

CHAPTER 7

CONSERVATION AND TOWNSCAPE

7.1 PART I POLICIES

POLICY (I) C1: TO ENSURE THAT, WHERE APPROPRIATE, AREAS, SITES, BUILDINGS AND LANDSCAPE FEATURES OF ARCHAEOLOGICAL, ARCHITECTURAL OR HISTORIC INTEREST, TOGETHER WITH THEIR CHARACTER AND SETTINGS, ARE PRESERVED OR ENHANCED.

7.2 ARCHAEOLOGY AND ANCIENT MONUMENTS

7.2.1 The archaeological heritage of the Borough includes archaeological sites and artefacts as well as historically or socially significant buildings. Such remains constitute the principal surviving evidence of the Borough's past, but are a finite and fragile resource very vulnerable to modern development and land use. The Council considers that the archaeology of the Borough is a community asset and that its preservation is a legitimate objective, against which the needs of development must be balanced and assessed. The destruction of such remains should be avoided wherever possible and should never take place without prior archaeological excavation and record. In the case of vernacular buildings, the Council would wish to see the investigation and recording of the interior and exterior of such buildings carried out, where they cannot be preserved.

7.2.2 The Council wishes to further public appreciation of the archaeological heritage and to encourage its effective management as an educational, recreational and tourist resource.

It will therefore promote the conservation, protection and enhancement of archaeological sites and their interpretation and presentation to the public. It will also promote co-operation between landowners, developers and archaeological organisations in accordance with the British Archaeologists and Developers Liaison Group Code of Practice which it recognises and endorses.

7.2.3 In consultation with the Museum of London, the Council has identified certain areas of the Borough as being of particular archaeological importance (Fig. 8). Within these areas the Council will give particular attention to the possible impact of a proposed development upon archaeological remains. However, new finds are continually coming to light and it is possible that the areas may be modified and extended

during the Plan period. For this reason, matters affecting archaeological remains will still be an important consideration on proposed development sites in any part of the Borough.

- 7.2.4 The Council seeks professional archaeological advice as appropriate and encourages applicants proposing development to do the same. Where development may affect land of archaeological significance or potential the Council will expect applicants to have properly assessed and planned for the archaeological implications of their proposals. A preliminary archaeological site evaluation may be required by the Council before such proposals are considered. This will normally consist of a summary of documentary sources of information and, if necessary, archaeological trial work on site. The results must be presented as an evaluation report with recommendations for remedial action. The Council and the applicant will then have sufficient information to define the archaeological impact of development and to incorporate adequate heritage safeguards via the planning process.
- 7.2.5 The Council will encourage suitable design, land use and management to safeguard archaeological sites. The most important archaeological remains and their settings should be permanently preserved (if necessary, for public access and display). The Council will also seek to ensure that any sites and areas of particular regional or national archaeological importance are afforded appropriate statutory protection under the Ancient Monuments and Archaeological Areas Act 1979.
- 7.2.6 If the buried heritage does not require permanent preservation and is likely to be damaged or destroyed by proposed development, the Council will seek to ensure that landowners and developers enter into formal agreements which allow archaeological sites to be properly investigated and excavated by a recognised archaeological organisation, before such development takes place. Such investigations would be carried out in accordance with a written scheme to be approved in advance by the Council. The results and finds from these investigations will also need to be analysed, interpreted, presented to the public and curated for future use.
- 7.2.7 The protection of the archaeological resource is a material consideration for a local planning authority and applicants will need to demonstrate that proposed development can meet the objectives of the Council's archaeological heritage policy.

POLICY (II) C1: TO PROMOTE THE CONSERVATION, PROTECTION AND ENHANCEMENT OF THE ARCHAEOLOGICAL HERITAGE OF THE BOROUGH AND ITS INTERPRETATION AND PRESENTATION TO THE PUBLIC.

POLICY (II) C2: TO ENSURE THAT APPLICANTS HAVE PROPERLY ASSESSED AND PLANNED FOR THE ARCHAEOLOGICAL IMPLICATIONS, WHERE DEVELOPMENT PROPOSALS MAY AFFECT THE

BURIED HERITAGE AND, WHERE NECESSARY, TO REQUIRE A PRELIMINARY ARCHAEOLOGICAL SITE EVALUATION BEFORE DEVELOPMENT PROPOSALS ARE CONSIDERED.

POLICY (II) C3: TO ENCOURAGE CO-OPERATION BETWEEN LANDOWNERS, DEVELOPERS AND ARCHAEOLOGICAL ORGANISATIONS, IN ACCORDANCE WITH THE PRINCIPLES OF THE BRITISH ARCHAEOLOGISTS AND DEVELOPERS LIAISON GROUP CODE OF PRACTICE.

