

Haringey Council

Agenda item:

[No.]

CABINET MEETING

On 14th September 2010

Report Title: Crouch End Conservation Area Character Appraisal

Report of: Marc Dorfman, Assistant Director Planning & Regeneration

Signed :

Marc Dorfman 24th August 2010

Contact Officer : Vernon Farmer 020 8489 5275

: Mortimer MacSweeney 020 8489 2841

Wards(s) affected: Crouch End; Muswell Hill.

Report for: Non-key decision

1. Purpose of the report:

- 1.1. To report on the public consultation exercise in respect of the draft Crouch End Conservation Area Character Appraisal (Appendix 1) and to seek Cabinet approval for its adoption.

2. Introduction by Cabinet Member:

- 2.1. The Crouch End Conservation Area Appraisal explains what a conservation area is and does. It sets out the context of how planning manages conservation areas, gives a clear assessment of the character of the conservation area and suggests broad guidelines for its preservation and enhancement.
- 2.2. Potential changes to the Crouch End Conservation Area boundary (Appendix 3) that were considered in an earlier draft Appraisal will now not be implemented as part of the 2010 review. This is because of current Central Government policies with regard to public service spending and their effect upon local government resources, particularly the associated implications for action by the Planning Enforcement Team. The recommendations for changes previously contained within the draft Appraisal could potentially be reconsidered as a separate process at a later stage when the financial climate has improved.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1. The Crouch End Conservation Area Character Appraisal, together with other approved and adopted Appraisals, will support a Conservation Supplementary Planning Document to be produced as part of the portfolio of documents providing further detail of and/or guidance on LDF policies.

4. Recommendations:

4.1. That Cabinet approve the adoption of the Crouch End Conservation Area Character Appraisal.

5. Reason for recommendation(s):

5.1. To provide a sound basis, defensible on appeal, for the development plan policies and development management decisions, and for guidance of residents and developers.

6. Other options considered:

6.1 Do nothing: This is not an option since it is a duty on local authorities to carry out appraisals for their conservation areas.

6.2 Extensions/deletions to the conservation area boundary: This option is rejected since the appraisal and public consultation does not overwhelmingly warrant any changes. In addition there would be some resource implications of such changes and this would not be a priority within the current service/business plan.

7 Summary:

7.1 The process of conservation area assessment and management is outlined in Appendix 2. On the 22nd June 2009 the Council began the third phase of the ongoing programme of public consultation with the draft Crouch End Conservation Area Character Appraisal. A public meeting was held at the Area Assembly on 16th July 2009. Following representations at the meeting the consultation period remained open until 16th July 2010. Copies of the draft Conservation Area Character Appraisal were made available on the Council's website and printed copies were available for viewing in local libraries and the Council's Planning Office at 639 High Road, Tottenham.

7.2 The consultation was publicised in the local and national press and the local MP; local Councillors; local conservation groups; amenity groups; local residents associations; North London Chamber of Commerce; Crouch End Business Forum

and local businesses were notified in writing of the publication of the draft Appraisal, and invited to comment.

7.3A second public meeting was held on 16th March 2010. Summary of representations received as a result of the extended public consultation period are outlined in Appendix 4 of this report, have been considered and the draft conservation area character appraisal has been amended where appropriate. The amended Appraisal aims to give a clear assessment of the conservation area and to suggest broad guidelines for its preservation and enhancement.

7.4 Cabinet is now requested to note the contents of the draft Crouch End Conservation Area Character Appraisal and to approve its adoption. The earlier draft Appraisal was re-circulated to all of the people who attended the public meeting on 16th March 2010 and further amendments have been carried out to the Cabinet draft Appraisal.

7.5 It is intended that the adopted Appraisal will provide a sound basis, defensible on appeal, to implement the approved development plan policies, to inform development management decisions, and to provide general guidance for residents and developers.

8 Chief Financial Officer Comments:

8.1 Any costs associated with publication of the adopted Crouch End Conservation Area Character Appraisal will be contained within existing approved budgets for Planning Policy & Design.

9 Head of Legal Services Comments:

9.1 The Crouch End Character Appraisal, when adopted, will be a material consideration when considering a planning application for development within the proposed extended Crouch End Conservation Area. This will mean that conservation area consent will be required where development involves demolition within the additional areas which the report suggests be added to the conservation area. The proposed extensions to the conservation area will also have greater restrictions on Permitted Development Rights as within the existing parts of the conservation area.

