

Clay Hill Conservation Area Management Proposals

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CLAY HILL CONSERVATION AREA MANAGEMENT PROPOSALS

THE MANAGEMENT OF CONSERVATION AREAS IN ENFIELD

The Purpose of Conservation Area Management Proposals

The management proposals set out a framework for managing change in, and the conservation and enhancement of, Enfield's conservation areas, to ensure that they retain the special qualities that led to their designation. It helps to fulfil the Council's duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. These proposals are particularly relevant where there is pressure for development and where cumulative minor changes may be affecting the character or appearance of the conservation area.

English Heritage Guidance on Management Proposals

English Heritage's guidance on the management of conservation areas is contained in *Understanding Place: Designation, Appraisal and Management of Conservation Areas* (2011)¹. Although this predates the publication of the National Planning Policy Framework (2012), it is the most up-to-date guidance available. There is no reason to think that its advice on conservation area management (which is largely carried over from earlier guidance published in 2006²) is likely to change substantially.

Enfield's Planning Policies

The key national and local planning and development management policies affecting conservation areas are set out in section 1.4 of the conservation area character appraisals. The conservation area appraisals and management proposals have been approved by Enfield Council. The appraisals form part of the "evidence base" for the conservation policies in Enfield's Local Plan. They support the planning policy framework of the Core Strategy and the Development Management Document. The management proposals will be incorporated in the Enfield Design Guide Supplementary Planning Document (SPD) in due course and as such they will be given considerable weight in the determination of planning applications affecting the conservation areas.

Planning policy delivery

Since the conservation area character appraisals were published in 2006, the Council's Core Strategy has been adopted (2010), which includes over-arching policies for the protection of the Borough's historic built environment (Core

¹ Available from English Heritage's website, www.helm.org.uk

² English Heritage *Guidance on the management of conservation areas* (2006).

Policy 31). A submission draft Development Management Document, containing detailed policies for the determination of planning applications, is awaiting final adoption in November 2014.

Annual monitoring of conservation areas has been undertaken by the Enfield Conservation Advisory Group and local societies and reported to the Council. The outcomes of this monitoring have been incorporated in the revised character appraisals and management proposals as appropriate.

Grants

Subject to available resources, the Council will work with partners to provide carefully targeted grant-aid to historic buildings and conservation areas, including, where appropriate, English Heritage and Heritage Lottery Fund grants.

Design and other Guidance

The Council's forthcoming Enfield Design Guide will provide advice on alterations to residential properties, including extensions, roof alterations, architectural detailing and appropriate materials. The Design Guide will also include area-specific design advice and it will incorporate these conservation area management proposals. The Council will help owners and their agents to achieve acceptable proposals within conservation areas through the pre-application advice service³. In some cases, applicants for major developments will be required to support their applications with a master plan.

Planning Decisions

Planning applications affecting conservation areas will be determined with regard to the National Planning Policy Framework (NPPF), Enfield's Local Plan, the approved conservation area management proposals and the emerging Enfield Design Guide, and having regard to advice from the Council's Conservation Advisory Group

In line with the NPPF and Enfield's Policy Draft DMD 44 and supporting Appendix 6 applicants for development affecting a heritage asset or its setting should provide a Heritage Statement, describing the significance of any heritage assets affected by development proposals, and the contribution made by their setting, as part of any application affecting a property within a conservation area. The Council will not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents. The Heritage Statement should contain the information required to assess the impact of the

proposals. Detailed requirements are set out in the Appendix on Heritage Statements. (Draft DMD 6.5.7)

Enforcement

The Council will continue to ensure that the planning system is not abused. Planning enforcement by the Council's Planning Enforcement Team will prioritise unauthorised works to listed buildings, protected trees and within conservation areas. The Council will always seek to persuade owners to restore and put right any offending works, but will, where necessary, take enforcement action to achieve those aims. Where there is a demonstrable public interest in so doing, offenders may be subject to criminal prosecution.

Unauthorised works requiring planning permission undertaken four years or more before discovery by the authorities are deemed approved (there is no such limitation on unauthorised works requiring listed building consent).

