

## **Consultation Statement**

On the draft Noel Park Conservation Area Appraisal and Management Plan  
February 2016

### **1. Consultation Overview**

- 1.1** Recognising the special historic character of the Noel Park area as well as the issues and challenges facing the area, the Council undertook to produce an appraisal and management plan. This was done with support from Historic England, and by working closely with a steering group drawn from the local community under the Community Heritage Initiative Partnership (CHIP).
- 1.2** The council approved a six-week consultation of the draft document in November 2015, aimed at gauging public support for the adoption of the appraisal and the recommendations of the management plan, as well as giving residents the opportunity to comment in detail on the document and make suggestions.
- 1.3** A total of 72 responses were received and the process allowed the council to engage with the wider local community outside of the steering group. Responses were generally positive and in support of the appraisal's adoption. There were also a number of useful suggestions relating to the content of both the appraisal and management plan.
- 1.4** The consultation methodology was in line with the Council's statement of community involvement (SCI).

### **2. Methodology**

- 2.1** The consultation took place between 27<sup>th</sup> November 2015 and 8<sup>th</sup> January 2016. Letters were sent to all addresses on the Council's database within the conservation area notifying them of the purpose of the consultation, detailing how to respond, and including a leaflet summarising the main content of the document. Additionally, letters were sent to all addresses on the Council's database within the proposed extension to the conservation area, including information about the effects of designation.
- 2.2** A notice was placed in the Haringey Independent on the 27<sup>th</sup> November stating the dates of the consultation, where to view the document and how to respond. Relevant information was made available on the Council's website with the documents available to download.
- 2.3** Paper copies of the document were made available to view at Wood Green Central Library, River Park House, and Haringey Civic Centre.

**2.4** Consultees were invited to submit comments either through an online questionnaire accessed from the council's website, through a printed questionnaire submitted via a freepost address, via email, or in person at a public meeting.

**2.5** A public drop-in session was held at Shropshire Hall in Noel Park on 16<sup>th</sup> December 2016 where officers were available to answer questions and consultees were invited to make detailed comments and suggestions which were recorded. Additionally, officers attended the Noel Park Community Conference on 22<sup>nd</sup> November and were available to answer questions. Both meetings were well attended and allowed for discussion related to the document.

### **3. Summary of responses**

**3.1** Following the consultation, all comments received were summarised and analysed. There were a total of 72 responses. 18 were submitted either by email or post. 53 were submitted via the online survey. Additional comments were made either verbally or by annotating posters at the drop-in meeting.

**3.2** The majority of respondents supported the adoption of the appraisal, and agreed with the recommendations of the management plan. Many agree that more should be done to protect the character of the area.

**3.3** 41 respondents answered 'yes' to the question 'Do you support the adoption of the Noel Park Conservation Area Appraisal and Management Plan?' 13 respondents answered 'no' to the same question.

**3.4** 39 respondents answered 'yes' to the question 'Do you agree with the recommendations of the management plan?' 12 respondents answered 'no' to the same question.

**3.5** 23 respondents answered 'yes' to the question 'Do you support the proposed extension to the conservation area?' 11 respondents answered 'no' to the same question.

**3.6** 15 anonymous responses were received via the online survey. These were received in quick succession and didn't provide name, address, contact details or comments, so were disregarded for the purposes of the above analysis. It is however noted that all 15 answered 'no' to all three of the questions given above.

**3.6** The table on the next page summarises the main concerns expressed in the consultation responses, and the Council's response to them.

Consultation comments	Council response
<p>The majority of respondents are in support of adopting the appraisal, and agree with the recommendations of the management plan Many emphasise the area's special character and think more should be done to protect it.</p>	<p>Support noted</p>
<p>Many respondents consider that the design guide is a valuable part of the appraisal. There are some suggestions for additional advice to be included, and minor amendments to be made to the existing advice. It is suggested that the information be summarised in a leaflet to be distributed within the estate.</p>	<p>Ch 8.3 (Design Guide) to be revised accordingly. Advice to be added or clarified: Energy efficiency and micro-generation equipment, placement of satellite dishes, advice on brickwork maintenance, gardens, roof ventilation, paint colours.</p> <p>The council will consider producing a leaflet summarising the design guidelines after adoption of the appraisal.</p>
<p>There was concern expressed that (on a small number of issues) the advice in the design guide is too prescriptive and limiting (e.g. advice on paint colours), when a different solution might work equally well.</p>	<p>Text amended at Ch 8.3 Design Guide to clarify that there may be other options available.</p>
<p>Many respondents expressed concern over the number of inappropriate alterations to houses especially UPVC windows, which have harmed the character of the area. Many respondents support stricter enforcement of planning rules. There are some concerns that it might not be possible to enforce the rules effectively, especially given the extent of existing unsympathetic alterations.</p>	<p>The adopted appraisal will support our ability to enforce effectively in the area, as well as support consistent decision making in development management and improve public awareness of which alterations require planning consent. The proposed extension of the conservation area and Article 4 direction will give consistency across the estate, and increase our control with regard to minor alterations.</p>
<p>There were suggestions that a comprehensive written or photographic record of the current state of Noel park properties would enable more effective enforcement, providing a means of determining which alterations have taken place recently and are therefore enforceable.</p>	<p>A recommendation will be included in the document that the council considers compiling a dated photographic survey of the conservation area as an aid to monitoring changes and enforcement. It may be possible to engage local volunteers in this.</p>

