

## Conservation update for Muswell Hill Area Forum

Within Muswell Hill, Fortis Green, Alexandra and Highgate, there are six conservation areas as listed below. The attached map shows the designated areas within the borough.

Due to limited resources the Council has not been able to prepare detailed Character Area Appraisals and Management Plans for them. However, between 2011 and 2013, the Council worked closely with the Highgate Conservation Area Advisory Committee and Highgate Society to prepare the Highgate Conservation Area Character Appraisal and Management Plan. This was adopted by the Council in December 2013 and is available on the Council website.

Name of Conservation Area	Date of designation	Adopted Appraisal
Highgate	21.12.1967	19.12.2013
Fortis Green	1.03.1974	
Muswell Hill	1.03.1974	
Vallance Road	10.11.2008	
Alexandra Palace and Park	22.09.1978	
Hornsey Water Works and Filter Beds	29.11.1994	

The Council has a statutory duty to preserve or enhance listed buildings and conservation areas within the borough. Local Plan Policy SP12 states:

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

In addition, policies CS 4, CS5, CS6, CS7 and CS8 contained within the Haringey Unitary Development Plan Saved Policies 2013 set further detailed policies towards protection of the historic environment. These are set out below:

### **CSV4: ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS**

The Council will require that alterations or extensions to listed buildings:

- a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- b) relate sensitively to the original building; and
- c) do not adversely affect the setting of a listed building.

## **CSV5: ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS**

The Council will require that alterations or extensions to buildings in Conservation Areas:

- a) preserve or enhance the character of the Conservation Area; and
- b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

## **CSV6: DEMOLITION OF LISTED BUILDINGS**

The Council will protect Haringey's listed buildings by refusing applications for their demolition. In the case of internal demolition work, the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building's interior. In some cases, if substantial community benefit would result from development, internal alterations may be acceptable in listed buildings. Each case will be judged individually.

## **CSV7: DEMOLITION IN CONSERVATION AREAS**

The Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area. In some exceptional cases, if substantial community benefit would result from total or substantial demolition of buildings in Conservation Areas the Council may consider this to be acceptable. Each case will be judged on its merits and weighed against arguments in favour of a building's preservation.

## **CSV8: ARCHAEOLOGY**

Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:

- a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
- b) development proposals will preserve in situ, protect and safeguard important archaeological remains and the settings and, where appropriate, provide for the permanent display and interpretation of the remains.

The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor, as an integral part of a development programme where a development incorporates archaeological remains or where it is considered that preservation in situ is not appropriate.

The Council is now in the process of preparing the Development Management Plan Document (Local Plan Part 2). On 20<sup>th</sup> January 2015, Cabinet approved the first draft (Regulation 18) document to be published for public consultation in February 2015. This document, when adopted (following public examination) would replace the Saved Policy and form the basis of development management across the borough. Particular policies for conservation area as follows:

### **Policy DM10 Management of the historic environment**

- A. The Council will support proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for their sustainable future use. The Council will seek private and public funding contributions to

improve their appearance, public access where appropriate, legibility, understanding through interpretive signage and public realm improvements.

- B. Total or substantial loss of significance of a heritage asset or a part of it, would only be acceptable where:
  - a. The loss is essential to deliver significant heritage benefit such as restoration of a more significant aspect of the asset, reinstating historic street pattern or frontage, or public benefit such as affordable housing opportunities, which outweigh the significant loss; and/or
  - b. The parts concerned are considered not to preserve or enhance the character and appearance of the asset and the surrounding environment; and/or,
  - c. It has been demonstrated that options for adaptive reuse are unachievable (this should be supported by relevant documents as per the validity checklist).
  
- C. In addition to above, applications of new development affecting a heritage asset or its setting including subdivision of plots, infill and backland development, would only be granted where they preserve or enhance the asset's significance, character, appearance and setting.
  
- D. The Council will support modern contemporary designs that ensure high aesthetic standards and are sympathetic to the local character and appearance of the asset, and promote the conservation and appreciation of the historic environment, where appropriate. New development should respect:
  - a. Existing historic property layouts, including burgage plots;
  - b. Traditional uses or mix of uses;
  - c. Scale and typology of existing built form;
  - d. Characteristic materials and local detailing;
  - e. Local views and topography; and,
  - f. Trees, landscaping and public realm features that contribute to the amenity value and character of the asset.
  
- E. Applications for alterations or extensions to a heritage asset or affecting their setting should:
  - a. Always be subordinate in appearance and integrate with the host building;
  - b. Not upset the existing scale or proportions of the host building or adversely affect the character or setting of the neighbouring buildings;
  - c. Be confined to the rear or least important facades;
  - d. Preserve, repair or reinstate, especially in case of conservation areas at risk or those protected by Article 4 directions, the characteristic external features that contribute to the heritage asset's significance such as original chimneys, windows, doors, boundary treatment, roof coverings;
  - e. In case of listed buildings, respect original plan form and where appropriate repair and reinstate significant features such as fire places, plaster work, cornices, skirtings, architraves, panelling and walls; and,

- f. Retain traditional characteristic walls, gardens, boundaries where these form part of the local street scene or add to the local visual character and appearance of the historic environment.
- F. The Council will support reuse of vacant listed buildings, especially those on the Heritage and Risk, or locally listed buildings including innovative ways for their sensitive adaptation. Works should, however, respect the architectural and historical integrity buildings including significant internal features, and do not harm their structural stability. In order to facilitate their re-use the Council will consider proposals that would not otherwise be granted planning consent (such as alternative uses and enabling development), provided it accords with English Heritage guidance and is justified on the basis of independent financial appraisal. The Council will require S106 legal agreement to ensure that the historic asset must be restored (or benefit directly) before 'enabling development' can be occupied.

#### **Policy DM11 Heritage led regeneration**

The Council will encourage utilisation of heritage assets as a catalyst for regeneration of a wider area. Proposals should be informed by wider understanding of the historic environment and incorporated within the Master planning process. This should include targeting a group of assets and their repair or independent development of assets in a way which complements the wider civic initiatives.

#### **Policy DM12 Facade retention**

- A. Proposals for substantial demolition behind the existing facade and its reconstruction would not normally be acceptable because of the need to retain the architectural integrity and cellular plan form of the traditional buildings. Considerations would also be given to issues of structural stability and economic feasibility of rebuilding the original building.
- B. Where the existing interior is undistinguished or has been subject to extreme alterations, or where the removal of the building would have an adverse impact on the wider townscape of the area, the retention of at least front and side facades may be acceptable. These facades, however, should be innovatively and carefully integrated with the new build in terms of floor to ceiling heights, window position, roof details and thermal behaviour.

#### **Policy DM13 Archaeology**

- A. Proposal for development involving ground disturbance in Archaeological Priority Areas (as identified on the Proposals Map) will need to be assessed and may require an Archaeological Evaluation Report subject to advice from Greater London Archaeological Advisory Service (GLAAS). The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ or excavation.

- B. Whilst there are no Scheduled Ancient Monuments within the borough at present, the Council will press for their designation on appropriate sites and if designated, development affecting the monument or its setting would normally be refused.

The Council aspires to produce a Historic Environment Supplementary Plan Document giving detailed guidance on all heritage assets including guidance on historic shop fronts and architectural elements such as windows, chimneys and porches.