



Report for:	Cabinet 12th November 2013	Item Number:	
Title:	Adoption of Highgate Conservation Area Character Appraisal and Management Plan		
Report Authorised by:	Lyn Garner, Director of Place and Sustainability		
Lead Officer:	Nairita Chakraborty, Principal Conservation Officer 020 8489 2841 mailto : nairita.chakraborty@haringey.gov.uk		
Ward(s) affected: Highgate, Crouch End.	Report for Key/Non Key Decisions: Non key		

1 Describe the issue under consideration

- 1.1 This report seeks member's approval for the adoption of the draft Highgate Conservation Area Character Appraisal and Management Plan, attached at Appendix 1. Cabinet approved the draft Appraisal on 18th October 2012 for public consultation. The Appraisal has been revised following comments received during the consultation undertaken between 16th December 2012 and 11th January 2013 and now includes a Management Plan. Appendix 2 contains details of the comments received and their recommended outcome.

2 Cabinet Member introduction

- 2.1 In response to the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy, the Council has a rolling programme of Conservation Area Appraisals and is currently undertaking the Highgate Conservation Area Character Appraisal.
- 2.2 The Council consulted residents and members on the draft Character appraisal during December 2012 and January 2013. All the consultation comments have been reviewed and this report contains a summary of the responses, along with a fully updated Appraisal. In total, there were 28 responses, including statutory consultees and residents. The key issues highlighted in the consultation were the visual presentation of the document, lack of detailed maps and Management Plan.



- 2.3 The document has been updated to include more streetscape analysis with lots of graphics such as photographs and maps. The document also includes a Management Plan and Design Guide. Whilst not a statutory planning guidance, it is hoped that the guide would give design parameters for future alterations and extensions to the individual properties.

3 Recommendation

- 3.1 That Cabinet approves the adoption and publication of the Highgate Conservation Area Appraisal and Management Plan.

4 Alternative options considered

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework (NPPF) and guidance from English Heritage require local planning authorities to prepare character appraisals to set out the special significance of conservation areas and opportunities for their enhancement. This appraisal has been written in response to these statutory requirements and no other alternatives were considered.

5 Background Information

- 5.1 The National Planning Policy Framework (NPPF) issued by the Government in March 2012 requires local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In this regard, character appraisals are primary guidance which define the special character of conservation areas, and identify what is of special architectural and historic interest within them.
- 5.2 The Council's strategy for the conservation and enjoyment of the historic environment takes into account the desirability of new development that makes a positive contribution to local character and distinctiveness. This position is reflected in the Council's adopted UDP and the Local Plan Strategic Policies. An adopted character appraisal provides a sound basis, defensible on appeal, to implement the Council's approved development plan policies and to inform development management decisions.
- 5.3 There are 29 conservation areas in Haringey, designated over a period of 45 years, of which 13 have adopted character appraisals. Highgate conservation area was the first conservation area to be designated in Haringey, on 21 December 1967, in recognition of its special historic and architectural interest.
- 5.4 At the Cabinet meeting of 18th October 2012, Members approved the draft appraisal for the Highgate Conservation Area for public consultation. During 16th December 2012 to 11th January 2013, a four week consultation exercise



was carried out. Officers notified all consultees on the Council's required database, and issued a press notice. Paper copies of the draft appraisal were also issued to The Highgate Society, Highgate Conservation Area Advisory Committee (CAAC), and to the Highgate Library. The document was also published on the Council's website, accompanied by an electronic feedback form to facilitate responses to the Council.

- 5.4 Consultees also included Highgate School, the Joint Conservation Area Advisory Committee (CAAC), London Boroughs of Camden, Barnet and Islington, Natural England and English Heritage.

Response to Consultation

- 5.5 There was an overwhelming response to the consultation process with 28 comments in total received from individual residents as well as local groups and statutory consultees. A detailed table including the comments and officer's response is contained in Appendix 2 of this report. The consultation indicated that the Appraisal required the following additional information:

1. Local assessment and streetscape analysis
2. Visual presentation and illustrations
3. Management Plan and guidance on design of future alterations
4. Changes to sub-area boundaries
5. Assessment of the quality of street environment

- 5.6 The revised document has been prepared in close consultation with Highgate CAAC and the Highgate Society.

Consideration of responses

- 5.7 The revised document now includes several illustrations and detailed maps showing townscape analysis to indicate key views, landmark buildings, positive contributors and opportunity sites.
- 5.8 The boundaries of sub-areas 1 and 2 have been revised to ensure that the Highgate school site remains in sub-area 1. Sub-areas have also been revised to co-ordinate with plot boundaries and road layout.
- 5.9 Following the consultation, a Management Plan and Design Guide has been included in the last chapter, to provide guidance to residents, developers and members of public on the type and quality of design and development considered to be appropriate in the Highgate Conservation Area. It is hoped that these guidelines would provide consistency in the standard of design and development which meets the needs of the residents and ensures the conservation of the historic and architectural character of Highgate.



5.10 The Management Plan, however, is considered to be part of the evidence base and does not have the status of a Supplementary Planning Guidance. It is hoped that the Plan would inform the emerging Development Management Plan Document. The newly constituted Highgate Neighbourhood Plan has also indicated that the Plan would form the basis for the Highgate Neighbourhood Plan currently under preparation.

6 Comments of the Chief Finance Officer and financial implications

6.1 Any costs associated with publication of the adopted character appraisal will be contained within existing approved budgets for Planning Policy.

7 Head of Legal Services and legal implications

7.1 Local planning authorities are under a duty to formulate and publish proposals for the enhancement of conservation areas under section 71 Planning (Listed Buildings and Conservation Areas) Act 1990. The formulation and publication of proposals for conservation areas is not governed by any procedural requirements compared to that regulating other areas of the development process. There is no requirement for a public local inquiry to consider objections. The only requirement is for a public meeting for consideration of the proposals. However it is common practice for local authorities to incorporate conservation area designations and enhancement proposals into the planning process.

7.2 The legal basis for conservation area character appraisals is not only section 71 but also Haringey's adopted Local Plan. This appraisal will be used to support the conservation policies of Haringey's Local Plan.

8 Equalities and Community Cohesion comments

n/a

9 Head of Procurement Comments:

n/a

10 Policy Implication

10.1 The character appraisal fulfils the Council's duties to provide clarity and guidance for the implementation of policies contained within the Council's UDP and emerging Local Plan, the London Plan and the National Planning Policy Framework (NPPF).

10.2 In reference to the Council's key themes in the use of resources:



- Value for Money – the Appraisal does not have significant value for money implications, in that it is not costing significant money.
- Property Assets – the Appraisal and Management Plan would apply to private properties and households as well as Council owned assets.
- Risk management – the greater clarity of the guidance should lead to some reduction in the number of planning appeals and enforcement cases.
- Staff/ Workforce – by increasing clarity of what is required for residents and developers, there should be a reduction in the workload on the planning department.

11 Reason for decision

Council is required to prepare Conservation Area Appraisals as part of their statutory requirement to protect and enhance conservation areas and as part of the National Planning Policy Framework to provide specific policies to be included in the Local Plan. The adoption of this Appraisal would be in accordance with the relevant statutory and policy requirements.

12 Use of Appendices

- 12.1 Appendix 1: Highgate Conservation Area Character Appraisal and Management Plan
- 12.2 Appendix 2: Consultation responses

13 Local Government (Access to Information) Act 1985

- The Planning (Listed Buildings and Conservation) Act 1990
- National Planning Policy Framework (NPPF), March, 2012;
- Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, March 2011.