

**MINUTES OF THE MEETING OF THE CONSERVATION ADVISORY GROUP
HELD ON TUESDAY, 14 JANUARY 2020**

COUNCILLORS

PRESENT Ergin Erbil and Lindsay Rawlings

ABSENT Guner Aydin, Anne Brown and Ayfer Orhan

CO-OPTED D Stacey (Bush Hill Park Conservation Area Study Group), A. Newman (Clay Hill Study Group), C. Horner (Southgate Green Study Group), P. Hutchinson (Grange Park Conservation Area Study Group), J West (The Enfield Society), N Paddon-Smith (Meadway Conservation Area Study Group), I Dar (Lakes Estate Conservation Area Study Group), W Brown (Enfield Town Conservation Area Study Group), J Barnett (Trent Park Conservation Committee), D Gandhi (Federation of Enfield Residents and Allied Association) and R Wilson (Hadley Wood Conservation Area Study Group)

OFFICERS: Bridget Pereira (Planning & Environment), Andy Higham (Head of Development Management) and Christine White (Heritage Officer) Penelope Williams (Secretary)

**1
APOLOGIES FOR ABSENCE (IF ANY)**

Apologies for absence were received from Councillors Aydin, Brown and Orhan and from Peter Fisk, Adrian Bishop Laggett, Janet Dougharty and Juliet Barnett.

**2
DECLARATION OF INTERESTS**

There were no declarations of interest.

**3
MINUTES**

The minutes of the meeting held on 10 December 2019 were agreed as a correct record with the following amendments:

Item 9 Open Session

A query was raised about the lack of a requirement for an environmental impact statement on the Southgate Office Village application.

Hadley Wood Trees along the Railway Embankment - the situation had improved for new works in other sections of trackside. Network Rail were holding consultation events for proposed works on the Hertford Loop including

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Grange Park and Winchmore Hill, with “intelligent” (less) cutting down of trees and pollarding where possible.

23 Camlet Way in Hadley Wood is a continuing concern for the loss of verdant backdrop trees. After a meeting this afternoon, Andy Higham was looking into the matter to raise some points with the developer.

The address of the Old Metaswitch Building referred to in the minutes, is 100 Church Street.

4 HERITAGE BRIEFING

Christine White, Heritage Officer, gave a verbal update on the Heritage Lottery Fund Call for Projects. A record of the points of discussion is included under the following item.

5 REVIEW OF THE PROJECTS (CALL FOR PROJECTS)

Christine White, Heritage and Urban Design Manager, informed the meeting that:

- The first of two workshops on the National Lottery Heritage Fund call for projects had been held at Millfield House.
- Thirty-six people had attended
- The contributions had been positive and proactive and lots of project ideas brought forward.
- The second workshop was due to take place at the Dugdale Centre on 30 January 2020. Places were still available.
- The project deadline had been extended to 15 February.
- So far there had been 26 individual submissions.

NOTED

1. Projects would have to meet the National Lottery Heritage Fund criteria which did include bricks and mortar projects as well as parks and open spaces, cultural and oral history.
2. The Council is merely facilitating the call for projects. Projects had to be owned and developed by the applicants. Heritage Lottery funding would be available for five years.
3. The Council was also considering putting forward their own projects as well as working in partnership with other local organisations and groups. These projects would be taken from the list in the recently agreed Heritage Strategy.
4. So far there were plenty of project ideas, but these did need to be prioritised. The Council would put forward all projects received.

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5. There were two routes to make an application; either through the Council or direct to the Lottery Fund. The expertise of the Council officers was available. The Council could also help identify duplication and possible partnership opportunities.
6. Small groups, working together could be successful, in obtaining grant funding and developing projects as had happened recently in Edmonton.
7. Further information was on the Council website.

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UPDATE ON TRENT PARK AMENDED HOUSES TYPES

CAG received a presentation from Bridget Pereira, Conservation Officer, on the changes agreed with the Council by Berkeley Homes to house types, 6,7,10 and 15 in Trent Park.