9.2 In addition, English Heritage has stated that under Planning Policy Statement 5, released by the Government on 23rd March 2010, a conservation area with an approved and adopted Character Appraisal provides additional protection for local listed buildings and buildings identified as making a positive contribution by

classifying them as 'designated heritage assets'.

10 Head of Procurement Comments:--[Required for Procurement Committee]

10.1 N/A

11 Equalities & Community Cohesion Comments:

11.1 An Equalities Impact Assessment has been carried out and is attached as Appendix 5. It reviews the duties of the Council under Section 71 of the Race Relations Act 1976 to work to illuminate racial discrimination and to promote equality of opportunity and good relations between different racial groups.

11.2 The Assessment has found no significant impacts from the proposals within the report. There are some actions required relating to gender, age, religion and disability. These actions are "business as usual" work actions and monitoring.

12 Consultation:

12.1 The third phase of the ongoing programme of producing character appraisals for the Borough's conservation areas was begun with the public consultation on the draft Crouch End Conservation Area Character Appraisal. The draft Appraisal was made available for inspection and comment between 22nd June 2009 and 16th July 2010, electronically on the Council's website and as printed copies for viewing in local libraries and at the Council's Planning Offices at 639 High Road, Tottenham.

12.2 Public consultation was advertised in the 18th June 2009 editions of the Hornsey and Tottenham Journals, Planning & Regeneration News and the July 2009 edition of the Environment Directorate Team Brief and on the Council's website with a presentation at the Crouch End Area Assembly on 16th July 2009. A second public meeting was held on 16th March 2010.

12.3 Consultation comments were received from Hornsey Conservation Area Advisory Committee; Hornsey Historical Society; Cllr David Winskill and a number of local residents as outlined in Appendix 4. One member of the HCAAC, raised several specific issues and points. All comments are considered carefully.

12.4 Some comments related to potential boundary changes. The boundary changes have not been included in the Appraisal because of the current restraints on public service spending. Some comments related to the ongoing programme of removing original lamp standards and the increase in street clutter. A full re-survey of street materials and remaining original elements of streetscape interest has been carried out and is included within the amended Appraisal. Other comments relate to requests for regular attendance of a conservation officer at HCAAC meetings but these issues can not be resolved within the scope of the

Appraisal. The issues around the rear views from alleys, and parks and gardens have been carefully considered, and they are mentioned in the Appraisal where appropriate. The Appraisal also explains how issues around backland development proposals are covered under the national and local planning framework.

13 Service Financial Comments

13.1 N/A

14 Use of appendices /Tables and photographs

14.1 Appendix 1: Crouch End Conservation Area Character Appraisal

(a very large document with maps available for prior inspection at Hornsey Central Library, the Planning Office at 639 High Road, Tottenham and on the Council's website). Copies to be sent to each Cabinet member as well as PDF copy

Appendix 2: Map of existing Crouch End Conservation Area and Potential/Optional Boundary Changes. These options considered and not agreed.

Appendix 3: Responses to Consultation on Draft Crouch End Conservation Area Character Appraisal

Appendix 4 The Process of Conservation Area Assessment and Management

Appendix 5 Equalities Impact Assessment

15 Local Government (Access to Information) Act 1985

15.1 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 Statement 5: Planning and the Historic Environment (2010)
- 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)

15.2 N/A

Appendix 2: The Process of Conservation Area Assessment and Management

1. Designation

This is a statutory requirement under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It highlights that the area is “of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

2. Conservation Area Proposals

Under Section 71 of the Act it is the duty of the Council “to formulate and publish proposals for the preservation and enhancement of conservation areas”. These are contained within the UDP and will be transferred to the emerging LDF. The Conservation Area Character Appraisal assesses the special interest, character and appearance that justify its designation and supports the national, regional and local conservation policies, biodiversity policies and smarter streets policies.

3. Conservation Area Control

Planning Permission:

Conservation areas are subject to additional planning controls under the planning legislation. For example, people living in a single dwellinghouse within a conservation area may need to apply for planning permission for alterations or extensions that would not normally require planning permission outside of conservation areas. These include:

- Extensions over 50% of the total area of the curtilage; up to 4 metres beyond the original rear wall and 4 metres in height
- Roof alteration / enlargement and dormer windows
- Erection or construction of a porch outside any external door
- Provision of, or alteration to, a building or enclosure for a swimming pool, poultry, bees, pets or livestock
- Provision of a container for the storage of oil or liquid petroleum gas
- Provision or replacement of a porous hard surface within the curtilage
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe
- Installation, alteration or replacement of a microwave antenna.

