

Haringey Council

Report for:	Member Signing 19 th December 2014	Item Number:	
Title:	Adoption of North Tottenham Townscape Heritage Initiative Sub Area Conservation Area Appraisal and Conservation Area Management Plan		
Report Authorised by:	Stephen Kelly, Assistant Director of Planning <i>SJ Kelly</i>		
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Ward(s) affected: Northumberland Park	Report for Key/Non Key Decisions: Non key		

1 Describe the issue under consideration

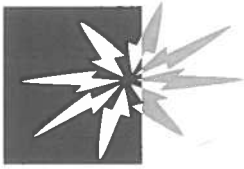
1.1 This report seeks member approval for the adoption of the North Tottenham THI Sub Area Conservation Area Appraisal (CAA) and the North Tottenham THI Sub Area Management Plan (CAMP), both attached as an Appendix. The draft appraisal and the management plan were the subject of public consultation between the 29th October and 26th November 2014.

2 Cabinet Member introduction

2.1 This CAA & CAMP were prepared specifically to accompany the Council's bid to the Heritage Lottery Fund (HLF) for a Townscape Heritage Initiative (THI) scheme for a part of the North Tottenham Conservation Area. Conditions of the bid submission entitled Tottenham High Road Historic Corridor (North), requires the adoption by the Council of a CAA and CAMP.

2.2 The requirement for consultation on the CAA & CAMP is not specifically identified in the Council's Statement of Community Involvement (SCI). However, as the documents will inform planning policy such as a future Heritage Strategy Supplementary Planning Document, they fall within Appendix 6 of the SCI, Supplementary Planning Document (Evidence Gathering). Such consultation is non-statutory with no fixed time limit.

2.3 The documents were available for comment four weeks. A total of 287 letters were sent out advising all occupants within the THI area, that the



documents were available on the website, and paper copies were deposited at the Civic Centre and at River Park House. Tottenham Conservation Area Advisory Committee and Tottenham Civic Society were also informed, along with Ward Members and the Cabinet Members for Planning, and Housing and Regeneration.

- 2.4 The appraisal and management plan will become an addendum to the original Conservation Area Character Appraisal adopted by the Planning Committee on 9th March 2009.
- 2.5 The HLF bid was submitted on Friday 28th November and the final adopted version of the CAA and CAMP must be submitted to HLF as soon as possible and at the latest, before their decision on the bid is reached in March 2015.
- 2.6 A number of amendments have been made to the CAMP. They have been designed to achieve consistency with other Council strategies and publications.

3 Recommendation

- 3.1 That the Cabinet member approves the adoption and publication of the North Tottenham THI Sub Area Conservation Area Appraisal (CAA) and Management Plan (CAMP).

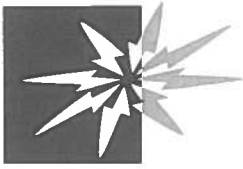
4 Alternative options considered

- 4.1 The adoption of the CAA & CAMP is a condition of the THI bid to English Heritage. Choosing not to adopt the document would result in the Council having to withdraw its bid. In the absence of any adverse comments, alternative options to adoption of the current documents, has not been proposed.

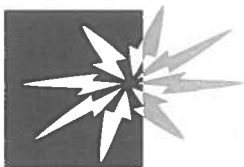
5 Background Information

Strategic Context

- 5.1 Since 2005, Haringey Council together with the Heritage Lottery Fund (HLF), have been pursuing an ongoing programme of conservation-led regeneration of the Borough, including Tottenham High Road.
- 5.2 The North Tottenham Conservation Area is suffering from limited investment and economic decline. The overall aim of the scheme is to create a positive environment which people can take pride in. The measures proposed, including historic building repairs will help to create much needed positive change and improvement to the built environment in north Tottenham.



- 5.3 A bid has been prepared, requesting a contribution of £1.5m from the Heritage Lottery Fund (HLF) to fund improvements to shop fronts in North Tottenham under HLF's Townscape Heritage Initiative (THI). The CAMP identifies the need for improvements in the fabric of shops and buildings as a key objective. The total value of the project is just over £2m including a provisional contribution of £500,000 from the Council. At the Cabinet meeting of 18th November 2014, Members approved the bid submission for consideration by HLF and delegated authority to the Director of Regeneration, Planning and Development, to accept the bid on notification of success.
- 5.4 The CAA and CAMP, subject of this report, are fundamental parts of the THI bid. They sit alongside other Council strategies and publications including the High Road West Master Plan, which is before Cabinet for approval on the 16th December 2014. The bid is set in the context of the Tottenham Strategic Regeneration Framework and fits with four of the seven strategies for success of the programme. It will contribute: in small part to providing new and interesting apprenticeships in conservation skills (strategy 1); investment to strengthen the business resilience in this area of the High Road where businesses are marginal, by improving business premises (strategy 2); environmental improvements to properties revitalise the High Road (strategy 6) and; bring further investment to the area from HLF (strategy 7). The bid is identified in the Tottenham Strategic Regeneration Programme Delivery Plan 2014, in priority 3.
- 5.5 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. 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.
- 5.6 A conservation area management plan helps to inform the way in which change will be managed within the conservation area to ensure conservation areas retain the qualities which led to their designation. The CAMP for the North Tottenham THI Sub Area considers such issues as the boundary of the conservation area, improvement and opportunity sites, important views, and specific issues such as the appearance of shop fronts and regeneration proposals affecting the area.
- 5.7 Sitting alongside the emergent Area Action Plan for Tottenham and the Borough wide suite of statutory Local Plan Documents it is the Council's



intention to prepare a borough-wide Heritage Management Strategy in accordance with English Heritage's advice which can be applied to all heritage assets including Conservation Areas. However, this current plan for the North Tottenham THI is a specific requirement of HLF to accompany the THI bid.