NOTED

1. For house type 6, the main change agreed was the removal of the elongated canopy over the front doors.
2. For house type 7, CAG had expressed concern about the fenestration. The design had been altered so that the lower windows were now in keeping with the upper and the ground floor sill levels had been lowered.
3. For house type 10, CAG had preferred the simplicity of the original design. The revised design had been simplified, but still retained the pediment above the front door.
4. There had been no objections and no changes to house type 15.
5. Members had been reassured that all materials would be as originally proposed.

7

PLANNING APPLICATIONS AND LISTED BUILDING APPLICATIONS FOR DISCUSSION

7.1 Land Rear of 1A Conway Road, London N14 7BB (REF: 19/03062/FUL)

This application was for a redevelopment of the site to provide a 3 bedroom detached house with a front boundary wall and vehicular access, hardstanding, cycle parking and landscaping in the former rear garden of 1A Conway Road.

NOTED

1. This was the second application for this site. CAG had objected to a former design.

2. The Lakes Estate Conservation Study Group had objections as they felt the building was too dominant and set too far forward on the street.

Following discussion CAG agreed to object to the application for the following reasons:

- The design and detailing did not portray the simple modernist approach suggested by the CAG working party. It had the appearance of a small block of flats.
- The shallow pitched roof was inappropriate
- The design did not address CAG's comments on the previous application.
- Looking along the road the building would protrude in front of the recognisable building line.

Objection

7.2 Rose and Crown, 185 Clay Hill, Enfield, EN2 9AJ (REF: 19/04072/FUL)

This was an application for a single storey rear extension with glazed link and other associated proposals to a grade II listed 17th/18th public house including a 19th century shop front.

Following discussion CAG expressed their support in principle for the proposals and was pleased to see investment in the public house. Points of detail had been fully outlined in a letter from the Clay Hill Study Group. The points raised in the letter could be addressed through conditions.

CAG sought clarity on the extent of the external decoration of the premises and the amount of sub strata preparation required. Finally the group had concerns about the positioning of the extractor fan and its penetration of the roof structure.

Supported in principle subject to comments above

7.3 Vacant Land Wilford Close, Enfield EN2 6AJ (REF: 19/03493/FUL)

At their last meeting CAG had requested additional information regarding the setting on the proposed building. This had now been provided and CAG were satisfied that it complimented the immediate area. More detail had also been sought on the type and colour of the primary materials used in the building's envelope which had been provided.

Roof – propriety metal seamed sheet roofing: manufacturer VM zinc. The colour (integral in tis manufacture) will be quartz which gives a lead like appearance.

Windows - powder coated RAL colour "Papyrus".

Brick – imperial bricks handmade clay brick “Camberley Blend”.

Supported.

7.4 Land at Hoppers Road, Winchmore Hill, Enfield, N21 3JR (REF: 19/03824/FUL)

This application was for the erection of a detached 2 storey, four bedroom dwelling with basement level and hard standing. A previous application had been considered by CAG in August 2017.

Following discussion CAG agreed that they were supportive of the application but remained concerned about the scale of the building, the road frontage, the relationship to the gardens of the adjoining properties. CAG asked that the applicant provide long view of the site including a 360 degree CGI and much more specific detail on the materials.

CAG required further details as noted above.

7.5 7 St John’s Terrace, EN2 9AQ (REF: 19/03255/HOU)

This was a resubmitted application for a single storey rear extension on a late 19th century artisan’s cottage within the boundaries of the Clay Hill Conservation Area. CAG had objected to the front porch, and the full width rear extension, shown on the original application.

The front porch has now been removed. Following a further review CAG agreed that the rear extension was acceptable.

All CAG’s concerns had now been addressed.

Supported.

