

3. Chief Financial Officer Comments

3.1 The service confirms that there is minimal cost associated with publication of the updated approved Conservation Area Character Appraisals. These costs will be contained within the Planning & Regeneration approved budget for 2009/10.

4. Head of Legal Services Comments

4.1 The Head of Legal Services comments that the updated Character Appraisals, when adopted, will replace the earlier approved Appraisals as material considerations when considering applications for development within the relevant Conservation Area. Applications for significant new developments should be accompanied by a contextual analysis that demonstrates how the proposals take account of the essential character of the area as identified in the updated adopted appraisals.

5. Local Government (Access to Information) Act 1985

5.1 The following documents were used in the preparation of this report; -

- Haringey Unitary Development Plan, (Adopted July 2006)
- Haringey Draft Supplementary Planning Guidance 2: Conservation and Archaeology (September 2003)
- Planning Policy Guidance 15: Planning and the Historic Environment (1994)
- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- English Heritage Guidance on Conservation Area Appraisals (February 2006)
- English Heritage Guidance on the Management of Conservation Areas (February 2006)

5.2 The Design and Conservation Team and documents are located at 639 High Road, London N17 8BD. Anyone wishing to inspect the background papers in respect of the following report can contact Vernon Farmer on 020 8489 5275.

6. Executive Summary

6.1 On the 26th February 2007 the Council approved and adopted the 9 Appraisals that formed the first phase of Haringey's Conservation Area Character Appraisals. This involved the 6 conservation areas that make up the Tottenham High Road Historic Corridor, together with Bruce Castle, Clyde Circus and St Anne's conservation areas.

6.2 During the two year period since approval it has been necessary to update the conservation area character appraisals to incorporate factual and descriptive assessments, additions and corrections in accordance with English Heritage guidance on the review and updating of Appraisals.

- 6.3 The updated Conservation Area Character Appraisals are now available for inspection on the Council's website.
- 6.4 Committee is now requested to approve and adopt the updated Conservation Area Character Appraisals as replacements for those previously approved. It is intended that each updated adopted Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.
- 7. Financial Implications**
- 7.1 Any minimal costs associated with publication of the updated adopted Conservation Area Character Appraisals will be contained within existing approved budgets for Planning Policy & Design.
- 8. Legal Implications**
- 8.1 The Head of Legal Services has been consulted and has no specific comments to add.
- 9. Equalities Implications**
- 9.1 Parts of the Borough suffer from high unemployment levels and a relatively high crime rate, and a number of the borough's wards are within the top-ten most deprived in the country. There is a need to protect and enhance the local historic environment to help stimulate regeneration in the borough. The adoption of character appraisals for the borough's conservation areas will assist in this regard.
- 10. Consultation**
- 10.1 The updating of the adopted Appraisals has involved incorporating factual and descriptive assessments, additions and corrections that do not involve the need for consultation. Detailed consultation will take place when the Conservation Area Character Appraisals are next reviewed.
- 11. Background**
- 11.1 Approval to commence a programme of producing character appraisals for the Borough's conservation areas was given by Planning Applications Sub Committee on 28th September 2006.
- 11.2 The first 9 character appraisals covering the Tottenham conservation areas were approved by Planning Applications Sub Committee on 26th September 2007. They now support the UDP and LDF and are available to the public on the Council's website.
- 11.3 Since then it has been necessary to update the conservation area character appraisals to incorporate factual and descriptive assessments, additions and corrections in accordance with English Heritage guidance on the review and updating of Appraisals.

- 11.4 This report seeks Committee approval and adoption of updated versions of these Conservation Area Character Appraisals as replacements for those previously approved and adopted.

12. Description

- 12.1 In 2005/06 ODPM Best Value Performance Indicator BV219 was introduced to measure the Council's performance by the number of up to date Conservation Area Character Appraisals that had been approved. As a result of this it became necessary to produce the first phase of Appraisals before the end of the 2006/07 financial year.
- 12.2 The Appraisals were based on work undertaken by consultants to the Council in 2003. Since then the requirements of content and format of Appraisals changed as a result of English Heritage guidance published in 2006.
- 12.3 In order to meet the 2006/07 financial year deadline, the 9 Conservation Area Character Appraisals were quickly amended to incorporate the changes needed to meet the English Heritage guidance, but this did not allow sufficient time to fully incorporate factual and descriptive assessments, additions and corrections. The result was that the Appraisals that were approved and adopted on 26th February 2007 did not contain full historic and architectural descriptions of all of the significant buildings, omitted reference to some statutory listed buildings and local listed buildings of merit, and contained some factual errors and incomplete plans.
- 12.4 During the two year period since approval the necessary changes have been carried out to update the conservation area character appraisals to incorporate factual and descriptive assessments, additions and corrections and plans with clearer and more comprehensive information.

13. Conclusion

- 13.1 The Planning Committee is recommended to approve and adopt the updated character appraisals for the 6 conservation areas that make up the Tottenham High Road Historic Corridor, together with Bruce Castle, Clyde Circus and St Anne's conservation areas.

14. Use of Appendices

- 14.1 There are no Appendices to this report. The updated appraisals that are referred to in this report are available for viewing on the Council's website under the Design and Conservation web pages within the Planning section.