



**Minutes of the Conservation Advisory Group Meeting**  
**13<sup>th</sup> November 2018**

**MEMBERS**

Councillors: **G. Aydin, A. Brown, E. Erbil, C. Gunawardena & L. Rawlings**

Co-opted:

**Mr D. Stacey - Bush Hill Park Conservation Area Study Group**

*Mr P. Fisk - Forty Hill and Bulls Cross Study Group*

**Mr J. West - The Enfield Society**

*Mrs C. Carter - Enfield Town Conservation Area Study Group*

**Mrs A. Bishop-Laggett - Federation of Enfield Residents and Allied Associations**

**Mrs I. Stone - Southgate District Civic Trust**

**Mr A. Hillman - Trent Park Conservation Committee**

**Mr A. Newman - Clay Hill Study Group**

**Mr C. Horner - Southgate Green Study Group**

**Mr C. Johnson - Grange Park Conservation Area Study Group**

**Mr N. Paddon-Smith - Meadway Conservation Area Study Group**

**Mr I. Dar- Lakes Estate Conservation Study Group**

**Mr J. Appleby - Winchmore Hill Green & Vicars Moor Lane Conservation Area Study Group**

*Mr R. Wilson - Hadley Wood Conservation Area Study Group*

Officers: **Andy Higham, Bridget Pereira & Christine White**

*Italics denote absence*

## **1. APOLOGIES FOR ABSENCE**

Cllr Ergin Erbil, Cllr *C. Gunawardena*, Cllr *G. Aydin* and Peter Fisk

## **2. DECLARATION OF INTERESTS**

None declared.

## **3. MINUTES**

The minutes of 16<sup>th</sup> October 2018 meeting were agreed as a true record.

## **4. TO RECEIVE A PRESENTATION FOR FRONT LODGE, TRENT PARK**

CAG, following their initial review of the proposal, at the last meeting, invited the architect to give a full presentation. The principle of a framed glass extension had already been agreed, by CAG, some considerable time ago. The architect was asked to consider specific points of detail noted at the last meeting, namely;

- Minimising the loss of key features on the existing building.
- Junction details between the new structure and the existing building.
- Roof construction and weathering details ditto.
- Disposal of rainwater (roof & downpipes).
- Other likely roof protrusions flues and the like).

Andrew Porter, architect, addressed CAG with a CGI presentation.

In essence the structure will be of the lightest framework practically possible. No key features (of the house) will be lost and the proposed structure will be largely self-supporting. The architect stressed that the extension largely butts up to the Grade II structure. Retained perimeter walls will be utilised to provide support to the ribbons of glass walling above. Elsewhere full height glazing will be set in powder coated aluminium framing of a minimal width.

The roof construction, with an inlaid horizontal glass rooflight, will be laid to falls. Rainwater will be conducted away, via internal columns, to a soakaway. Other than above the entrance door there will be no guttering. A loggia is proposed, reflecting the style of the existing house, to act as a sun screen. There will be one de minimus flue above the kitchen area.

In response CAG expressed their thanks for a professional presentation that responded to the points raised at last month's meeting. The proposal received unanimous approval.

### **Approval**

## 5. TO RECEIVE A RESENTATION ON PROPOSED MATERIALS FOR BRIDGE HOUSE, CLAY HILL

The applicant has been unable to come forward with a comprehensive samples board in time for the meeting. Currently, only partially completed documentation, detailing materials, has been received by Enfield. As a consequence CAG deferred any consideration of materials until such time as a full submission is received.

CHSG raised concern about the accuracy and scale of the drawings. In the local groups view they form an inadequate basis to commence construction. Andy Higham, stating he will speak with the case officer, took away a copy of the material details so far received together with CHSG's emailed comments.

CAG has a concern that this project is still being seen, by the applicant, as an urban building without proper weighting being given to its location. CAG has invested considerable effort in the Enfield Small Site opposite to ensure that materials and details are appropriate for the semi-rural conservation area. The same process needs to be engaged for Bridge House.

## 6. HERITAGE BRIEFING

Christine White reviewed her previously circulated heritage paper.