<p>It was suggested that a short row of shops (numbers 1-17 odd Salisbury Rd) is also included in the conservation area. The buildings are identified by some consultees as making potentially making a contribution to local amenity and character.</p>	<p>Initial site research for the appraisal included a comprehensive assessment of areas surrounding the conservation area with a view to amending the boundaries if necessary. There are a number of buildings outside of the conservation area boundary that were contemporary with the original estate, but weren't recommended for inclusion because their character had changed.</p> <p>NPPF Policy 127 states that when designating conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest. A further site visit was conducted to assess the condition of this terrace, and it is not recommended for inclusion in the conservation area as much of the architectural quality has been lost (including all original shop front and the majority of windows.)</p>
<p>A number of consultees thought that Noel Park properties are cold and/or damp, and that there is a need to improve thermal performance.</p>	<p>Advice on insulation and energy efficiency improvements to be included within the design guide.</p>
<p>A number of concerns were expressed that the rear extension 'pods' on Gladstone Avenue are not fit for purpose and should be replaced with something more appropriate.</p>	<p>The conservation team will work with Homes for Haringey to ensure that any solution is appropriate to the historic setting.</p>
<p>Concern expressed over the number of houses being subdivided for rental purposes, and the detrimental effect on the neighbourhood.</p>	<p>While it is recognised that subdivisions can lead to problems such as proliferation of bins, this is not a conservation issue and is dealt with by the Council's wider planning policy, and enforcement team.</p>
<p>Many respondents expressed concerns about fly-tipping, proliferation of bins in the street and other rubbish related issues. It was suggested that more enforcement in this area would be beneficial.</p>	<p>While it is recognised that these things can have an effect on the character of the area, it is not really a conservation issue. The team Noel Park initiative is working hard to address issues such as fly-tipping and waste management in the area.</p>

<p>There was a detailed response from Historic England which generally supports the documents, with some minor suggested amendments to the design guide and character appraisal, and support expressed for the extension to the conservation area.</p>	<p>Minor amendments to be made in line with recommendations in most instances. The wording of <i>Summary of Special Interest</i> (Ch 2) is to be amended to more accurately reflect the value of the area to the community, and its borough-wide significance.</p>
<p>A small number of respondents do not support the introduction of stricter rules (with the extension of the Article 4 Direction), citing the additional cost of complying with conservation guidelines, or concern about the loss of their permitted development rights.</p>	<p>While there can be additional costs associated with living in a historic building, the design guidelines in the management plan offer advice that balances the practical needs of residents with the need to preserve the area's historic character. In many cases, the measures recommended in the design guide reflect the most efficient and effective ways to keep the houses in good repair.</p>
<p>Some respondents have concerns about the appraisal and management plan on the grounds that much of the original character of the area has already been lost due to insensitive alterations, making the document a waste of time.</p>	<p>We recognise there has been a lack of enforcement in the area, and the historic character has been harmed in the past. However, the estate is still considered to be a significant heritage asset, and with many features worth protecting.</p>
<p>Comments to the effect that street lighting is inadequate and certain areas are too dark at night.</p>	<p>Text amended to address this issue in Ch 7, Problems, issues and opportunities.</p>

#### 4. Next steps

- 4.1** The council considers all comments and where appropriate and within the remit of the conservation area appraisal and management plan, has suggested amendments to the document to reflect consultation comments. The consultation exercise is considered to be successful, demonstrating widespread support for the aims and recommendations of the appraisal and management plan, and providing input and suggestions so that the final document will better reflect the needs and outlook of the local community.
- 4.2** The final amended appraisal and management plan will be referred back to the cabinet for adoption in March 2016.