



**Minutes of the Conservation Advisory Group Meeting**  
**15<sup>th</sup> January 2019**

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**  
**Mrs J. Barnett - Trent Park Conservation Committee**  
**Mr A. Newman - Clay Hill Study Group**  
**Mr C. Horner - Southgate Green Study Group**  
**Mr P. Hutchinson - Grange Park Conservation Area Study Group**  
**Mr N. Paddon-Smith - Meadway Conservation Area Study Group**  
**Mr I. Dar- Lakes Estate Conservation Study Group**  
**Mr B. Foyle - 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 G. Ayldin

## **2. DECLARATION OF INTERESTS**

None declared.

## **3. MINUTES**

The minutes of 13th November 2018 meeting were agreed as a true record.

## **4. TO RECEIVE A PRESENTATION ON THE NEW LOCAL PLAN AND HERITAGE STRATEGY**

### **Local Plan:**

May Hope (Enfield's Strategy & Planning Design Team) presented a briefing paper regarding Enfield's new Local Plan ("LP"). In essence the LP is set to guide the Borough's planning decisions through to 2036. The LP will establish Enfield's planned response to the over-arching issues of housing, inequality, jobs and public health.

Following the presentation the officer took questions and comments from members. Cllr Ergin expressed his appreciation of the lengths that Enfield is going through to take the consultation to the widest audience.

**All members are urged to complete and return the Issues and Options consultation document by Thursday 28<sup>th</sup> February.**

### **Heritage Strategy:**

Christine White presented a briefing paper regarding Enfield's draft heritage strategy. The new strategy, when adopted in April 2019, will set Enfield's policy for the period 2019 - 2024.

The draft is in an advanced stage having been through a number of workshops at which CAG was represented. The results, of that stage of consultations, have now been drawn into a comprehensive draft of 82 pages titled Making Enfield.

CAG thanked the officer, and her team, for the comprehensive exercise.

## **5. TO RECEIVE A RESENTATION ON THE PROPOSALS FOR THE OLD BELL PUBLIC HOUSE**

Agents for the applicant presented their proposals for the demolition of The Old Bell Public House replacing it with a new development of flats with a shop beneath. CAG were taken through a condition survey of the existing building and shown a photomontage of the new build.

CAG noted that the public house has been defined by Enfield as a non-designated heritage asset.

Members were concerned at the loss of the public house. It sits easily in the street scene visually supported by a largely residential area. The

proposed replacement building is seen as brutal and alien to the prevailing built environment.

The agent was urged to come forward with comprehensive photomontages demonstrating how the new building will appear in the street. The submission should show the building from all points of the compass. Further, it was noted that Enfield would be seeking a proposal, from the applicant, of the possible conversion of the public house into multi-let accommodation.

## **Objection**

### **6. HERITAGE BRIEFING**

None this month as events have been overtaken by presentation of the heritage strategy.

### **7. PLANNING AND LISTED BUILDING APPLICATIONS FOR DISCUSSIONS**

#### **3, Bulls Cross, Enfield EN2 9HE (18/02987/FUL)**

In considering this application CAG paid particular attention to the character appraisal. This rural hamlet is formed by a limited number of properties arranged in a lineal fashion along Bulls Cross. The properties up to Bullsmore Lane (including the Pied Bull) are both varied and architecturally interesting. All are large, two storey, varied in their appearance and sit in well-spaced plots. Members noted that No 3, the application site, has a larger side garden when compared to the rear garden.

CAG also noted that Tottenham Hotspur has only recently completed the complete restoration of the farm house adjacent to the Pied Bull as part of their lodge project. A key factor in it's refurbishment was Enfield's insistence that the frontage, on to Bulls Cross, should retain its historical appearance.

CAG considered that the introduction of a modern bungalow of an undistinguished design would both upset the rhythm of the hamlet, interfere with the regular pattern of large side gardens and, consequently, the street appearance of this part of the conservation area.

The local conservation group has written to Enfield pointing out that;

- The development is detrimental to the area.
- It is infill development.
- Poor design.
- Inadequate tree survey.
- The proposal would leave No3 without parking provision. On street parking in Bulls Cross is hazardous given the narrowness of the road.
- The application has not complied with DMD 38.

## **Objection**

### **The Laurels, 25 River View, Enfield EN2 6PX (18/04263/HOU)**

This property is a Grade 2 listed. Members noted its setting, in a generous garden, well back from the river's edge. The chairman said it was a joy to behold.