**8
CHAIR'S FEEDBACK FROM PLANNING COMMITTEE**

8.1 Chase House, 305 Chase Road, Southgate, N14 6JS REF: (19/00591/FUL)

CAG had expressed concern, to the Planning Committee, about this proposal. It is close to the listed Southgate Tube Station. The application had not been before CAG. The Planning Committee had deferred the item to enable the applicant to provide more information on the massing, the impact on the street scene and to confirm the lift motor room overrun heights.

**9
CONSERVATION OFFICER'S UPDATE**

NOTED the information provided in attachment C.

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CONSERVATION AREAS, LISTED BUILDINGS APPLICATIONS AND APPEALS DETERMINED

NOTED the information provided in attachment D.

11

OPEN SESSION

11.1 Southgate Office Village

Chris Horner asked if he could receive copies of the minutes from the Design Review Panel. Andy Higham agreed to action this request with officers. They should be publicly available.

A planning panel meeting on this application will be held on 23 January 2020.

Several representatives from the local conservation groups will be attending and will look to speak at the meeting focussing on different aspects of concern with the application.

11.2 Edmonton Green Shopping Centre

Crosstree is in initial discussions with the Council about their plans for redevelopment of the shopping centre. It was felt that this was something which CAG should be involved with as it would have an impact on the surrounding conservation areas in Church Street, Fore Street and the Crescent. Discussions were at a very early stage.

11.3 Trees on the Lakes Estate

Concern was expressed about the numbers of applications to cut down trees in the conservation area. It was felt that the Council should take a more proactive line, especially in terms of the climate emergency and the impact of trees on the wider environment and produce some strong guidelines.

Christian Sheldon, the new tree officer had a robust approach.

11.4 Cockfosters Station Car Park Development

There was concern about the lack of requirement for an environmental impact statement. This scheme could come to CAG's March meeting. Andy Higham will send out a statement.

11.5 Oakwood Parade

The restaurant was still proceeding with unauthorised works. Andy Higham would check with enforcement about the current situation.

11.6 Bollards in the Clay Hill Conservation Area

There was concern about the proliferation of bollards in the area.

It is understood that Transport for London is considering proposals to introduce a new bus route with fixed bus stops in Clay Hill and on Willow Road.

Provided there were no bus shelters with advertisements this was permitted development. It was suggested that Joanne McCartney, GLA Member be contacted to lobby Transport for London.

11.7 Forty Hill Farm

Members expressed concern about the erosion of the 18th century farm plan at Forty Hill Farm. This is a management, rather than a Planning issue.

11.8 Enfield Town Liveable Neighbourhoods Bid

The first approved project will be some public realm improvements in Little Park Gardens. Another proposal to improve the crossing between the market and the rest of the town was being developed. Ideas for other projects would be welcomed. Andrew Newman suggested clearing away high level detritus on the buildings such as old estate agent boards and vegetation growth from the buildings fronting the shopping street.

11.9 23 Camlet Way (REF: 17/03044/FUL)

Concern was expressed by Robert Wilson regarding the loss of mature tree screening, its impact on the conservation area and Enfield's interpretation of the condition attached to the planning approval regarding landscaping

The dialog the local group has had with Enfield, lasting many months, has reached an end.

However, the loss of the mature tree screening and Enfield's interpretation of its worth has been a cause of considerable angst. The local group wished to alert the wider CAG to be vigilant regarding tree loss in such situations.

11.10 Environmental Impact Statements

Andy Higham agreed to check the decision not to have an environmental impact assessment on recent applications and report back.

11.11 Public Art Mural Edmonton Theatre

Concern was expressed about the disappearance of this mural. Christine White agreed to find out what had happened.

11.12 Kingswood – Cllr Vicki Pite had arranged a joint site visit.

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11.13 Broomfield House – Consultants were drafting the feasibility report. Mark Bradbury, Director of Property and Economy will be updating councillors on developments.

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CALENDAR OF MEETINGS

NOTED the date of the next meeting:

- Tuesday 11 February 2020.