CAG was particularly interested in Historic England's At Risk Register noting that Broomfield Park had been added to the historic parks at risk. This led to a discussion about the (very) recently approved wetland proposal for the park. Historic England and The London Park and Garden Trust had objected to the proposal.

The application, with a recommendation to approve, went before the planning committee on the 6<sup>th</sup> November and was subsequently approved on a 4 - 3 vote with one abstention. At the meeting CAG urged a contribution (quasi Section 106) from Enfield to assuage the residual heritage harm; but to no avail.

CAG noted that Harriet Bell will be presenting Enfield's draft heritage strategy at the next meeting.

## 7. PLANNING AND LISTED BUILDING APPLICATIONS FOR DISCUSSIONS

### **Public Footpath Outside 1-2 Market Chambers, Church Street, Enfield EN2 6AA (18/03817/ADV & 18/03795/PAT)**

This application represents is one of a number of sites in conservation areas. It has been chosen as an example. Those currently known are shown in the agenda and in the Location map contained in the Product Statement. There may well be others, in due course, and local groups need to watch the weekly lists carefully.

The utility (BT) has provided fulsome detail of the InLink unit with each application.

There are two applications per unit. One deals with siting and appearance (PAT) the other with advertising (ADV). ***CAG noted that comments have to be made, individually, for each application.***

In general;

- Differing opinions are held by members of CAG regarding the design of the unit. The primary issue for some is height (circa 10 feet) whilst others are comfortable with its blade like appearance. The concerns primarily related to the 24 hour rolling advertising and the like.
- CAG noted a side benefit; the installation of the unit usually entailed the removal of an ugly, aluminium framed telephone, box (but see the next point).
- The proposal to install at 1-3 Ashfield Parade (18/03799/PAT & 18/03957/ADV) is accompanied by the intention to remove a traditional K6 "red" telephone box outside of 52 Cannon Hill. Both SDCT and SGSG have objected to its removal allied with concerns about the advertising aspect of the new unit. CAG added their concern, to that of that of the local groups, regarding the proposed removal of the K6.

### **Summary**

- **Groups must deal with each application as it appears on the weekly list.**
- **Under the PAT designation objections can only be made on siting and appearance.**
- **Regarding the ADV designation objections can be made if the advertising directly affects the appearance of the conservation area. Issues such as traffic safety/distraction are probably a matter for Enfield's transport officers.**
- **CAG object to 1-3 Ashfield Parade (18/03799/PAT & 18/03957/ADV) on the basis that it harms the conservation area by the removal of a K6 telephone box.**

### **8. CHAIRMAN'S FEEDBACK FROM THE PLANNING COMMITTEE MEETING OF 31<sup>ST</sup> OCTOBER & 6<sup>TH</sup> NOVEMBER & 20<sup>TH</sup> NOVEMBER**

- **Broomfield Park, Broomfield Lane, London N13 4HE (18/00633/RE4)**  
- Granted (2<sup>nd</sup> attempt) - CAG objected
- **2 Old Park Ridings & Rear of 86 Green Dragon Lane (18/00840/FUL) -**  
Granted - CAG objected
- **De Bohun Primary School (1803001/LBC) & (18/0300/RE4)-** Granted-  
CAG Supported
- **Ponders End Industrial Estate [ex Ediswan building] (18/02514/FUL)-**  
Granted- CAG Supported

- Genotin Road Car Park [Metaswith] (18/03009/FUL)-Granted- CAG Supported

## **9. CONSERVATION OFFICER'S FEEDBACK REGARDING APPLICATIONS CONSIDERED AT CAG'S JULY MEETING**

Noted.

