

MUNICIPAL YEAR 2015/2016 - REPORT NO. 6

MEETING TITLE AND DATE
Cabinet – 17 June 2015

REPORT OF: Director of
Regeneration and Environment

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Agenda - Part: 1	Item: 7
	<p>Subject: Review of Conservation Area Character Appraisals and Management Proposals: Phase 2</p> <p>Wards: All Key Decision No: KD 4092</p>
	<p>Cabinet Members consulted: Councillors Daniel Anderson and Alan Sitkin</p>

1. EXECUTIVE SUMMARY

The Conservation Area Appraisal and Management Proposals documents for the borough's twenty-two conservation areas are being reviewed and updated. Proposals for the first thirteen conservation areas were approved by Cabinet on 11th February 2015. Documents for Phase 2 of the Review for the next six conservation areas have been prepared. They have been the subject of extensive consultation with local conservation study groups, the Conservation Advisory Group (CAG) and Historic England (formerly English Heritage), advertised on the Council website and subject to a public meeting on 9th April 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/511/conservation_areas/3809/review_of_conservation_area_appraisals_and_management_proposals_phase_2_consultations_closed

2. RECOMMENDATIONS

That Cabinet:

Approves the revised Appraisals and Management Proposals for the following conservation areas (Appendix 1):

- Abbotshall Avenue
- Grange Park
- Meadoway

- Southgate Circus
- The Crescent
- The Lakes

Copies available from:

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Hard copies have been placed in the Members' Library and group offices.

3. BACKGROUND

- 3.1 The Conservation Area Appraisals (CAAs) and Conservation Area Management Proposals (CAMPs) for the Borough's twenty-two conservation areas are reaching, or have reached the end of their five year lifespan.
- 3.2 The Drury McPherson Partnership (author of the original documents) was engaged to review and update the documents. 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 six conservation areas (Phase 2). The CAAs and CAMPs have been subject to consultation and responses and amendments to the documents are summarised in Appendix 1. Once agreed, the CAAs and CAMPs will replace the existing CAAs and CAMPs approved in 2008, 2009 and 2010.
- 4.2 Phase 3 of the review will provide for the completion of the Appraisal and Management Proposal documents for the remaining three conservation areas: Church St., Fore St. and Montagu Road Cemeteries. These will be subject to further public consultation and a separate report for approval later in the 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 2008, 2009 and 2010 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. Not to update the documents would put them out of sync with the documents for other conservation areas in the borough that have been approved and updated under Phase 1.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The documents have been through consultation with local conservation area study groups, the Conservation Advisory Group (CAG) and the general public via the website and a public meeting held on 9th April. Historic England (formerly English Heritage) made minor comments on the detail of the text. The results of the consultation and the changes made are shown in Appendix 1.
- 6.2 The documents are therefore recommended for approval.

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 was included in the Local Plan reserve and has already been spent. 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

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 Historic England (formerly 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 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.

9.3 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

- . 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

No health and safety implications have been identified.

13. HR IMPLICATIONS

None.

14. PUBLIC HEALTH IMPLICATIONS

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.

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Appendices

Appendix 1:
Summary of issues raised at consultation