

# Enfield Lock Conservation Area Management Proposals

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# **ENFIELD LOCK 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)<sup>1</sup>. 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 2006<sup>2</sup>) 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

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<sup>1</sup> Available from English Heritage's website, [www.helm.org.uk](http://www.helm.org.uk)

<sup>2</sup> 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 service<sup>3</sup>. 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 Guidance<sup>4</sup> 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.<sup>5</sup>

### **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 Enfield Lock Conservation Area (hereafter the Conservation Area) its special interest are summarised in Section 3.0 (page 22) 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**

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 4.0 (p.23) of the Character Appraisal, as follows:

- *There are several unlisted buildings of historic and architectural interest within the existing Conservation Area, which should be added to the local list.*
- *The poor quality alterations to the houses adjoining the Greyhound public house - which date from the mid 19<sup>th</sup> century - affect views from the road bridge and across the Lea Navigation.*
- *Most of the Conservation Area is relatively well-maintained, but the derelict state of The Rifles, fire-damaged and awaiting re-development, is an unfortunate contrast.*

- *The former Rifles car park is an unattractive bleak space with poor detailing and surfaces, now partially concealed by boardings*
- *The River Lea is congested with fallen trees and branches opposite the former Rifles site, collecting litter and obstructing views.*
- *The retention of the dock on the west bank of the Lea Navigation is important to the character of the southern part of the Conservation Area.*
- *The unlisted buildings in the Conservation Area are vulnerable to alterations which reduce their character.*
- *Street furniture and hard surfaces are often of poor quality and inappropriate to a Conservation Area.*

### **Priorities for action**

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

### **Buildings at Risk**

English Heritage's Register of Heritage at Risk in London (2013) contains no entries within the Enfield Lock Conservation Area.

### **Development pressures/opportunities**

The former Rifles Public House and its car parks have planning consent for 23 residential units, including conversion of the former public house to flats, with additional terraced and semi-detached housing and amenity space.

### **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**

When the opportunity arises, the street furniture at the north end of Swan and Pike Road could be reviewed with a view to replacing it with designs and materials more appropriate to the Conservation Area's riverside setting.

### **Traffic management**

When the opportunity arises, alternatives to the barrier at the entrance to Government Row could be considered; the present barrier is not of good enough quality for the setting of this listed terrace.

### **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.

### **Boundaries**

No changes are proposed to the existing boundaries.

### **Parking**

Car parking in front of Government Row, very close to the listed buildings, affects the character of this part of the Conservation Area. When possible, alternative parking options could be considered, together with a more sympathetic road surface than blacktop, and a less intrusive design of traffic barrier.

### **Trees and planting**

The river opposite the former Rifles site is congested with fallen trees and scrub. When the site is developed - or if possible before then - clearance should be carried out to improve the appearance of the conservation area.

### **Proposals for listing/local listing**

There are some buildings whose character contributes to the character of the Conservation Area, and which would benefit from being added to the Local List. They are located within or next to the former Lea Conservancy depot, and are: the Victorian workshops (three blocks nearest the river), the cruciform Lea Navigation office, and Lee House just to the south west of the Lock, which has now been restored. They are described in the CA Appraisal in paragraphs 2.6.3 and 2.6.4. This recommendation was made in the Management Proposals adopted in 2007 and have been pending the borough Local Heritage Review.

### **Article 4(2) Direction**

An Article 4 Direction has been made in respect of: Lock House, Lock Cottage, and Nos. 29-35a Government Row (2006); and covering Nos. 8-22 Harston Drive (2009). 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. The buildings affected are identified on the map published on the Enfield Lock Conservation Area page of the Council's website.

### **Monitoring change**

During the lifetime of this 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

- 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