- 5.8 The greater clarity provided by the CAA & CAMP guidance should reduce the risk of confusion around the conservation area priorities and may lead to some reduction in the number of planning appeals and enforcement cases.
- 5.9 The management plan must be put in to practice for at least 10 years after the THI scheme has ended.

Response to Consultation

5.10 No requests for changes to the document were received from outside the Council, however, since the CAA and CAMP were written, work on an Area Action Plan has commenced, and the High Road West Master Plan, which has been subject to extensive consultation, which is before Cabinet for approval on 16th December 2014. A number of non-substantive amendments have been made to the CAMP. They have been designed specifically to achieve consistency of terminology and expression, with other Council strategies and publications.

5.11 In addition, English Heritage commented that there were no items of concern in the documents.

Resources

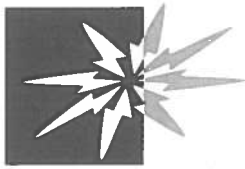
5.11 It is envisaged that the CAMP will be actioned initially through the implementation of the THI bid and thereafter by the Council's Planning Department through planning decisions.

6 Comments of the Chief Finance Officer and financial implications

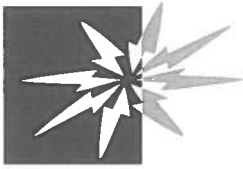
6.1 The cost of developing the CAA and CAMP documents has been met from existing budgets.

6.2 The contribution towards the Heritage Lottery Fund bid is to be funded from the proposed capital budgets, to be agreed at December 2014 Cabinet, allocated for Heritage buildings in Tottenham.

7 Comments of the Assistant Director of Corporate Governance and legal implications



- 7.1 The Assistant Director of Corporate Governance has been consulted on the preparation of this report, and makes the following comments.
- 7.2 The CAA & CAMP are not of themselves formal Planning documents and consequently will not form part of the statutory development plan. They will however be material considerations to be taken into account in the development management process alongside the statutory obligation to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 7.3 The Supreme Court has recently endorsed the following general principles of consultation:
- That consultation must be at a time when proposals are still at a formative stage;
 - That the proposer must give sufficient reasons for any proposal to permit intelligent consideration and response;
 - That adequate time must be given for consideration and response; and
 - That the product of consultation must be conscientiously taken into account in finalising any statutory proposals.
- 7.4 In short, in order to achieve the necessary degree of fairness, the obligation is to let those who have a potential interest in the subject matter know in clear terms what the proposal is and exactly why it is under positive consideration, telling them enough (which may be a good deal) to enable them to make an intelligent response. The obligation, although it may be quite onerous, goes no further than this.
- 8 Equalities and Community Cohesion comments
- 8.1 The Index of Multiple Deprivation scores shows that areas covered by Tottenham have the highest levels of deprivation in the borough. These areas are home to predominantly Black and Ethnic Minority communities and are characterised by among other things, higher than average levels of unemployment and many buildings in a poor state.
- 8.2 In 'Tottenham Strategic Regeneration Framework', a report to CAB on 24th October 2014 it is recognised that the physical transformation of Tottenham will attract the attention of developers and the investor community whose activities will help realise the Council's aspirations for Tottenham as described in this report.
- 8.3 The actions in the CAMP will support the aims of the Tottenham Regeneration Programme by contributing to the physical regeneration of the



area. It will also engender economic and social regeneration and help to create a positive image of the area as a thriving place where people choose to live, work and stay throughout their lives, thus enhancing community cohesion in the area. In both these respects, the impact will be positive on the residents of Tottenham many of whom possess many of the characteristics protected by the Equality Act 2010. The bid will contribute to the Council's performance of its public sector equality duty.

9 Head of Procurement Comments

n/a

10 Policy Implication

10.1 The CAMP will be used to support the delivery of the aspirations in the CAA and will help inform planning policy development, supplementary planning documents, such as design guidance, and planning decisions.

11 Reason for decision

The Council is required to prepare Conservation Area Appraisals as part of their statutory requirement to protect and enhance conservation and 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. It is also a requirement of the bid submission to HLF discussed above.

12 Use of Appendices

Appendix 1: North Tottenham THI Sub Area Conservation Area Character Appraisal and Management Plan

Appendix 2: Tottenham High Road Historic Corridor Conservation Areas No. 2, No. 9, No. 18, No. 22, No. 26 & No. 27 Conservation Area Character Appraisal

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, revised June 2012.