

Report Title: **Adoption of Conservation Area Character Appraisals**

Forward Plan reference number: **Not applicable**

Report of: **Interim Director of Urban Environment**

Wards(s) affected: **Bruce Grove, Northumberland Park, Seven Sisters, Tottenham Green, Tottenham Hale, White Hart Lane.**

Report for: **Non-key decision**

1. Purpose

1.1 To report on the recent public consultation exercise in respect of Character Appraisals for the following Conservation Areas, and to seek approval for their adoption: -

- CA 2 North Tottenham Conservation Area
- CA 18 Scotland Green Conservation Area
- CA 9 Tottenham Green Conservation Area
- CA 22 Bruce Grove Conservation Area
- CA 26 Seven Sisters / Page Green Conservation Area
- CA 27 South Tottenham High Road Conservation Area
- CA 17 St Ann's Conservation Area
- CA 19 Clyde Circus Conservation Area
- CA 6 Bruce Castle Conservation Area

2. Recommendations

2.1 That the Planning Applications Sub Committee approves and adopts the Character Appraisals for the above Conservation Areas.

Report Authorised by: **Assistant Director, Planning Policy and Development.**

Signature: *[Handwritten Signature]* Date: *13/2/07*

Contact Officer: **Sue Cooke, Team Leader, Design and Conservation Team**
Telephone: 020 8489 5511
e-mail: sue.cooke@haringey.gov.uk

3. Executive Summary

3.1 On the 2nd October 2006 the Council published Character Appraisals for 9 Tottenham Conservation Areas for public consultation purposes, for a 2 month period until 1st December. The appraisals were made available on the Council's website, at local libraries and the Council's Planning Offices. The consultation was publicised in local and national press and local residents and amenity groups were notified of their publication in writing, and invited to comment.

3.2 In preparing the Appraisals for adoption the Council has taken into account all comments received and has updated the Appraisals where appropriate. Each Appraisal sets out the character, appearance and historical interest of the conservation area and suggests broad guidelines for its preservation and enhancement. Adoption of the Character Appraisals will provide a sound basis for development plan policies and development control decisions, and for the guidance of residents and developers.

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 Not applicable.

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, Proposed Modifications (April 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)
- ODPM Best Value Performance Indicators 2005/06

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 Sue Cooke on 020 8489 5511.

6. Background

6.1 A report was presented to the Planning Applications Sub Committee on the 28th September 2006 seeking approval to commence a programme of publishing character appraisals for the Borough's conservation areas for the purposes of public and stakeholder consultation, with a view to future adoption.

6.2 Following Committee approval, the Council's Design and Conservation team commenced the programme with the publication of draft Character Appraisals for consultation for the following 9 Tottenham conservation areas: -

- North Tottenham Conservation Area
- Scotland Green Conservation Area
- Tottenham Green Conservation Area
- Bruce Grove Conservation Area
- Seven Sisters / Page Green Conservation Area
- South Tottenham High Road Conservation Area
- Clyde Circus Conservation Area
- St. Ann's Conservation Area
- Bruce Castle Conservation Area

7. Description

7.1 The Tottenham Character Appraisals were published as 4 separate documents, with the following 6 conservation areas amalgamated together as the Tottenham High Road Historic Corridor Conservation Areas Character Appraisal: North Tottenham, Tottenham Green, Scotland Green, Bruce Grove, Seven Sisters / Page Green, and South Tottenham High Road.

7.2 Each published character appraisal is based around a uniform structure and: -

- Sets out the special architectural and historic interest of the conservation area and describes the special character and appearance that it is desirable to preserve or enhance;
- Identifies through an audit of the built heritage of the area: - buildings and other elements that positively contribute to the character; that detract from the character of the area; and sites where an opportunity to enhance the character of an area may exist;
- Examines the appropriateness of the existing boundaries of the conservation area, the potential for extensions or deletions; and
- Identifies areas subject to pressure for change where the character and appearance of the conservation area would be adversely affected as a result of permitted development and where the removal of permitted development rights would safeguard the essential character and appearance of the area.

7.3 Adoption of the Character Appraisals will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.

8. Consultation

8.1 The Appraisals were published for public consultation purposes between the 2nd October 2006 and the 1st December 2006. The Appraisals were made available on the Council's website; and copies were available for inspection at local libraries and the Council's Planning Offices at 639 High Road, Tottenham. The following organisations were notified of the publication of the appraisals, and invited to comment on them: -

- The Tottenham Conservation Area Advisory Committee;
- Local residents' associations within N15 and N17 postcodes.
- The Tottenham Civic Society;
- The North London Chamber of Commerce;
- Bruce Castle Museum; and
- The Council's Tottenham High Road Regeneration Team (including the Town Centre Manager).