POLICY (II) C4: TO ENCOURAGE SUITABLE DESIGN, LAND USE AND MANAGEMENT SO AS TO SAFEGUARD ARCHAEOLOGICAL SITES, AND TO SEEK TO ENSURE THAT THE MOST IMPORTANT ARCHAEOLOGICAL REMAINS AND THEIR SETTINGS ARE PERMANENTLY PRESERVED (IF NECESSARY FOR PUBLIC ACCESS AND DISPLAY) AND THAT, WHERE APPROPRIATE, THEY ARE GIVEN STATUTORY PROTECTION.

POLICY (II) C5: TO ENSURE THAT SITES OF ARCHAEOLOGICAL SIGNIFICANCE OR POTENTIAL NOT REQUIRING PERMANENT PRESERVATION SHALL HAVE PROVISION MADE FOR AN APPROPRIATE LEVEL OF ARCHAEOLOGICAL INVESTIGATION AND EXCAVATION, TO BE UNDERTAKEN BY A RECOGNISED ARCHAEOLOGICAL ORGANISATION BEFORE DEVELOPMENT BEGINS, AND TO REQUIRE THAT SUCH PROVISION:

- (a) Is in accordance with a written scheme of investigation approved in advance by the Council;
- (b) Includes the subsequent analysis, interpretation and presentation to the public of the archaeological results and finds.

POLICY (II) C6: TO IMPLEMENT THE COUNCIL'S ARCHAEOLOGICAL HERITAGE POLICY BY THE USE OF APPROPRIATE STATUTORY PROVISION, VOLUNTARY LEGAL AGREEMENTS AND PLANNING CONSTRAINTS.

POLICY (II) C7: TO DRAW TO THE ATTENTION OF THE SECRETARY OF STATE FOR THE ENVIRONMENT ANY SITES WHICH THE COUNCIL CONSIDERS SHOULD BE SCHEDULED AS ANCIENT MONUMENTS.

7.3 HISTORIC BUILDINGS

Procedures

- 7.3.1 The Statutory List of Buildings of Special Architectural or Historic Interest for the London Borough of Enfield was published in 1973, having been prepared in the light of the then current criteria for listing as advised by the Historic Buildings Council for England. The Secretary

of State is now advised by the Historic Buildings Commission for England, known as English Heritage. During the intervening years, the criteria for listing have been changed to include buildings of a wider range and of more recent date.

7.3.2 The Council is of the view that the Statutory List for Enfield is now in need of comprehensive review, both in order to ensure that buildings of merit are afforded appropriate statutory protection, and so as to remove uncertainties on the part of both building owners and prospective developers.

7.3.3 Pending such a review, there are three mechanisms available to the Council to ensure that buildings of architectural or historic interest are afforded some measure of protection:

- (a) It can serve Building Preservation Notices to afford temporary statutory protection to those buildings which it considers suitable for addition to the Statutory List;
- (b) It can seek the "spot listing" of individual buildings by the Secretary of State for the Environment;
- (c) It can maintain a List of Buildings of Local Architectural or Historic Interest, and may apply appropriate policies to ensure that these are safeguarded, so far as is reasonably possible.

POLICY (II) C8: TO PRESS THE SECRETARY OF STATE FOR THE ENVIRONMENT TO UNDERTAKE A COMPREHENSIVE REVIEW OF THE BOROUGH WITH A VIEW TO MAKING APPROPRIATE ADDITIONS TO THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

POLICY (II) C9: TO SERVE BUILDING PRESERVATION NOTICES WHENEVER IT APPEARS THAT A BUILDING MERITING ADDITION TO THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IS, OR IS LIKELY TO BE, THREATENED BY ANY PROPOSAL WHICH WOULD BE LIKELY TO DIMINISH THAT INTEREST SIGNIFICANTLY.

POLICY (II) C10: TO ASK THE SECRETARY OF STATE FOR THE ENVIRONMENT TO SPOT LIST ANY BUILDING WHICH THE COUNCIL CONSIDERS SHOULD BE AFFORDED STATUTORY PROTECTION.

POLICY (II) C11: TO MAINTAIN, AND, FROM TIME TO TIME, REVIEW AND ADD TO, THE LIST OF BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST AND, IN CONSIDERING PROPOSALS AFFECTING THOSE BUILDINGS, TO APPLY POLICIES, STANDARDS AND GUIDELINES SIMILAR TO THOSE APPLICABLE TO BUILDINGS ON THE STATUTORY LIST.