The Council may also require developers to use particular materials or styles that preserve the conservation area’s character.

Conservation Area Consent:

Special controls also exist over demolition in conservation areas. In some cases, persons wishing to carry out demolition may need to acquire conservation area consent beforehand. Conservation area consent is needed to demolish a building in a conservation area. National, regional and local policies are in favour of keeping all buildings that make a positive contribution to the character and appearance of a conservation area.

Conservation area consent may also be required for the demolition of boundary walls in a conservation area. This would be the case for a wall that is over 1 metre facing a public highway, or over 2 metres in any other case.

Notification of Tree Works:

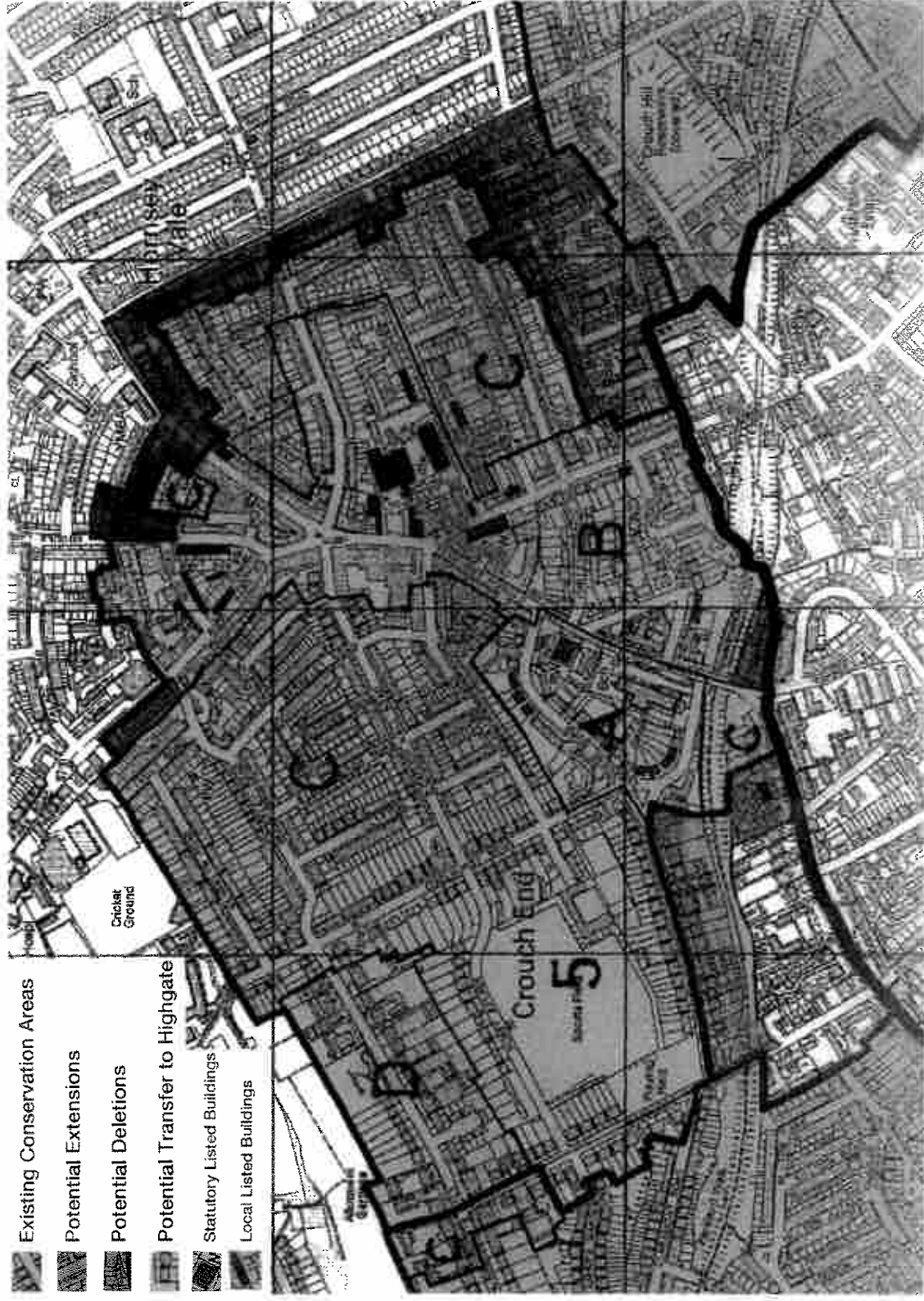
Trees in conservation areas are also afforded additional protection. An application giving six weeks notice must be made before any work is carried out to prune or fell a tree in a conservation area.