## **10. CONSERVATION AREAS, LISTED BUILDING APPLICATIONS AND APPEALS - DETERMINED**

Noted

## **11. OPEN SESSION**

- Cllr Lindsey Rawlings raised the issue of Metro Bank (Market Square) and the extent of demotion (Post meeting inspection revealed that the existing shopfront has been removed). CAG & Enfield had accepted, during the application process, that the shopfront was not a key factor; the upper stories defined the building.
- CHSG commented that Bridge House is still being described as having 75 beds. The local group understands the number to be less. Andy Higham to take up with case officer.
- Tony Hillman surprised the meeting by announcing he was stepping down as chairman of TPCC and that the local group would be represented, at CAG, by a new delegate.  
Recovering from the surprise announcement the chairman thanked him for his substantial contribution to the custodianship of Trent Park. Members joined in a round of applause in recognition of his wise contribution to the many issues that have arisen during his eight years or so of tenure at CAG.
- SGSG raised the issue of the Walker School, progress of the application, and the poor design. CAG had previously commented on the design at the last meeting.  
Andy Higham stated he would make further representations in an effort to improve the design.
- Andy Higham raised the matter of the Ediswan building and the application from Beavertown Brewery. Enfield has received a further submission from the applicant showing an increase in the amount of the retained building.  
Looking at the latest proposal it is obvious to CAG that the central issues (see October's minutes) remain, namely,

- The retained section too small and isolated.
- It does not have enough presence.
- It looks oddly out of place in its proposed setting.
- The proposed usage as a yard office rather reduced its historical status.

Andy Higham suggested a solution to the difficulty. If it were possible to support the complete removal of the building then the applicant would provide a fund (equal to the cost of refurbishing the retained section). The fund would be administered by Enfield for local heritage issues (in other words a Section 106 Agreement to assuage the harm to an historical asset); the details of which would be agreed with CAG.

TES will consult its key personnel as the Society has been a prime mover in the efforts to retain some of the building. The urgency of the situation is noted as the application is on the agenda of the planning committee's meeting of Tuesday 20<sup>th</sup> November.

It is taken as read that the blue plaque (safely stored) will be affixed to the new façade in a prominent position for all to see.

**CAG were supportive of the proposal.**

## **12. CALENDER OF MEETINGS**

The full calendar of meetings, for Enfield's year 2018/19, has been circulated. The next meeting is on **Tuesday, 4<sup>th</sup> December.**

## CAG BRIEFING 13th November 2018

### Historic England Heritage at Risk Register 2018

- Historic England published the Heritage at Risk Register 2018 on 8<sup>th</sup> November. The Heritage at Risk programme identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. The Heritage at Risk programme works with owners, friends groups, developers and other stakeholders to find solutions for 'at risk' historic places and sites across England. This year marks the 20<sup>th</sup> anniversary of the first Register of Buildings at Risk across England.
- Compared to other London boroughs, Enfield have a small proportion of heritage assets on the at risk register. LB Enfield have eleven buildings, three registered parks and two conservation areas on the register (details attached). There is no change since last year to the number on buildings and conservation areas on the register for Enfield, however Historic England have added Broomfield Park to the register of historic parks at risk.
- Enfield's Heritage at Risk Action Plan monitors the Enfield entries at least annually and sets out actions. Officers continue to work closely with Historic England, building and site owners and other stakeholders to develop solutions for heritage at risk, leading to their removal from the register.
- More information can be found on the Historic England website. <https://historicengland.org.uk/advice/heritage-at-risk/>

### Heritage Strategy

- The Local Plans Cabinet Sub Committee on 24<sup>th</sup> October authorised public consultation on the draft Heritage Strategy. Further details will be presented to CAG at the 6<sup>th</sup> December meeting. The final strategy will be presented to Cabinet for approval as Supplementary Planning Guidance in 2019.

### Conservation Area Management Proposals (Implementation Review)

- The site reviews for all the conservation areas in the second phase of this review project have now been completed. Further details will be presented to CAG at the 6<sup>th</sup> December meeting.

### Broomfield House

- The National Planning Policy Framework (NPPF) and Historic England require the Council as owner of Broomfield House / Stables to offer the building for sale or rent through a marketing campaign.
- The marketing exercise commenced 15<sup>th</sup> September and will run until at least December.
- The next meeting of the Partnership Board is scheduled for 15<sup>th</sup> November 2018.

For further information on any of the projects on this briefing note please contact:

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9<sup>th</sup> November 2018