Dated photographic records of buildings within conservation areas will be used, where available, to provide evidence for enforcement action.

Where appropriate the Council will also use its powers under S215 of the Town & Country Planning Act 1990 to address properties that adversely affect the amenity of a neighbourhood.

Section 106 Agreements

The Council will continue to use Section 106 Agreements to assist in conserving and enhancing its conservation areas. These are agreements between the Council and a developer, whereby the developer undertakes works or makes a contribution (financial or in kind), to the Council to offset or mitigate any adverse impact of the development on the surrounding social or physical infrastructure. Where a development has an impact on a conservation area, the Council will require the developer to enter into a s.106 Agreement where, on balance, adverse impacts cannot be completely mitigated through the development itself. Receipts from such agreements may be used, as appropriate, to help deliver the management proposals set down in this document

In the future, once adopted (anticipated 2014) where appropriate the Council will also make use of the Community Infrastructure Levy (CIL), to help fund the provision of infrastructure necessary as a result of development. CIL can contribute to the provision of community infrastructure, including cultural facilities, which could be developed within an historic building or other heritage asset.

Highways and the Public Realm

The Council will respect the special character of conservation areas when undertaking environment improvements to highways and the public realm, including new facilities such as cycle paths, having regard to conservation area character appraisals and these management proposals. Excessive street furniture and standard traffic management features such as railings, coloured surfaces and carriageway markings can be particularly harmful in conservation areas. Wherever possible, the Council will remove unnecessary street clutter in conservation areas. Street patterns that contribute to the special character of conservation areas and historic street and footway surfacing will be retained where possible.

The Council will, wherever possible, use its planning powers and agreements with developers (such as s106, s207 and s.38 Agreements) to secure additional funding to ensure a high standard of works to the public realm within conservation areas. The Council has approved Streetscape Policy and Guidance⁴ for the management and maintenance of the public realm, including that within conservation areas.

Street lighting throughout the Borough has been renewed since 2006 under a PFI contract. Where street lighting in a conservation area has been replaced to a non-standard specification, reflecting the special character or appearance of the area, this standard will be maintained in any future replacement scheme.

Open Spaces

In line with the Core Strategy, the Council will protect and enhance existing open spaces in the Borough. Open spaces play a key role in the character of many conservation areas and where they are heritage assets (such as many open spaces in conservation areas), they will be preserved and enhanced.

Trees in Conservation Areas

The Council will continue to recognise the importance of and protect trees in conservation areas, whether in streets and parks, or on private land.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires owners to give six weeks notification of any intended works to trees on private land within conservation areas. This is to allow councils to make an assessment of whether the tree in question has sufficient amenity value to be worthy of protection through the serving of a Tree Preservation Order. The Council will ensure that all such trees reported will be carefully assessed and any that are deemed worthy will be so protected.

The Council will ensure that any future necessary replanting will be with species that accord with the prevailing character of the street or area. The Council will continue to manage the growth potential of certain pollarded species.

In conservation areas, trees will be replaced on a like-for-like basis wherever possible, particularly where the replacement is one of a group or avenue of identical species. If possible, modern improved varieties of the species will be chosen where that will reduce the risk to adjacent properties. However, where replanting with the same species is impractical for sound arboricultural reasons, appropriate alternative species will be chosen.

The Council has adopted a Corporate Tree Management Strategy, which provide the basis for works to trees in streets, public parks and elsewhere in the public realm, including those within conservation areas.⁵

Monitoring Change

The Council will monitor change in the Borough's conservation areas, with reference to the conservation area character appraisals and management proposals and in partnership with the Conservation Advisory Group

Monitoring the Effectiveness of this Document

The Council will aim to ensure that the management proposals are kept up-to-date and relevant through five-yearly reviews of the conservation area character appraisals and management proposals.

Summary of special interest

The key factors that give the Clay Hill Conservation Area its special interest are summarised in **Section 3 (page 26) of the Character Appraisal**. These are the things that make up the character and appearance of the area which it is desirable to "preserve or enhance" through management action.

Conservation Area boundaries

Following the recent review (October 2013), the current boundaries are confirmed.