4. Conservation Area Management

This is carried out by the Council’s Planning Development Management and Enforcement Teams based on current legislation, policies and guidance within the Appraisal and by the Highways Team using their Streetscape Manual.

A Conservation Supplementary Planning Document will be produced as part of the LDF.

Appendix 3: Map of existing Crouch End Conservation Area and Potential Boundary Changes



Appendix 4: Responses to Consultation on Draft Crouch End Conservation Area Character Appraisal

The main areas of comment on the draft Appraisal following the Area Assembly of 16th July 2009 and the extended public consultation period up to the Residents Meeting of 16th March 2010 related to:

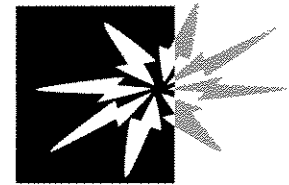
- the structure of the Appraisal following the English Heritage guidance;
- general areas of error or omission;
- the pressures for back-land development.

Comments from Public Consultation Process

Officer Response

<u>By letter or email</u>	<u>Officer Response</u>
1. <u>Bob Maltz: Gladwell, Landrock, Cecile Park Residents Association:</u> Various errors and omissions.	Appraisal amended
2. <u>David Frith & John Hinshelwood: Hornsey Historic Society:</u> General agreement & comment on historic facts. No comments on additions or deletions.	Appraisal amended
3. <u>Ken Gay, local historian:</u> General comments about historic facts.	Appraisal amended
4. <u>Enid Allen: Highgate CAAC:</u>	Noted. No amendments required
5. <u>Stephen Hoyle, resident of Haslemere Road:</u>	Noted. No amendments required
6. <u>Adrian Essex, resident of Fairfield Road:</u>	Noted. No amendments required
7. <u>Cllr David Winskill:</u>	Noted. No amendments required
8. <u>Verbally at Residents Meeting 16 March 2010</u> <u>Christine Zimber, Stephen Morpurgo, Julie Trew:</u> Concern about increase in crossovers.	Referred to Highways
9. <u>Michelle Shipworth:</u>	Noted. No amendments required
10. <u>Marian Janes, CACAAC:</u>	Noted. No amendments required
11. <u>Chris Mason, Joint CAAC:</u>	Appraisal amended

The merit of the new areas has been professionally assessed and the feedback considered. Issues relating to potential boundary changes were expressed. The boundary changes have now been omitted from the amended Appraisal because of the current restraints on public service spending.



Haringey Council

EQUALITIES IMPACT ASSESSMENT FORM

Service: Planning & Regeneration
Directorate: Urban Environment
Title of Proposal: Crouch End Conservation Area
Character Appraisal
Lead Officer (author of the proposal): Vernon Farmer

Step 1 - Identify the aims of the policy, service or function

State what effects the proposal is intended to achieve and who will benefit from it.

Conservation Areas

The first part of the Crouch End Conservation Area was designated on 25th October 1974, with further extensions have been designated on 26th March 1976, 31st July 1990 and 29th November 1994. The previous draft of the Conservation Area Character Appraisal suggests further potential changes to the conservation area boundary. However, these will now not be implemented as part of the 2010 review because of current Central Government policies with regard to public service spending and their effect upon local government resources, particularly the associated implications for action by the Planning Enforcement Team.

Inclusion of a single dwellinghouse within a conservation area results in it being subject to additional planning controls under the planning legislation. For example, you may need to apply for planning permission for alterations or extensions that would not normally require planning permission outside of conservation areas.

These include:

- Extensions over 50% of the total area of the curtilage; up to 4 metres beyond the original rear wall and 4 metres in height
- Roof alteration / enlargement and dormer windows
- Erection or construction of a porch outside any external door
- Provision of, or alteration to, a building or enclosure for a swimming pool, poultry, bees, pets or livestock
- Provision of a container for the storage of oil or liquid petroleum gas
- Provision or replacement of a porous hard surface within the curtilage
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe
- Installation, alteration or replacement of a microwave antenna.
- Special controls also exist over demolition in conservation areas. In some cases, persons wishing to carry out demolition may need to acquire conservation area consent beforehand.