The proposal seeks to add an extension at the rear. Long views of the rear are afforded from in and around the Crown & Horseshoes public house.

The proposal destroys two of the ground floor windows and one at first floor level. The extension appears bulky and excessive adversely harming the integrity of the property.

The listing covers the whole house. The fact that the proposed works are to the rear does mean they should be considered any differently than, say, works to the front.

This proposal represents substantial harm to the listed property without any offsetting public benefit.

CAG notes that the London and Middlesex Archaeological Society has written to Enfield in robust terms advocating refusal as the proposal would cause significant harm. The local conservation group has also sent an objection to Enfield.

### **Objection**

### **3, Abbotshall Avenue, London N14 7JU (18/04461/HOU)**

The conservation area is represented by 9 modernist houses. No 3 appears to have sustained ill-advised alterations pre-conservation area status, namely, u-pvc windows and porch. Further the distinctive horizontal banding spreading from the ground and first floor windows has been lost.

The proposal includes, inter alia, the replacement of all the windows. However the applicant has not specified the product. Crucial to the conservation area is the need to revert to the original style of steel frames manufactured by Crittall Windows Ltd. The defining feature, of the original windows, is the thinness of the mullions and, particularly, the transoms.

In general Enfield confirmed that, post conservation status, it has been able to resist all attempts to replace historic fenestration with either aluminium or u-pvc. This has been evidenced in a recent appeal won by Enfield.

Until such times as the correct Crittall window frames are specified CAG is resolved to object.

### **Objection**

### **Redwood House, 33 London Road EN2 6DR (17/05504/PREAPP)**

CAG noted that the existing building is unremarkable but turns the corner in a civilised fashion. The proposal to add two further floors will result in the dominant corner being subsumed into a table top, slab like building.

CAG also commented that there are plenty of examples, in the Borough, of this type of development. Usually two stories (probably the maximum extra loading the structure can accommodate) and clad in a lightweight material. The finished product bears no resemblance to the original design nor the materials. It will be no different in this

case.

If the scheme is reduced to one extra floor and the corner dominance retained as a consequence then it might be acceptable.

## **Objection**

### **8. CHAIRMAN'S FEEDBACK FROM THE PLANNING COMMITTEE MEETING'S OF 20<sup>th</sup> NOVEMBER and 18<sup>th</sup> DECEMBER**

#### **20<sup>th</sup> November;**

- **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 [Metaswitch] (18/03009/FUL) -** Granted -  
CAG supported

#### **18<sup>th</sup> December;**

- **Walker Primary School (18/03590/FUL) -** Withdrawn - CAG  
objected

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

Noted; CAG is encouraged that their advice (on the applications considered) and the subsequent actions of Enfield are in lock step.

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

Noted

### **11. OPEN SESSION**

- The chairman welcomed Juliet Barnet as the new representative for Trent Park.
- The chairman announced that Irene Stone is moving out of the Borough. As a consequence she has stepped down from SDCT planning group and will no longer attend CAG. After CAG had regained its equilibrium at the news the meeting joined with the chairman in paying their thanks, to Irene, for her twenty year stint at

the helm. A sustained round of applause followed as recognition of Irene's contribution to conservation in the Borough.

- The issue of highway trees and non-highway trees was raised by a number of members. It was agreed it would be useful if Andy Robinson (highways) and Stephen Downing (non-highway) could come together to CAG for the purpose of reviewing planning procedures, planting budgets and the like.  
Bridget Pereira will invite both officers to CAG's March meeting.
- Following on from the last item the Green Belt Forum was raised. Cllr Anne Brown announced she is the new chair of this committee and invited CAG to submit any green belt issues to the co-ordinator Stacey Gilmour.
- ETCASG raised the matter of 41 Gentlemans Row (18/04286/HOU) a rear extension of some substance. Whilst it is to the rear of the property there has been local disquiet. Bridget Pereira will advise the local group further.
- ETCASG stated that an objection had been lodged, by the local group, regarding the proposed felling of a lime tree in the rear garden of 39a Sydney Road Enfield (18/04845/TCA). The tree forms part of a natural screen obscuring Tower Point. Para 2.7.7 of the Character Appraisal refers.  
CAG joined with the local group in objecting to the application.

## **12. CALENDER OF MEETINGS**

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