8.2 The public consultation was advertised in the October edition of the Council's 'Haringey People' magazine, and in the Royal Town Planning Institute's "Planning" magazine of the 29th September 2006.

8.3 A planning and conservation training session was arranged for local residents with a specific interest in conservation and planning, in conjunction with the consultation. The training was funded by English Heritage and was held at Bruce Castle Museum on Saturday 18th November. Planning Aid for London delivered the training, which was attended by 15 members of the public. The training briefed residents on the new planning system, conservation issues, and included workshops on conservation area character appraisals and how to set up a new local Conservation Area Advisory Committee for Tottenham.

8.4 Consultation comments were received from Bruce Castle Museum, the Tottenham Civic Society, the Council's Tottenham High Road Regeneration Team, and local residents from within the St Ann's, Clyde Circus, Bruce Castle Park and Tottenham High Road Conservation Areas. In summary, the main issues raised were as follows: Firstly, an additional volume of entries for Statutory and Local Listing. With regard to Local Listing a separate report is being prepared for the Committee in May with an updated local list which includes a number of proposals brought up in the Appraisal process. Officers are working through the proposals for Statutory Listing and making applications to English Heritage, where appropriate. As a result of a request from the Clyde Circus Residents Association, officers have submitted an application to list the Botany Bay Public House on Phillip Lane. Unfortunately, this application has been refused by English Heritage and the property will therefore be put forward for Local Listing in May

8.5 The second major issue that has emerged in the Consultation process relates to proposals for increasing the size and scope of a number of the Conservation Areas. This came up particularly, but not exclusively in the St Ann's and Clyde Circus Conservation Areas. In Clyde Circus the requests also included proposals for increasing Article 4 powers within the Conservation Area. The responses received for the St Ann's included proposals for extending the conservation area further along St Ann's Road and widening its extent on the Hospital Site. However, the Council has committed itself to adopting character appraisals for all the Boroughs 28 conservation areas as a matter of priority. For this reason it is considered expedient to adopt all the conservation area boundaries as currently shown in the adopted UDP and not to de-designate or designate extensions to any of the conservation areas, but to consider any proposals for boundary changes at a later date.

8.6 The third issue that has been highlighted by the consultation is the need for the designation of Article 4 Directions within parts of the conservation areas. All of the draft appraisals explore this issue and conclude that increasing Article 4 powers would not be an appropriate course of action for the 9 Conservation areas currently under review. However, there is an urgent need for consideration of Article 4 powers in other parts of Tottenham and a separate report has therefore been prepared seeking an extension to the current Article 4 area covering Tower Gardens to include the adjacent Peabody Cottages Conservation Area. In the case of Peabody Cottages the area has a uniform and consistent character which is well preserved and warrants Article 4 protection. The Council will need to seek confirmation from the Secretary of State for any Article 4 proposal. Officers are of the view that such a confirmation will be forthcoming for the Peabody Cottages Estate but will not be likely to be agreed for the other 9 areas.

8.7 In preparing the Appraisals for adoption the Council's conservation officers have taken into account all of the comments received and have updated the Appraisals where appropriate. Some of the comments received were not within the scope of the appraisals and have been passed onto the relevant department. All comments received have been kept on file.

9. Summary and Conclusions

9.1 On the 2nd October 2006 the Council published Character Appraisals for 9 Tottenham Conservation Areas for public consultation purposes for a 2 month period until 1st December. The appraisals were made available on the Council's website, at local libraries and the Council's Planning Offices. The consultation was publicised in local and national press and local residents and amenity groups were notified of their publication in writing, and invited to comment.

9.2 In preparing the Appraisals for adoption the Council has taken into account all comments received and has updated the Appraisals where appropriate. Each Appraisal sets out the character, appearance and historical interest of the conservation area and suggests broad guidelines for its preservation and enhancement. Adoption of the Character Appraisals will provide a sound basis for development plan policies and development control decisions, and for the guidance of residents and developers.

10. Recommendations

10.1 That the Planning Applications Sub Committee approves and adopts the character appraisals for the above conservation areas.

11. Comments of the Director of Finance

11.1 Any costs associated with the publication of the adopted conservation area character appraisals will need to be contained within existing approved budgets for the Planning, Policy and Development business unit.

12. Comments of the Head of Legal Services

12.1 The Head of Legal Services has been consulted and they have no specific comments to add.

13. Equalities Implications

13.1 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.

14. Use of Appendices

14.1 The following Conservation Area Character Appraisals are appended to this report: -

- Bruce Castle Conservation Area Character Appraisal;
- Clyde Circus Conservation Area Character Appraisal;
- St Ann's Conservation Area Character Appraisal; and
- Tottenham High Road Historic Corridor Conservation Areas Character Appraisal.