You will need conservation area consent to demolish a building in a conservation area. Generally, we are in favour of keeping all buildings that make a positive contribution to the character and appearance of a conservation area.

Conservation area consent may also be required for the demolition of boundary walls in a conservation area. This would be the case for a wall that is over 1 metre facing a public highway, or over 2 metres in any other case.

Trees in conservation areas are also afforded additional protection. You must make an application for tree works before any work is carried out to prune or fell a tree in a conservation area.

The Council may also require developers to use particular materials or styles that preserve the conservation area's character.

Many smaller changes are not subject to control and the area's character often depends on sensitive repair and maintenance by property owners. For example, alterations to windows / doors are not effected by Conservation Area designation, so the Council does not have control over this. However, Part L of the Building Regulations allows for relaxation of the need to replace original windows to upgrade the energy efficiency of any historic building by carrying out alternative ways of increasing insulation. The Council does exercise control over all alterations to windows and doors in flats as permitted development rights do not apply to these buildings.

Conservation Area Character Appraisals

Haringey's Design and Conservation Team is carrying out a rolling programme of producing character appraisals for the borough's 29 conservation areas. This is a long term project resulting from a statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to date 12 appraisals have already undergone consultation, approval and adoption.

Conservation area character appraisals are formal planning documents that define the 'special architectural and historic interest' that warrants conservation area designation and identify what it is about the character or appearance of the area that should be preserved or enhanced.

A character appraisal used in conjunction with planning policies in Haringey's Unitary Development Plan and other guidance will assist the ongoing management of a conservation area, including development control decisions.

Appraisals define the features of interest (heritage assets) that give each conservation area its special architectural and historic character as well as any features that detract from the character of the area. It should be noted that an appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

Appraisals examine the existing boundaries of the conservation area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded.

Appraisals can also make a number of proposals that are aimed at either protecting the special architectural and historic character of the area where it is seen to be under threat, or enhancing the character of the area where there are opportunities to do so. Consultation is primarily aimed at local conservation, amenity, environmental, business and residents' groups, but constructive comments are also welcome from interested individuals.

To date two phases of production of character appraisals have taken place which have both included a programme of public consultation resulting in their approval and adoption on 26th February 2007 and 11th February 2008 as support for the UDP and developing LDF. EIAs were not considered to be necessary at this time.

Consultation has also been carried out on the draft Crouch End Conservation Area Character Appraisal. The formal consultation began on 22 June 2009 and was extended to 30 September 2009, with a further extension to the consultation period ending on 16th July 2010.

Comments received have been taken into consideration and where relevant incorporated into the amended Appraisal.

Step 2 - Consideration of available data, research and information

You should gather all relevant quantitative and qualitative data that will help you assess whether, at present, there are differential outcomes for the different equalities target groups – diverse ethnic groups, women, men, older people, young people, disabled people, gay men, lesbians and transgender people and faith groups. Identify where there are gaps in data and say how you plug these gaps.

In order to establish whether a group is experiencing disproportionate effects, you should relate the data for each group to its population size. The 2001 Haringey Census data has an equalities profile of the borough and will help you to make comparisons against population sizes.

2 a) Using data from equalities monitoring, recent surveys, research, consultation etc. are there group(s) in the community who:

- *are significantly under/over represented in the use of the service, when compared to their population size?*
- *have raised concerns about access to services or quality of services?*
- *appear to be receiving differential outcomes in comparison to other groups?*

2 b) What factors (barriers) might account for this under/over representation?

Consultation with the local community and with local amenity groups representing the conservation area has not revealed anything relating to equality issues. However, the effects of conservation policies were considered as part of the consultation carried out for the Core Strategy. It has been used to assess whether there is, or is likely to be, a differential impact upon the relevant groups, assess unmet needs and planning related requirements of any of the target groups.

The Crouch End Conservation Area comprises most of the Crouch End ward and only a small section at the southern end of the Muswell Hill ward. Demographic data contained in the Borough Profile reveals that in the Crouch End Conservation Area and its immediate setting is most densely populated in the north and east parts (sub areas 2, 3 & 4). There is a very high proportion of white ethnic origin car owning owner occupiers, with a large percentage of residents of retirement age in the southern part (sub areas 5 & 7) and of working age in the northern part (sub areas 2 & 4). The proportion of residents of black ethnic minority background or those born in Cyprus, Turkey or of other overseas origins is very low. There is no obvious deprivation, child poverty, below 19 year old lone parent households, social housing or claimants of incapacity or other social benefits.