Protection and Maintenance of Listed Buildings

7.3.4 The purpose of listing a building is to ensure that its special architectural or historic interest is safeguarded. Responsibility for looking after the building rests squarely with the owner, who must ensure that the building is kept in a proper state of repair and that any works undertaken to it have been duly authorised. It is the Council's duty to monitor and supervise the way in which all owners discharge their statutory responsibilities.

POLICY (II) C12: TO SEEK TO ENSURE THAT HISTORIC BUILDINGS IN PUBLIC AND PRIVATE OWNERSHIP ARE MANAGED AND MAINTAINED SATISFACTORILY.

POLICY (II) C13: TO ESTABLISH AND MAINTAIN A REGISTER OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST WHICH THE COUNCIL CONSIDERS TO BE AT RISK THROUGH DISREPAIR, NEGLECT OF MAINTENANCE, UNSUITABLE USE, OR INAPPROPRIATE DEVELOPMENT PROPOSALS.

POLICY (II) C14: TO PROTECT BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST WHICH THE COUNCIL HAS IDENTIFIED AS BEING AT RISK BY:

- (a) Encouraging owners to undertake restoration, repair, and maintenance work;
- (b) Liaising with agencies likely to be able to provide practical and/or financial assistance towards the cost of works of repair and restoration;
- (c) Making full use of the legislative powers available (repair notices, compulsory acquisition, and enforcement notices) where buildings are at risk and/or have been damaged by unauthorised works;
- (d) Encouraging owners to put buildings to appropriate uses, in instances where the existing use, or lack of use, is detrimental to the special interest of the building and its setting.

Use of Listed Buildings

7.3.5 Where it is proposed to demolish all or a substantial part of a listed building, the Council will need to be satisfied that every effort has been made to continue the present use or to find a suitable alternative use for the building. It would normally expect to see evidence that the freehold of the building and its historic curtilage had been offered for sale on the open market. There would also need to be exceptional reasons to justify the offer of a lease or the imposition of restrictive covenants which would unreasonably limit the chance of finding a new use for the building.

7.3.6 Appropriate uses are the key to the long-term survival of buildings of architectural or historic interest and their settings. The most appropriate use will usually be that for which the building was designed. However, in many cases the continuation of the original use is not now a practical proposition and it will often be essential to find appropriate alternative uses. In considering whether a use is appropriate, the Council will pay particular attention to the architectural and historic features of the building, and will endeavour to find a use which will preserve them. The same considerations will apply to curtilage structures. The need for any type of advertisements on or near to a listed building will have to be firmly established, and careful consideration given to ensuring that the proposed display does not detract from the building's character.

7.3.7 In recent years many proposals have been brought forward for "enabling" development within the grounds of buildings of architectural or historic interest. Applicants have sought to justify such development on the basis that, unless permitted, funds will not be available for essential repairs to the listed building. In general, the Council does not regard this as a suitable basis for securing the future of listed buildings. The historic curtilage of a listed building (whether it be a garden, yard, a park, or fields) may be an essential element forming its setting, the development of which would diminish significantly the special interest of the whole historic environment. Also, once developed, the "land bank" formed by the historic curtilage cannot be encashed to facilitate future repairs and maintenance.

7.3.8 Clearly, it is important to ensure that all works to or extensions of listed buildings and associated curtilage structures are designed and executed in a proper fashion by those competent to deal with such works. The Council intends to issue supplementary planning guidance on this matter. It will have regard to this guidance when considering applications for listed building consent to demolish or alter listed buildings, or to display advertisements on or near to listed buildings.

POLICY (II) C15: TO REFUSE LISTED BUILDING CONSENT FOR THE TOTAL OR SUBSTANTIAL DEMOLITION OF A LISTED BUILDING UNLESS IT CAN BE SHOWN THAT EVERY POSSIBLE EFFORT HAS BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A SUITABLE ALTERNATIVE USE FOR THE BUILDING.

POLICY (II) C16: TO REFUSE PLANNING PERMISSION FOR USES, INCLUDING ADVERTISEMENTS, WHICH WOULD BE PREJUDICIAL TO THE SPECIAL ARCHITECTURAL HISTORIC INTEREST OF LISTED BUILDINGS, THEIR HISTORIC CURTILAGES, OR STRUCTURES THEREIN.

POLICY (II) C17: NORMALLY TO RESIST SUBSTANTIAL BUILT DEVELOPMENT WITHIN THE HISTORIC CURTILAGES OF LISTED BUILDINGS, OTHER THAN SUCH ANCILLARY DEVELOPMENT AS IS

REASONABLY REQUIRED IN CONJUNCTION WITH A SUITABLE USE OF THAT BUILDING.

