

Tottenham Conservation Area Advisory Committee
Minutes of meeting 25th September 2019 held at Blue Coats pub
(unable to get access to 639 High Road)

Present: David Divers (chair), Joyce Rosser, Chris Ramenah, JJ Best, Rowan Kumar, Martin Ball, Alison Armour, Joseph Nicholas and Sue Penny. And for part of the meeting: Lucy Morrow, Senior Conservation Officer, and Phil Crowther, Planning Officer.

Apologies: Matthew Bradby, Carol Sykes and John Robson.

1. Minutes of the meeting held on 31st July 2019 were agreed.

2. Update on Elmhurst Pub and other matters

Lucy said that she had informed the Listing Advisor at Historic England about the pub's closure and he said that he will try to expedite the case. It's a new listing so there is no formal protection for the building at the moment. She asked that we let her know of any imminent risks to the building or its internal fittings (eg evidence of work taking place on site). It is difficult to get access. She asked that if CAAC members have any information about the inside of the building (photos, documentary evidence) they let her have it. The old business went bankrupt. A threatened take-over by a supporter of the racist Football Lads Alliance has been blocked. The pub is owned by Star Pubs. A "Lease For Sale" sign has just been erected.

One suggestion has been that the Elmhurst might be nominated as an "asset of community value" (ACV). Phil Crowther from the Council Planning Policy department explained how this works. The ACV Panel consists of three officers: Philip Crowther, (Planning) Robert Walker (Senior Lawyer) and Joanna Sumner (Assistant Director Strategy & Communications). Wards Corner has just been renominated as an ACV. He distributed a handout on Community Right to Bid: Frequently Asked Questions.

Phil also gave a brief report on planning policy matters saying that a Review of the Local Plan is under consideration. A document going to Cabinet in November called the Local Development Scheme details the anticipated timetable for the Plans review and consultation stages, and this will be appearing in the Forward Plan on the Councils website in the next week or so. The first consultation is likely in Spring 2020 in an initial high level 'issues and options' consultation.

Lucy reported that following GLA funding for the listed Bruce Grove toilets the bids have been narrowed to two and the chosen bid will be announced soon. CAAC members liked the hoardings erected on the site.

Concerns have been expressed in email discussion among CAAC members about the changed boundaries of Tottenham Cemetery Conservation Area which now exclude Creighton Road allotments. The draft revised appraisals for Bruce Castle, Tower Gardens, Peabody Cottages and Tottenham Cemetery conservations had been discussed at the January 2019 CAAC meeting and some CAAC members had attended the two drop in meetings and submitted comments. Lucy said that the revised appraisals have recently been agreed by Cabinet.

Rowan has reported concerns about the state of listed 336 Philip Lane (former Tottenham School Board Offices) to enforcement and copied in conservation staff.

3. Matters arising from last meeting

a) Building behind Felters Hall (HGY/2019/0480) Following CAAC criticisms of the design, a revised planning application has been submitted which is an improvement.

b) 2 Chesnut Road (Opera House) CAAC reported that the ground floor frontage of this building is not as set out in planning application. Conservation team reported this to enforcement team who have had meetings with the applicant and “continue to engage in a dialogue with him”.

c) 2 Kings Road Cllr John Bevan is continuing to take up concerns about the state of this listed building.

d) Listed Bruce Grove buildings No further news about 7 Bruce Grove (planning permission for development must have lapsed). A sign has just gone up outside 5 Bruce Grove saying “For Sale with Planning Permission”.

4. Planning applications since July meeting

CAAC was notified of 32 planning applications most of which have been discussed by email and responded to. There was further discussion of a few cases at the meeting.

5. Enforcement issues

There are a number of outstanding cases. In addition JJ raised the removal of front garden walls in Clyde Circus conservation area – not applications for cross-overs just de facto paved areas. Although reported these are not high priority for enforcement team officers. There was also further discussion of advertising hoarding with illuminated/LED etc.

6. Wards Corner update

The previous iteration of the WCC plan had lapsed and so a new updated version of the Wards Corner Community Plan - [HGY/2019/2315](#) - (to refurbish the market and corner buildings) was submitted to and validated by Haringey’s planning department some weeks ago and is available for comment on the Council’s planning portal until the 14th October next. CAAC has commented in support. We encouraged all to comment in support and spread the word. The [Latin Village appeal of the CPO process](#) is due to be heard in the High Court on the 8 & 9th of October next. There is an ongoing online Crowdfunder fundraising campaign that still needs support. Haringey’s Scrutiny Review Panel recently concluded taking depositions on the Wards Corner Plans from various stakeholders. A report should be submitted to Haringey Council cabinet some time soon.

7. Date of next meeting

This was meant to be on 27th November at 639 High Road (room already booked) but due to the difficulty of accessing 639 (hence this meeting held in Blue Coats pub) the CAAC might need to find an alternative venue and date.