

Summary Delegated Powers Report

TITLE	Moss Hall Crescent Conservation Area Character Appraisal and Management Proposals
DATE OF DECISION	
DECISION TAKER	Cath Shaw
SUMMARY OF DECISION	<p>To carry out a public consultation exercise with local residents, organisations, relevant ward members and amenity groups on the draft Character Appraisal and Management Proposals for Moss Hall Crescent Conservation Area.</p> <p>RELEVANT PREVIOUS DECISIONS</p> <p>Moss Hall Crescent was designated as a conservation area in July 1974 and until now there had been an absence of a Conservation Area Character Appraisal.</p> <p>CORPORATE PRIORITIES AND POLICY CONSIDERATIONS</p> <p>Designating conservation areas and producing Conservation Area Character Appraisals has helped meet the council's (2013-2016) Corporate Plan priority of delivering a Successful London Suburb which is a prosperous place where people want to live.</p> <p>RISK MANAGEMENT ISSUES</p> <p>The preparation of a Conservation Area Character Appraisal and Management Proposals is an important part of the process of designation and is referred to in the borough's Local Plan. Consultation with local residents, other organisations and amenity groups will ensure the document's ownership by and legitimacy to the wider community.</p> <p>The existing Article 4 Direction is proposed to be updated in order to reflect the current classes within the General Permitted Development Order (GPDO) 2015.</p> <p>EQUALITIES AND DIVERSITY ISSUES</p> <p>The preservation and enhancement of this conservation area, as supported by the Character Appraisal and Management Proposals, will be of benefit to Barnet's diverse local community and will contribute to the borough's rich built heritage.</p> <p>USE OF RESOURCES IMPLICATIONS</p> <p>The adopted documents and maps will be placed on the council website to allow easy access, and consequently, the printing of hard copies will be kept to a minimum.</p> <p>Applications for planning permission submitted in accordance with Article 4 Directions are not subject to application fees.</p> <p>LEGAL ISSUES</p> <p>In line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the council designated the Moss Hall Crescent Conservation Area in 1974.</p> <p>CONSTITUTIONAL POWERS</p> <p>Council Constitution, Responsibility for Functions: paragraph 7.1 (Powers Delegated to Officers) enables Chief Officers to take decisions without consultation with the Cabinet Member concerned in respect of operational matters within the Chief Officer's sphere of managerial or professional</p>

	<p>responsibility and is not significant in terms of budget or policy.</p> <p>BACKGROUND INFORMATION</p> <p>The Character Appraisal for Moss Hall Crescent defines the special character of the conservation area and identifies those buildings, spaces and other features considered to be important.</p> <p>When adopted, the Character Appraisal and Management Proposals will become key tools for making planning decisions within the conservation area.</p> <p>An Article 4 Direction already covers the conservation area but needs to be updated to reflect the current General Permitted Development Order (GPDO) 2015.</p> <p>It is considered that the appearance of estate agent boards within the conservation area would be harmful to the character and appearance of the conservation area. It is therefore recommended that the council designate the conservation area as an area of special control for the purpose of display of advertisements.</p> <p>PUBLIC CONSULTATION</p> <p>The purpose of consulting with local residents, other organisations and amenity groups on the draft Appraisal and Management Proposals is to allow public comment on the documents prior to their adoption. The consultation will consist of an online consultation page, letters sent to all properties in the conservation area, along with other interested organisations, and publishing site and press notices. The consultation process is recommended by Historic England in their Guidance Note on the preparation of a Character Appraisal <i>'to bring valuable public understanding and ownership to proposals for the area.'</i> In the absence of public consultation, the Character Appraisal and Management Proposals would have less material weight for the purpose of making development control decisions.</p> <p>THE CONSERVATION AREA CHARACTER APPRAISAL</p> <p><u>Moss Hall Crescent</u></p> <p>The Moss Hall Crescent Conservation Area is of historic and architectural importance, in terms of its development, unique history, character and appearance.</p> <p>It lies within the West Finchley ward and consists of 12 Victorian villas, set back from Ballards Lane by a strip of green open space. The surrounding area is primarily residential, although it is located nearby the shopping area of North Finchley, which lies approximately 0.5 km north-east of the conservation area.</p> <p>All of the properties were placed on the council's Schedule of Buildings of Local Architectural or Historic Interest in 1986.</p> <p>ISSUES AND MANAGEMENT PROPOSALS</p> <p>While the Character Appraisal defines what it is about the character and appearance of the area that it is desirable to preserve or enhance, the Management Proposals provide a mid to long-term strategy, setting objectives for addressing issues, and making recommendations for actions, whilst identifying any further or detailed works needed for their implementation.</p> <p>NEXT STEPS</p> <p>Following the public consultation exercise and comments received, any necessary revisions will be made to the Character Appraisal and Management Proposals document. The results of the consultation exercise will be set out in a separate Delegated Powers Report (DPR) along with the finalised documents proposed for adoption. A report will also subsequently be presented to the Finchley and Golders Green Committee for information and to consider the updated Article 4 Direction</p>
<p>AUDIT TRAIL OF DECISION – RETAINED AND WHERE?</p>	<p>Held by the Urban Design and Heritage Team in North London Business park</p>

DECISION TAKER'S STATEMENT

I have the required powers to make the decision documented in this report. I am responsible for the report's content and am satisfied that all relevant advice has been sought in the preparation of this report and that it is compliant with the decision making framework of the organisation which includes Constitution, Scheme of Delegation, Budget and Policy Framework and Legal issues including Equalities obligations.

I authorise the above decision

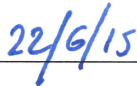
Signed



Designation

Commissioning Director, Growth & Development

Date



SELF-ASSURANCE CHECKLIST

(Removed prior to publication and retained by Governance Service)

Not all partners listed in the table below will always need to be consulted; just the relevant partners - e.g. if the DPR is HR related, then HR Business Partner should be consulted.

AUTHOR TO COMPLETE TABLE BELOW:

Who	Clearance Date	Name
Governance Champion	15/6/15	Paul Shipway
Director / AD / Lead Commissioner	22/6/15	Cath Shaw
Enabling Board / Delivery Board		
Commissioning and Policy	16/6/15	Lesley Holland
Equalities & Diversity	16/6/15	Lesley Holland
HR Business Partner		
Strategic Procurement		
HB Public Law	12/6/15	Poonam Rajput
Finance	19/6/15	Richard Playle
Governance	15/6/15	Kirstin Lambert