Summary of issues

The particular issues affecting the Conservation Area at present, which need to be addressed, are summarised in **Section 4 (p.27) of the Character Appraisal**, as follows:

In general, the area is in good physical condition, with current designations and policies ensuring that many aspects of rural character of the area are protected. However, as already described, several issues appear to threaten the character of the area, or will need future consideration:

- *The introduction of suburban-style boundary treatments*
- *Loss of original details*

- *The painting or rendering of façades*
- *The need for the care and management of trees*
- *The need for appropriate highways maintenance*
- *Pressure for infill development*

Priorities for action

Based on the detailed assessment provided by the Clay Hill Conservation Area Character Appraisal and the problems and pressures identified by it, the following management actions are proposed over the next 5 years in the Conservation Area in order to preserve and/or enhance its special interest:

Buildings at Risk

There are no entries on the 2012 English Heritage Register of Heritage at Risk in London within the area.

Although it is neither statutorily nor locally listed, the gate lodge adjacent to Kingswood Lodge, which makes a positive contribution to the character of the area is in a very poor state of repair and its repair is an urgent priority. Nearby, similarly, a section of wall in Clay Hill between Kingswood and the Fallow Buck has collapsed and is in need of repair

Development pressures/opportunities

There is ongoing pressure to build within the area because of its relatively undeveloped character on the fringe of London. Determination of planning applications should have particular regard for the protection of the semi-rural character of the area.

Architectural detail

Development affecting listed and locally listed buildings and buildings identified as making a positive contribution to the character of the area, and buildings affecting their setting, should normally use matching traditional historic materials and detailing. Mass produced modern materials such as uPVC and concrete roof tiles will not normally be appropriate within the conservation area.

Street furniture, signage and advertising/highways maintenance

At present, the area benefits from appropriate surfacing on highways and footpaths, sympathetic road signage and the absence of street clutter. This combination of factors makes a significant contribution to the rural appearance of the Conservation Area and it is important that the future management and maintenance of the public realm takes into account the special character of the area.

Cycle paths

The route and detailed design of new routes such as the "Greenway" cycle path should have particular regard for the conservation of heritage assets including listed buildings, their settings, and registered parks and gardens; and for the protection of landscapes and views of heritage merit. Surfacing materials and

colours should be in keeping with the character and appearance of the conservation area, and new signage and street furniture kept to a minimum.

Boundary treatments

Traditional boundary walls, hedges and fences make an important contribution to the character of the area and they should be maintained and reinstated. New boundaries should follow traditional local precedents in their design and materials.

Open spaces

Open spaces (park, gardens and agricultural land) are key component in the character of the area and as such they are heritage assets.

Trees and planting

As the distinctive character of the Conservation Area depends so greatly on the presence of established greenery, this will need careful management. It will be essential to ensure that woodland and hedgerows are allowed to thrive and regenerate and that specimen trees are replaced with an appropriate species before the end of their lives. The Council has adopted a Borough-wide tree management strategy, which takes into account the important role played by specific species and specimens that make a positive contribution to the character of individual areas.

Article 4(2) Direction

In order to protect the special architectural character of houses within the conservation area an Article 4(2) Direction has been made to cover the properties shown on the map below. This requires that planning permission must be sought to change windows, doors, roof coverings, to paint or render brick facades and to erect, alter or demolish a boundary fence or wall on frontages of dwelling houses that face a highway, footpath or public open space. In addition, where a building is well screened from the road or public view the Direction covers the demolition alteration or erection of boundary walls and the erection of satellite dishes.

The Article 4 Direction addressed the principal threats to the character of the area identified in 2006. Therefore monitoring the effectiveness of the Direction is now a priority for action.

Monitoring change

During the lifetime of the appraisal, the Council will work in partnership the Conservation Advisory Group to monitor and record the management of the Conservation Area (within available resources), to:

- Survey, review and monitor works and development, with regard to the heritage significance of the area as set out in the appraisal (a programme for undertaking these tasks will be agreed annually with the Council's Heritage Officer.)
- Review and monitor the design quality of proposals for which planning permission is sought

- Review appeal decisions
- Review the maintenance and safeguarding of highways, trees and greenery.