This data clearly shows that Crouch End and Muswell Hill wards are relatively affluent areas. Unlike several other parts of Haringey such as Northumberland Park ward, which is one of the most deprived areas in London and the UK, there are no deprived Super Output Areas (a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales) in or adjoining the Crouch End Conservation Area and very few disadvantaged, transient, "low pay" or "no pay" residents, asylum seekers or refugees.

Step 3 - Assessment of Impact

Using the information you have gathered and analysed in step 2, you should assess whether and how the proposal you are putting forward will affect existing barriers and what actions you will take to address any potential negative effects.

3 a) How will your proposal affect existing barriers? (Please tick below as appropriate)

Increase barriers?	Reduce barriers?	No change <input checked="" type="checkbox"/>
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Comment

The proposal will have a minor effect upon the equality issues of the area. The provision of an external ramp or platform lift to a building within a conservation area to assist access to people with physical disabilities, frail aged or people with children in prams, pushchairs or buggies will require additional design considerations so as not to detract from the heritage assets. The potential conflicts of conservation legislation and disability access requirements can be resolved by carefully designed solutions as suggested in English Heritage Guidance "Easy Access to Historic Buildings" published in July 2004.

3 b) What specific actions are you proposing in order to respond to the existing barriers and imbalances you have identified in Step 2?

There are no specific equality barriers identified in Step 2.

3 c) If there are barriers that cannot be removed, what groups will be most affected and what Positive Actions are you proposing in order to reduce the adverse impact on those groups?

Not applicable.

LDF Core Strategy: Strategic Policy 11 – Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

LDF Core Strategy: Strategic Policy 12 – Conservation

All new development in Conservation Areas and affecting Historic Assets shall preserve and enhance Haringey's rich and diverse heritage.

Step 4 - Consult on the proposal

Consultation is an essential part of impact assessment. If there has been recent consultation which has highlighted the issues you have identified in Steps 2 and 3, use it to inform your assessment. If there has been no consultation relating to the issues, then you may have to carry out consultation to assist your assessment.

Make sure you reach all those who are likely to be affected by the proposal, ensuring that you cover all the equalities strands. Do not forget to give feedback to the people you have consulted, stating how you have responded to the issues and concerns they have raised.

4 a) Who have you consulted on your proposal and what were the main issues and concerns from the consultation?

The draft Crouch End Conservation Area Character Appraisal was discussed with the local CAAC, residents, local MP and Ward Councillors at the Area Assembly on 16th July 2009 and again at a public meeting on 16th March 2010. Copies of the draft Appraisal were also made available for inspection and comment in the Hornsey Central Library and the Planning Office at 639 High Road N17 and it was published on the Council's website.

Despite the consultation period running from 22nd June 2009 until 16th July 2010, only 11 comments have been received to date.

None of these comments raised any issues relevant to this Equalities Impact Assessment, so the assumption is that they are not considered to be a significant problem within Crouch End.

4 b) How, in your proposal have you responded to the issues and concerns from consultation?

Where relevant they have been incorporated into the Appraisal.

4 c) How have you informed the public and the people you consulted about the results of the consultation and what actions you are proposing in order to address the concerns raised?

The amended Appraisal has been made available for further consultation before being presented to Cabinet for Approval and adoption. All of the people who have responded to the initial consultation, and all who attended the residents meeting of 16th March 2010 were included in the further consultation.

Step 5 - Addressing Training

The issues you have identified during the assessment and consultation may be new to you or your staff, which means you will need to raise awareness of them among your staff, which may involve training. You should identify those issues and plan how and when you will raise them with your staff.

Do you envisage the need to train staff or raise awareness of the issues arising from any aspects of your proposal and as a result of the impact assessment, and if so, what plans have you made?

Officers within the Planning Development Management and Planning Enforcement Teams will need to be made aware of the need for good quality design as a requirement of planning applications within the conservation area when the Character Appraisal has been adopted.

This should be possible through the usual staff newsletters, information emailed directly to relevant staff, and as part of team meetings.