7.4 HISTORIC LANDSCAPES

7.4.1 Increasing recognition is being afforded to the importance of historic landscapes. These may be seen at various scales:

- (a) Modest gardens, parks and other open areas forming the whole or part of the historic curtilage of buildings of architectural or historic interest;
- (b) Usually larger scale designed parks and gardens, some of which are now included in the Register of Historic Parks and Gardens prepared by English Heritage pursuant to the National Heritage Act 1983;
- (c) Heritage Land/Areas of Special Character, including broader swathes of landscape having a distinctive character meriting protection (para 5.3.5).

7.4.2 The open land surrounding historic buildings is often a key element forming the character of and the setting for those buildings. As stated in para. 7.3.7, the built development of this land will rarely be appropriate. Instead, the Council will wish to ensure that the spaces around historic buildings are kept substantially in their historic form, character and use.

7.4.3 For obvious reasons, historic parks and gardens are usually associated with historic buildings. However, this need not necessarily be the case where the house with which such landscapes were originally associated has vanished, yet the garden survives. At present, only three sites in the Borough are included in the National Register of Historic Parks and Gardens, which, at present, is an advisory list only. These are Trent Park, Myddelton House and Grovelands Park. However, with increasing interest in garden history, it is not improbable that further parks may be recognised as deserving special recognition during the Plan period. As a corollary, the statutory controls and an associated grant regime may be put in place to foster the maintenance, repair and restoration of designed landscapes. In the Council's view, several historic estates may merit inclusion in the National Register. Such sites include Broomfield, Forty Hall and Whitewebbs Parks, together with the Oakhill College Estate. All these sites are in public or in institutional ownership at present, and, in the circumstances, extensive built development in these landscapes is most unlikely.

POLICY (II) C18: TO ENSURE THAT THE CURTILAGES OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST NORMALLY RETAIN THEIR HISTORIC FORM, CHARACTER AND USE, AND THAT WHERE BUILT DEVELOPMENTS ARE PERMITTED ON LAND WITHIN SUCH CURTILAGES:

- (a) They are in character with the historic design and use of the curtilage;
- (b) They do not result in the curtilage becoming fragmented in terms of occupation and/or use;

AND TO SEEK TO USE PLANNING CONDITIONS AND AGREEMENTS TO SECURE THESE ENDS FOR THE FORESEEABLE FUTURE.

POLICY (II) C19: TO ENSURE IN THE CASE OF HISTORIC LANDSCAPES THAT:

- (a) Development within such landscapes does not diminish their character and interest ;
- (b) Opportunity is taken to secure comprehensive schemes for the repair, maintenance and future management of these landscapes in association with any development proposals therein.

POLICY (II) C20: TO BRING FORWARD AND IMPLEMENT MANAGEMENT PROGRAMMES FOR THOSE HISTORIC LANDSCAPES IN THE COUNCIL'S OWNERSHIP.

7.5 AREA CONSERVATION

Designation

7.5.1 There are, at present, fourteen Conservation Areas in the London Borough of Enfield. These are listed in Appendix A2.1.

7.5.2 In pursuance of its statutory duty to review its Conservation Area boundaries from time to time, the Council is surveying the Borough with a view to further designations being made in areas which accord with any of the following criteria:

- (a) Areas immediately adjoining existing Conservation Areas where groups of buildings or sites form the setting and add to the character of the existing Area;
- (b) Groups of listed buildings, particularly where they would benefit from grant aid for repair and/or improvement of their setting;
- (c) Areas comprising redundant groups of buildings of character where wholesale change is anticipated;
- (d) Substantially unaltered housing areas of distinctive architectural character and/or layout for their period;

- (e) Local shopping centres, and other areas of mixed development where pleasant groups of buildings are congregated to form areas of distinctive character;
- (f) Parts of the Green Belt, based on parklands, older settlements, and areas of distinctive landscape character;
- (g) Historic parklands within the urban area, particularly if a garden or grounds have been laid out as an integral part of the design and layout of a listed house, together with the local environs of such parkland.

7.5.3 Subsequent to this review, it is anticipated that the Council will designate a significant number of extensions to existing Conservation Areas, as well as designating several new Conservation Areas. However, it is not intended that this be a "once and for all" review and further designations will be considered from time to time.

POLICY (II) C21: TO REVIEW FROM TIME TO TIME, IN CONSULTATION WITH INTERESTED GROUPS AND ORGANISATIONS, THE FOLLOWING MATTERS IN REGARD TO CONSERVATION AREAS:

- (a) The criteria for designation;
- (b) The boundaries of existing Conservation Areas;
- (c) The desirability of designating further Conservation Areas.

Safeguarding the Environment in Conservation Areas

7.5.4 The recognition that an area has a character or appearance which should be preserved or enhanced by designation as a Conservation Area, is only a preliminary to further action.

7.5.5 The Council anticipates that the major investment in the Borough's designated Conservation Areas is likely to be made by the private sector in land and buildings. Consequently, the main thrust of the Council's policies and schemes for each Area will depend upon the close regulation and guidance of private sector investment decisions through the process of planning control. The policies for the control of development, as set out below, apply in all the Borough's Conservation Areas. However, it may also be necessary from time to time for the Council to prepare supplementary policies, standards and guidelines for development in individual Conservation Areas, in response to particular local problems or opportunities that may arise. The supplementary policies, proposals and guidelines for the Enfield Town Conservation Area are set out in paras. 15.7.1 - 7.

7.5.6 Although the majority of investment in Conservation Areas during the Plan period will be from the private sector, some opportunities will arise for the Council to be pro-active in bringing about schemes of

preservation and enhancement. In general, this is likely to be achieved through the close co-ordination and management of the services provided by the Council and by other public sector agencies. However, almost all such public services enjoy extensive permitted development rights. Accordingly, the Council as Local Planning Authority is only able to use powers of negotiation and influence to achieve its ends in relation to a range of matters which may be very important indeed as elements forming the character or appearance of designated Conservation Areas.

7.5.7 Similar considerations arise in relation to traffic and parking in Conservation Areas. Notwithstanding the convenience of road transport, there is now widespread public recognition of its disbenefits in terms of visual intrusion, safety, noise, and chemical pollution. Clearly it is difficult, if not impossible, to accommodate road traffic satisfactorily in areas which it is desirable to preserve or enhance. Highway works, except for the construction of new roads outside existing highway boundaries, enjoy permitted development rights and are thus not subject to planning control. Nonetheless the Council will seek to ensure that the effects of road traffic within Conservation Areas are mitigated, wherever practicable, without causing adverse conditions elsewhere and that the visual intrusion of the associated management works, street furniture and equipment is restricted to a minimum.

7.5.8 The Council will also seek to reinforce and improve the footpath network in and adjoining Conservation Areas.

7.5.9 Policies regarding trees in Conservation Areas are set out in paras. 7.6.3 and 7.6.7.

POLICY (II) C22: TO DRAW UP SCHEMES FOR THE ENHANCEMENT OF CONSERVATION AREAS.

POLICY (II) C23: TO SECURE, IN SO FAR AS THEY IMPINGE ON THE CHARACTER OR APPEARANCE OF DESIGNATED CONSERVATION AREAS, THE CO-ORDINATED MANAGEMENT OF THE FOLLOWING SERVICES PROVIDED BY A RANGE OF PUBLIC SECTOR AGENCIES AND UTILITY COMPANIES:

- (a) The design and siting of street and other public furniture;
- (b) The layout, landscaping, and surface treatment of roads, pavements and open spaces, both within the public highway and within parks and other open spaces;
- (c) The routing of cables and piped services in public areas;
- (d) The design and siting of meter housings and other equipment;

- (e) The design and siting of telecommunications equipment;
- (f) The size, species and maintenance of street trees.

POLICY (II) C24: TO APPRAISE EXISTING AND PROPOSED HIGHWAY PATTERNS AND WORKS WITH A VIEW TO MAKING IMPROVEMENTS WITHIN CONSERVATION AREAS BY:

- (a) Introducing traffic management measures to reduce the volume of extraneous through traffic, particularly that of a commercial nature, where practicable and where the effect of the displaced traffic will not cause adverse conditions elsewhere;
- (b) Securing the provision of off-street parking and servicing facilities, insofar as this is consonant with the overriding objective of preserving areas of soft landscaping;
- (c) Facilitating maximum freedom of movement and safety for pedestrians;
- (d) Introducing traffic calming measures, both to deter through traffic (where this is compatible with (a)) and to reduce the speed of traffic which needs to use routes within those areas.

POLICY (II) C25: TO SEEK TO REINFORCE AND IMPROVE FOOTPATHS AND FOOTPATH NETWORKS WITHIN AND ADJOINING CONSERVATION AREAS.

Quality of New Development

- 7.5.10 The designation of a Conservation Area affords recognition that the area has characteristics worth preserving or enhancing. The Borough Development Plan Report of Studies on the Environment published in 1978 provided "pen portraits" of the Areas which had been designated at that time, whilst similar descriptions have been given in committee reports dealing with Areas designated subsequently. Following completion of the current review of Conservation Areas, the Council will publish a descriptive document describing the character of each designated Conservation Area, and identifying the particular elements in its makeup which the Council considers it important to preserve. This document will be updated from time to time as further designations are made.
- 7.5.11 In considering applications for development affecting Conservation Areas, the Council must apply a range of tests to establish whether or not a proposal fulfils the statutory requirements to preserve or enhance the character or appearance of the area. Clearly, a number of factors may give an area a distinctive character or appearance. These may include those matters identified at paras. 7.5.12 - 15, together with open spaces, trees, walls, hedges, fences, gates, gardens and water features. It is the relationship between all these

features which together comprise the individuality of appearance, that help to give a place "character". However, it is not always appearance alone which determines character. The characteristic land use in an area or the way that different uses relate one to another, can be an equally important determinant.

- 7.5.12 Accordingly, the Council's policy framework for its designated Conservation Areas seeks not only to ensure that important features of the urban, suburban and rural landscapes (and the relationship between them) are preserved, but also that characteristic land uses are protected, where these are deemed to be essential to the preservation of the character of an area.
- 7.5.13 The design of new development in Conservation Areas is a matter of great importance. It will seldom be appropriate to replace an existing building with a new one, except in cases where new buildings are to be erected on previously open sites or where buildings are to be extended or building elements replaced. In such instances it will be of great importance not only to ensure that development complies with Policy (II) C30, but that the detailed design replicates, reflects, or complements the existing characteristics of the area.
- 7.5.14 Clearly, in those Conservation Areas containing shopping frontages, it will be very important to ensure that shopfronts and associated advertisement signs are of the requisite quality and character. The Council intends to publish detailed guidance on these matters, pursuant to Policy (II) S19, to which it will have regard when applying the provisions of Policy (II) C30 to shop premises.
- 7.5.15 The Borough's Conservation Areas have developed over many years.

Although in general terms they may have a character or appearance which it is desirable to preserve or enhance, many of them contain relict features and/or uses which are harmful to their character or appearance. The Council will seek to secure the removal of these features wherever possible.

POLICY (II) C26: TO RESIST THE DEMOLITION OF ANY UNLISTED BUILDING OR STRUCTURE OR PART THEREOF (INCLUDING WALLS, FENCES, GATES AND RAILINGS) WHICH CONTRIBUTES TO THE CHARACTER OF A CONSERVATION AREA, EXCEPT IN THOSE CASES:

- (a) Where the building or structure has become obsolete and beyond economic or practicable repair;
- (b) Where the building or structure is incapable of beneficial use for its designed purpose, or of conversion to an appropriate new use; and
- (c) Where there is a firm intention to implement a scheme which will seek to preserve or enhance the character and appearance of the area.

POLICY (II) C27: TO SEEK TO ENSURE THAT BUILDINGS, OR GROUPS OF BUILDINGS OF ARCHITECTURAL, HISTORIC OR TOWNSCAPE INTEREST WITHIN A CONSERVATION AREA ARE RETAINED AND THAT THEIR CHARACTER AND SETTING ARE PROTECTED.

POLICY (II) C28: TO ENSURE THAT DEVELOPMENT PROPOSALS WITHIN CONSERVATION AREAS DO NOT RESULT IN THE INAPPROPRIATE DEVELOPMENT OR USE OF AREAS OF HARD OR SOFT LANDSCAPE WHICH THE COUNCIL CONSIDERS IMPORTANT IN THE MAKEUP OF THE CHARACTER OR APPEARANCE OF THE AREA.

POLICY (II) C29: TO RESIST THE LOSS OF USES WHICH THE COUNCIL CONSIDERS IMPORTANT IN THE MAKEUP OF THE CHARACTER OF A CONSERVATION AREA, AND TO RESIST THE INTRODUCTION OF USES WHICH WOULD NOT PRESERVE OR ENHANCE THAT CHARACTER.

POLICY (II) C30: TO ENSURE THAT ALL NEW BUILDINGS, EXTENSIONS, AND ALTERATIONS TO EXISTING BUILDINGS WITHIN OR IMMEDIATELY ADJACENT TO CONSERVATION AREAS, SERVE TO REPLICATE, REFLECT, OR COMPLEMENT THE TRADITIONAL CHARACTERISTICS OF THE AREA IN TERMS OF ALL ASPECTS OF THEIR DESIGN, MATERIALS AND DETAILING.

POLICY (II) C31: TO SEEK TO SECURE, WHEREVER POSSIBLE, THE REMOVAL OF FEATURES WHICH SERVE TO DETRACT FROM THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS, BY MEANS OF NEGOTIATION, AND BY THE USE OF PLANNING CONDITIONS, LEGAL AGREEMENTS AND COMPULSORY POWERS.

Advertisements

7.5.16 As a general rule, extraneous advertising should be avoided in Conservation Areas. This particularly applies to free standing displays. Illuminated box type signs constructed of plastics and other mass produced materials are almost always inappropriate in a Conservation Area, although a special case may exist for their selective use in the shopping area of the Enfield Town Conservation Area. Projecting box signs tend to perpetuate visual clutter to the detriment of the street scene.

POLICY (II) C32: TO ENSURE THAT PROPOSED ADVERTISEMENT DISPLAYS DO NOT DETRACT FROM THE ATTRACTIVENESS OR SPECIAL CHARACTER OF CONSERVATION AREAS OR TEND TO ADD VISUAL CLUTTER TO THE STREET SCENE, AND TO PAY SPECIAL ATTENTION TO SIZE, SITING, DESIGN AND COLOUR SCHEME.

POLICY (II) C33: TO RESIST THE INTRODUCTION OF FREE STANDING ADVERTISEMENT DISPLAYS IN CONSERVATION AREAS.

POLICY (II) C34: TO RESIST INTERNALLY ILLUMINATED BOX-TYPE FASCIA SIGNS AND PROJECTING BOX SIGNS IN CONSERVATION AREAS, BUT TO GIVE CONSIDERATION TO:

- (a) The selective use of box-type fascia signs within the shopping area of Enfield Town where it can be shown that their further introduction would not detract from the visual amenities of the street scene;
- (b) Individually applied lettering to and unobtrusive spot lighting of fascias.

7.6 TREE PROTECTION

7.6.1 Enfield is a suburban Borough and its treescape forms a key feature of its character and appearance. Within the built-up area, many of the important surviving forest trees are relict features of hedgerows or parks. Although of great significance in the landscape, many of these trees are now in the latter stage of their lives. Many other trees of key landscape significance are substantial conifers or evergreens which were planted as part of the original housing development and are often characteristic of the period.

7.6.2 Many older parts of the Borough derive a significant part of their character from the initial planting of very substantial street trees, such as planes and limes. These trees, both separately and together, represent a huge environmental asset which has grown up over many years. Indeed, many of the trees are as old as the buildings which surround them and, given proper care and protection, may well outlast them.

7.6.3 There are three principal mechanisms for exerting planning control over works to trees. These mechanisms apply in cases where:

- (a) The Council has included the tree within a Tree Preservation Order (TPO). TPOs can be made in respect of individual trees, groups, areas, or woodlands. Those persons intending to carry out works to trees covered by such Orders are obliged to seek the Council's consent to do so. In cases where consent for removal is given, replacement planting may be required.
- (b) The tree is situated within a Conservation Area. Those persons intending to carry out works to such trees are obliged to give the Council six weeks written notification of their intention to do so, so that the Council can decide whether or not those trees should be made the subject of a TPO. If such an Order is made, the Council's consent for works must be sought in the usual way.
- (c) The tree is situated on a development site, in which case it may be made the subject of a planning condition. This is intended principally to safeguard the trees during the development process.

Additionally, trees may also be made the subject of management plans through legal agreements.

- 7.6.4 Measures relating to trees within the Green Belt are included within Policies (II) G7 - G10. As regards those trees within the historic parklands of the Green Belt, the formulation of detailed long term management plans will be most appropriate means for ensuring their protection. Within the built up area, however, the Council considers it of paramount importance that all significant and potentially significant trees should be protected by TPOs and that, whenever any such trees are unavoidably removed, they are replaced with suitable species. In cases where unauthorised works are undertaken to trees which are included within a TPO, the Council will take vigorous and appropriate action in accordance with Policy (I) EN7.
- 7.6.5 In making TPOs, the Council will seek to ensure that the trees in question are reasonably sound and healthy, and that their retention will not pose any untoward danger to persons or property. Responsibility for the maintenance of trees on private land included within a TPO rests with the owners involved, who should engage a competent arboriculturalist to maintain the trees in sound and healthy condition. In considering applications to carry out works to protected trees, the Council will have regard to good arboricultural practice, and will seek to ensure that the amenity value of protected trees is maintained.
- 7.6.6 Perhaps the greatest threat to trees arises from development proposals. During recent years the development of suburban garden land has sometimes resulted in the loss of trees of high amenity value. This has been to the detriment of the character and appearance of those areas and is a pattern which the Council wishes to arrest. However, experience has shown that it is neither desirable nor practicable to retain every tree on a development site. In instances where more mature trees have been retained in conjunction with development proposals, their life expectancy has been limited.
- 7.6.7 The Council makes considerable efforts to ensure that the existing stock of mature trees in the Borough is preserved wherever possible. This includes the rich heritage of street trees which in many areas, particularly the Conservation Areas, are a key element in their character. However, many of the existing forest type trees in Enfield have reached maturity and many are past their prime. A long term programme of Local Authority tree planting and management is necessary to ensure that an adequate replacement stock is provided. In areas where formally arranged avenues of forest trees contribute significantly to the character of the area, the Council will endeavour to replace like with like, provided there are no undue physical constraints on so doing.

POLICY (II) C35: TO MAKE TREE PRESERVATION ORDERS, BOTH IN RESPONSE TO THREATS WHICH MAY ARISE AND AS PART OF A

SYSTEMATIC PROGRAMME, SO AS TO AFFORD STATUTORY PROTECTION TO TREES OF SIGNIFICANT PUBLIC AMENITY WITHIN, AND IMMEDIATELY ADJOINING, THE BUILT UP AREA, AND TO TAKE EFFECTIVE ACTION TO ENFORCE SUCH ORDERS.

POLICY (II) C36: TO ENSURE THAT REPLACEMENT PLANTING OF SIMILAR SPECIES IS PROVIDED FOR ANY PRESERVED TREE OR TREES THAT ARE DESTROYED, REMOVED, OR WHICH DIE, UNLESS OTHERWISE AGREED BY THE COUNCIL, AND TO TAKE ADEQUATE MEASURES TO SAFEGUARD NEW TREES PLANTED ON PUBLIC LAND.

POLICY (II) C37: TO ENSURE THAT ALL WORKS TO PROTECTED TREES ARE CARRIED OUT IN ACCORDANCE WITH GOOD ARBORICULTURAL PRACTICE.

POLICY (II) C38: TO RESIST, IN GENERAL, DEVELOPMENTS WHICH ENTAIL OR ARE LIKELY TO ENTAIL, THE LOSS OF TREES OF ACKNOWLEDGED PUBLIC AMENITY VALUE AND TO REQUIRE THAT:

- (a) Existing trees, particularly established younger specimens, are incorporated in the new development;
- (b) The layout of the new development is such that it will not prejudice the future of trees of acknowledged amenity value;
- (c) Measures are taken to ensure that trees of acknowledged amenity value are not harmed during the development process.

POLICY (II) C39: TO REQUIRE, IN CASES WHERE THE COUNCIL CONSIDERS THAT THE LOSS OF TREES OF SIGNIFICANT PUBLIC AMENITY VALUE IN CONNECTION WITH A DEVELOPMENT SCHEME WOULD BE REASONABLE AND UNAVOIDABLE, THE REPLACEMENT OF THOSE TREES WITH AT LEAST A SIMILAR NUMBER OF SUITABLE SPECIES IS UNDERTAKEN.

7.7 GRANTS

7.7.1 There are many sources and agencies able to make financial and/or practical assistance available for conservation work. The sources of such assistance, and the rules under which it may be obtained, tend to change from year to year. Although some assistance is available to the Council itself, most is targeted at the private and voluntary sectors. The Council is keen to encourage the take up of such assistance, wherever possible, since investment in conservation and environmental projects tends to produce wide public benefit.

7.8 ARTICLE 4 DIRECTIONS

- 7.8.1 As stated in para 4.3.17 certain classes of development are exempt from planning control ("permitted development"). Whilst individually such developments are of a minor nature, their cumulative effect over time, if carried out in an unsympathetic manner, could be prejudicial to the character and appearance of environmentally sensitive areas, especially in Conservation Areas. For this reason the Council has made Article 4 Directions (para. 4.3.17) in the Crews Hill area, the Gentleman's Row/Chase Side area of Enfield Town, and Government Row at Enfield Lock. Another direction has been made in respect of car boot sales being carried out on a site in Whitewebbs Road. The Council will give consideration (Policy (II) EN16) to making further Article 4 Directions in particularly sensitive parts of the Borough, where it is found that the effects of permitted development are resulting or may result in a loss of character.

7.9 NATURE CONSERVATION

- 7.9.1 The Council's policies on nature conservation within the urban area are as set out in paras 4.3.11-16 and Policies (II) EN8-15.