.1 The Conservation Area Appraisals (CAAs) and Conservation Area Management Proposals (CAMPs) for the Borough's twenty-two conservation areas have reached the end of their five year lifespan.
- 3.2 The Drury McPherson Partnership (authors of the original documents) was engaged to review and update the documents in two phases. This project provides for the preparation of revised documents that reflect legislative, policy and physical changes in the last five years and any trends, problems and pressures that have emerged since the documents were published. The CAMPs identify prioritised actions for the next five years.
- 3.3 The CAAs are statements including photographs and maps that describe what it is about the character of each area that is special and that the Council thinks is important to preserve and enhance. CAMPs contain proposals designed to preserve and enhance each of the Borough's conservation areas.
- 3.4 The Appraisals support the Council's commitment in its Local Plan and its duty under Sections 69(1), 69(2) and 71(6) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review its conservation areas and appraisals and prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals. The Appraisals form a key part of the 'evidence base' for the Local Plan and support and uphold the conservation planning policy framework within it.
- 3.5 Management Proposals documents will, in due course, form part of the Enfield Design Guide, a Supplementary Planning document to the Local Plan. The CAAs and CAMPs are also required to provide an up-to-date

policy background to support Development Management decisions, including appeals. The Appraisals and Management Proposals do not currently constitute Supplementary Planning documents but consultation has been informed by the Statement of Community Involvement.

4. CONSERVATION AREA APPRAISALS AND MANAGEMENT PROPOSALS

- 4.1 This report seeks Cabinet agreement for the CAAs and CAMPs for the thirteen conservation areas (Phase I) as set out in Appendix 2. The CAAs and CAMPs have been subject to consultation detailed in Appendix 1. Comments from English Heritage were received on 9th January 2015. These are detailed in Appendix 1 but have not yet been incorporated into the documents in Appendix 2. Once agreed the CAAs and CAMPs, will replace the existing CAAs and CAMPs approved in 2006 and 2009
- 4.2 Phase II of the review will provide for the completion of the Appraisal and Management Proposal documents for the remaining nine conservation areas. This will be subject to further public consultation and a separate report for approval in the new municipal year.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 An alternative option would be to not update the Conservation Area Appraisal and Management Proposal documents. The documents approved in 2006 and 2009 are now out of date in terms of national planning policy and the recasting of the local planning policy through the Local Plan, English Heritage guidance and changes in the physical fabric of the area over the last five years from development. These documents do not provide an up-to-date policy background to support Development Management decisions, including appeals.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The documents have been through consultation with local conservation area study groups, CAG and the general public via the website and a public meeting held on 14th January 2015. English Heritage made minor comments on the detail of the text. Public consultation via the website resulted in one additional letter of comment. The results of the consultation and the changes made are shown in Appendix 1.
- 6.2 The documents are therefore recommended for approval subject to minor amendments pursuant to consultation responses received from English Heritage

7. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

7.1 Financial Implications

Provision for the cost of preparing the documents and consulting on them is included in the Local Plan reserve The approval of these documents

does not in itself commit the Council to additional expenditure. Any related proposals with cost implications would need to be subject to separate reports and full financial appraisal.

7.2 Legal Implications

7.2.1 The Council has an ongoing duty under Section 69(1)(a) and (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to review its conservation areas and under Section 71(1) to formulate proposals for their preservation and enhancement.

7.2.2 Non statutory guidance is provided on the level and depth of consultation that is recommended and the report sets out how this has been accommodated.

7.2.3 The recommendations contained within this report as to the review of the CAAs and CAMPs fulfil the LPA's duty under Sections 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.3 Property Implications

7.3.1 As previously noted, a range of continuing trends and pressures has the potential to impact on the use of buildings within the Borough's Conservation Areas and their associated character and built fabric. These commercial pressures need to be taken into account and hence, the review and update of the CAAs and CAMPs, as shown by the Phase 1 reports, is timely and welcomed.

7.3.2 The Council has both operational and non-operational properties located within the Conservation Areas.

7.3.3 The CA appraisals and management proposals have a bearing on all property owners within the conservation areas.

8. KEY RISKS

8.1 Failure to review the borough's conservation areas and prepare proposals for their preservation and enhancement would be contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990 Sections 69 (1) and (2) and 71(1) and good practice as set out by English Heritage in 'Understanding Place: Conservation Area Designation, Appraisal and Management'.

9. IMPACT ON COUNCIL PRIORITIES

9.1 Fairness for All

The CAA and CAMP underpin policy and development management to guide change and ensure that the borough remains and becomes an attractive place to live, work, learn and play.

9.2 Growth and Sustainability

The CAA and CAMP will form the basis for planning policy and development management and contribute to maintaining and enhancing the historic parts of the borough, which contribute to the borough's attractiveness and help encourage inward investment that will strengthen the local economy.

9.3 Strong Communities

The preservation and enhancement of the cherished local scene and heritage helps increase the communities' sense of belonging, civic pride and self-confidence while demonstrating the Council's commitment and support to them and their area. Together these help deliver stable, safe and sustainable places and communities.

10. EQUALITIES IMPACT IMPLICATIONS

- 10.1. Corporate advice has been sought in regard to equalities and an agreement has been reached that an equalities impact assessment/analysis is neither relevant nor proportionate for the approval of this report.

11. PERFORMANCE MANAGEMENT IMPLICATIONS

- 11.1 The review is one of the key objectives of the Environment Service Plan.
- 11.2 The Conservation Area Character Appraisals support Enfield Council's commitment in its Local Plan and its duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

12. HEALTH AND SAFETY IMPLICATIONS

- 12.1 No health and safety implications have been identified.

13. HR IMPLICATIONS

- 13.1 None

14. PUBLIC HEALTH IMPLICATIONS

14.1 The Conservation Area Management Proposals seek to enhance the local environment and thereby promote physical and mental wellbeing by contributing to the attractiveness of the environment. The preservation and enhancement of the cherished local scene and heritage helps increase the communities' sense of belonging, civic pride and self-confidence, thereby contributing to mental well-being and enjoyment.

Appendices

- Appendix 1: Consultation matrix (attached)
- Appendix 2: Drury McPherson Conservation Area Character Appraisal and Management Proposal documents for:
 1. Bush Hill Park
 2. Clay Hill
 3. Enfield Lock,
 4. Enfield Town
 5. Forty Hill
 6. Hadley Wood
 7. Highlands
 8. Ponders End F our Mills
 9. Southgate Green
 10. Trent Park
 11. Turkey St.
 12. Winchmore Hill
 13. Vicars Moor Lane

Note: Appendix 2 available in the Members' Library and Group Offices and from the link below:

http://www.enfield.gov.uk/info/745/conservation/3389/phase_1_drafts