Step 6 - Monitoring Arrangements

If the proposal is adopted there is a legal duty to monitor and publish its actual effects on people. Monitoring should cover all the six equality strands. The purpose of equalities monitoring is to see how the policy is working in practice and to identify if and where it is producing disproportionate adverse effects and to take steps to address the effects. You should use the Council's equal opportunities monitoring form which can be downloaded from Harinet. Generally, equalities monitoring data should be gathered, analysed and report quarterly, in the first instance to your DMT and then to the Equalities Team.

What arrangements do you have or will put in place to monitor, report, publish and disseminate information on how your proposal is working and whether or not it is producing the intended equalities outcomes?

Following adoption, the Crouch End Conservation Area Character Appraisal will provide a sound basis, defensible on appeal, to implement the approved development plan policies, to inform development management decisions, and to provide general guidance for residents and developers. The quality of decisions and development will be monitored as part of the development management monitoring system.

- *Who will be responsible for monitoring?*
The Planning Development Management Team and Planning Policy Team will be responsible as part of the AMR.
- *What indicators and targets will be used to monitor and evaluate the effectiveness of the policy/service/function and its equalities impact?*
Planning and Regeneration carries out standard performance monitoring on planning applications; Planning Policy Team and Design & Conservation Team have a duty to review Conservation Area policy every year as part of the AMR; and the whole Service carries out a customer feedback survey on planning applications which has an Equalities and Diversity dynamic.
- *Are there monitoring procedures already in place which will generate this information?*
The Development Management Team and Planning Policy Team will produce an audit of planning applications.
- *Where will this information be reported and how often?*
The Development Management Team and Planning Policy Team will produce an audit of planning applications.

Step 7 - Summarise impacts identified

In the table below, summarise for each diversity strand the impacts you have identified in your assessment

The priority to conserve and enhance older buildings can discriminate against groups as physical access may be difficult to alter in older buildings. Additionally, it may be more difficult to change conservation area buildings for alternative uses such as places of worship.

Age Adverse impact	Disability Adverse impact	Ethnicity Neutral	Gender Adverse impact	Religion or Belief Adverse impact	Sexual Orientation Neutral
The provision of appropriate and permissible aids and adaptations such as an external ramp platform or lift to a building within a conservation area to assist access to frail aged people with impaired mobility will require additional design considerations so as not to detract from the heritage assets.	The provision of appropriate and permissible aids and adaptations such as an external ramp, platform or lift to a building within a conservation area to assist access to people with physical disabilities or impaired mobility will require additional design considerations so as not to detract from the heritage assets.	Ensure that conservation preserves and enhances areas and buildings of significance to all ethnic groups.	The provision of appropriate and permissible aids and adaptations such as an external ramp to a building within a conservation area to assist access to people with children in prams, pushchairs or buggies will require additional design considerations so as not to detract from the heritage assets.	Conversion of a building within a conservation area for an alternative use as a place of worship will require additional design considerations so as not to detract from the heritage assets.	None.

Step 8 - Summarise the actions to be implemented

Please list below any recommendations for action that you plan to take as a result of this impact assessment.

Issue	Action required	Lead person	Timescale	Resource implications
Age	Vetting of design quality of planning applications.	Development Management	As required	Minor
Disability	Vetting of design quality of planning applications.	Development Management	As required	Minor
Gender	Vetting of design quality of planning applications.	Development Management	As required	Minor
Religion or Belief	Vetting of design quality of planning applications.	Development Management	As required	Minor

Step 9 - Publication and sign off

There is a legal duty to publish the results of impact assessments. The reason is not simply to comply with the law but also to make the whole process and its outcome transparent and have a wider community ownership. You should summarise the results of the assessment and intended actions and publish them. You should consider in what formats you will publish in order to ensure that you reach all sections of the community.

When and where do you intend to publish the results of your assessment, and in what formats?

A website is being prepared to hold all the documents forming part of this application. The completed Equalities Impact Assessment will be included among the documents available to download there.

Assessed by (Author of the proposal):

Name: Vernon Farmer
Designation: Urban Design Officer

Signature: Vernon Farmer.....
Date: Tuesday, 24 August 2010

Quality checked by (Equality Team):

Name: Christine A Joseph
Designation: Equalities and diversity officer

Signature: Christine A Joseph.....
Date: 21 June 2010.

Sign off by Directorate Management Team:

Name: Marc Dorfman
Designation: Assistant Director, Planning and Regeneration

Signature:
Date: