

MUSWELL HILL CONSERVATION AREA ADVISORY COMMITTEE

(Please reply to John Crompton, 14 Donovan Avenue, London N10 2JX)

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18 June 2010

Dear Ciara,

Local Development Framework – Core Strategy

In response to your email of 10 May, I am pleased to send you the following pages that include the comments of the Muswell Hill Conservation Area Advisory Committee comments on the Core Strategy.

We understand that the DMP volume and the Site Allocations document will be developed further and be the subjects of later and more formal consultation - we will comment more fully on these at that time.

Yours sincerely,

John Crompton (Chairman MHCAAC)

HARINGEY CORE STRATEGY, May 2010

Comments on the Council's Proposed Submission

From the Muswell Hill Conservation Area Advisory Committee (MHCAAC)

The following points are given in the order of the Core Strategy:

MHCAAC POINT 1

Section/ chapter/ policy	GENERAL POINT –PROPOSALS MAP
Page/ paragraph	
Intention: support/ object	Object
Soundness/ legality	Legality –possibly

Whilst there are a number of excellent maps concerning particular aspects of the Strategy or parts of the borough, it is a major deficiency of the LDF process that an overall proposals map is not available. The Strategy is very largely concerned with land uses and what better way to illustrate this than by a map? Haringey produced very good ones at the consultation stage of previous UDPs and these were a very useful way to get an overview of how everything fitted in together –or indeed overlapped.

A schedule of changes to the existing UDP map is provided but this is a poor substitute as it only works if it cross referenced with the UDP map and one would question how many people have access to the UDP map (it is not lodged on the Haringey Council website for example) . Also it is not possible for anyone to adudge what the existing map will look like when all of these items have been included.

It is essential that when the proposals map is made available that it is in paper form as there is too much detail for a computer screen.

MHCAAC POINT 2

Section/ chapter/ policy	Haringey in London and north London
Page/ paragraph	16

Intention: support/ object	Object
Soundness/ legality	Justified

It is odd that there is no mention in this chapter of tourism given that London is a major tourist destination. Whilst the borough is not a major tourist attraction as a whole, there are two destinations in the borough – White Hart Lane (Tottenham Hotspurs) and Alexandra Palace –which host events which attract people not only from London and the south east but the whole UK and indeed further afield. There are also smaller tourist attractions such as Highgate Village and those who seek out the venues in the west of the borough frequented by the Kinks in the 1960s. Whilst the latter is nothing like the same scale as “Beatlemania”, the buildings concerned have an iconic status for those interested which is comparable to that which Beatles fans have for buildings in Liverpool, and that city promoted itself strongly on those connections and benefited as a result of so doing. All four examples quoted within Haringey are within a conservation area and two are listed buildings .

43/2/1.3

1/2

Tourism can have a positive economic benefit as well as putting pressure on local services such as transport. Given the close proximity of the borough to central London and the make up of the work force it is quite likely that several thousand Haringey residents depend on their livelihood to a greater or less extent from tourism. There are many hotels in the Finsbury Park area which cater for tourists on a budget.

It is hoped that it has been demonstrated that Haringey has its part to play in the tourism profile of London, and whilst we would not necessarily expect to see specific policies concerning tourism, we think it important that there is some sort of statement in this part of the core strategy document which acknowledges the tourism role of the borough and some sort of assurance that the Council will seek to make the borough an attractive destination for visitors and is mindful of their needs whilst at the same time being equally mindful of possible adverse impacts of tourism on local residents and the fact that many tourist destinations will have conservation area and/or listed building considerations ..

MHCAAC POINT 3

Section/ chapter/ policy	Safer for all/ Chapter 6/ SP12 Conservation
Page/ paragraph	142/ SP12 Conservation Policy Statement
Intention: support/ object	Qualified support
Soundness/ legality	Justified

Comment:

We are also very pleased to see the statement the development shall "preserve and enhance the character and appearance of Conservation Areas and their settings" and trust that this will be adhered to in letter and spirit . In this context, we would like to see the Council making greater use of the powers it has to introduce Article 4 directions to protect the characteristic features of properties in the Conservation Area.

43/3/6.2

131

The reiteration of existing policy in the final bullet point regarding views of St Pauls Cathedral from Alexandra Palace is noted, but this should not be the end of the matter as the Cathedral can be glimpsed from other points in the borough and those views should also be protected.

43/4/6.2

132

The final statement of policy concerning development outside a conservation area attempts to do too much. Extra take should be taken on applications which abut a conservation area but we cannot see why such applications, and apparently these applications alone, should be considered against social and economic criteria.

43/5/6.2

133

It would be better to state:

Applications for development outside a Conservation Areas the Council will be considered in conjunction with criteria applying to the Conservation Area in order that it does not have a negative impact on the Conservation Area

MHCAAC POINT 4

Section/ chapter/ policy	Safer for all/ Chapter 6/ SP12 Conservation
Page/ paragraph	146/ 6.2.16,17 and 18 Strategic and Local Views

Intention: support/ object	Qualified support
Soundness/ legality	Justified

Comment:

We strongly support the recognition given to the need to protect strategic and local views.

We support the three bullet points in 6.2.17. But we would think it important to protect views within conservation areas as surely this is very important – especially in the case of a conservation area like Muswell Hill which covers a large area. We request the second bullet point should be reworded:

40/6/6.1
135

- **Views into, within and from Conservation Areas...**

MHCAAC POINT 5

Section/ chapter/ policy	Safer for all/ Chapter 6/ SP12 Conservation
Page/ paragraph	147/ Indicators to monitor delivery
Intention: support/ object	Qualified support
Soundness/ legality	Justified

Comment:

The seventh bullet point here is to do with Conservation Area appraisals. We support and welcome such appraisals. These are important documents and indeed we understand that that it is a statutory requirement for the Council to produce them,

The Council clearly needs to devote more resources for their production. We are aware that survey work was carried out by consultants in 2003 on many of the borough's conservation areas, yet some of these remain unpublished seven years later due (presumably) to lack of officer resources. There is the danger that recommendations concerning the fabric of the conservation area will not have been acted upon and there will have been a further deterioration in those aspects. It is analogous to somebody who pays to see a consultant for a medical report but does not bother to get the results.

40/7/6.2
136

MHCAAC POINT 6

Section/ chapter/ policy	Safer for all/ Chapter 6/ SP13 Open Space
Page/ paragraph	149/ SP13 Policy Statement
Intention: support/ object	Support
Soundness/ legality	Justified

- 309
43/8/6.2

Comment:

We support and welcome all the policy statements and particularly the first bullet point with its references to MOL, designated Open Spaces and Green Chains.

MHCAAC POINT 7

Section/ chapter/ policy	Safer for all/ Chapter 6/ SP13 Open Space
Page/ paragraph	150/ 6.3.3
Intention: support/ object	Support
Soundness/ legality	Justified

42/19/6.2
310

Comment:

We support and welcome the final sentence of 6.3.3, which limits development on sites adjacent to open spaces.

MHCAAC POINT 8

Section/ chapter/ policy	Appendix 1 UDP Saved Policies
Page/ paragraph	206/ Development in Conservation Areas,

	Listed Buildings, Alterations and Extensions..., Demolition... Archaeology / CSV1 to CSV8
Intention: support/ object	Qualified Support
Soundness/ legality	Possibly unsound

2/11
12/16/9

Comment:

. We wish to give notice that we will submit comments when DMP25 is up for formal consultation.

