

Appendix 1 – Moss Hall Crescent (TABLE OF RESPONSES)

No.	Date	Comment Received	Officer Response	Action
1	14 th July 2015	<p>The Finchley Society, which was instrumental in the establishment of the Moss Hall Crescent Conservation Area in 1974, welcomes this document and congratulates the team which prepared it. The past forty years have seen much erosion of Victorian suburban areas in London, and Moss Hall Crescent therefore stands out more now than when it was designated. The present state of the Crescent, though far from ideal (as Section 7 of the document rightly emphasises), is a testament to the value of having a conservation area with its influence on the owners of buildings and on council planners.</p> <p>There is little that the Finchley Society can add to the character appraisal. One of the best features of the Crescent is its openness, and we therefore regret a little the height of the hedges that seem to screen some of the properties. We welcome the management proposals, and in particular the recommendation 4 to bring the Article 4 Directions up to date and to control estate agents' boards. Is there anything the Council can do to get the utilities box painted, if it cannot be removed? Would it be possible for the Council to nudge those who own and/or live in the houses to enhance them - there is at least one whose forecourt could do with tidying up?</p> <p>Please keep me informed of the outcome of this consultation, and the next steps.</p>	Comments noted	N/A
2	20 th July 2015	<p>Thank you for consulting Historic England on the draft Moss Hall Crescent Conservation Area Appraisal. Conservation areas are designated for their special architectural or historic interest, the character and appearance of which it is desirable to enhance or preserve (Planning (Listed Buildings and Conservation Areas) Act 1990). Under section 12 of the National Planning Policy Framework (NPPF) they are defined as designated heritage assets and benefit from a presumption in favour of the conservation of their historic significance.</p> <p>The designation and management of conservation areas is a matter</p>	Comments noted and document amended where necessary	Revisions to text, where appropriate.

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		<p>for local determination, however, as the Government’s adviser on the historic environment Historic England is pleased to offer advice in support of local heritage protection, drawing on our national perspective. In particular, we wish to make a number of observations to help ensure that the proposed conservation area is appropriate and robust. Our advice follows the best-practice approach set out in our guidance document Understanding Place: Conservation Area Designation, Appraisal and Management (2010).</p> <p>Comments</p> <p>Historic England welcomes the publication of this document, which helps clearly define the conservation area’s historic and architectural interest. We are pleased to see that the legislative background has been clearly stated and the architectural character of the area has been carefully studied. In our opinion, this appraisal provides helpful clarification for applicants on its purpose, and direction to the relevant development plan policies that their proposals will be considered against. The recommendations in Section 2, notably in 2.4, are also considered helpful and appropriate, and should aid the future management of this conservation area. To strengthen this document we would encourage the Council to consider the following suggestions.</p> <p>In our view the Council could usefully add to this appraisal by including a brief explanation of how it will use its enforcement powers to protect the character and appearance of the area. This could help discourage further alterations which detract from the area, such as those included on pages 29-30. In the interest of helping residents who wish to improve the appearance of their buildings, the Council could also positively state what it considers to be the most acceptable materials or designs for works of refurbishment or extension. For example, you could state that new roof coverings would normally be expected to be natural Welsh slate, or that replacement windows should be timber framed vertical sliding sashes.</p>	<p>Insertion of additional text about enforcement</p> <p>Additional text added about the use of complimentary materials and designs</p>	
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		<p>While the appraisal notes that the public realm is generally in a good condition, the Council could also identify opportunities for enhancement that it may be considering. These suggestions could, in due course, prove useful for allocating funds to public realm projects received from the Community Infrastructure Levy payments, which will help ensure the long term protection and enhancement of the conservation area.</p> <p>Finally, so as to assist homeowners, developers and decision makers respond to pressures to reduce energy usage and carbon emissions, as well as requirements in the Building Regulations and sustainable building codes, you could consider including a discussion of any conservation impacts that may need to be managed in relation to energy-saving and renewable energy measures. We have produced a web resource that may be a useful point of reference: https://historicengland.org.uk/advice/your-home/saving-energy/.</p> <p>Conclusion Historic England supports the publication of this appraisal for the Moss Hall Crescent Conservation Area.</p> <p>Finally, it must be noted that this advice is based on the information provided by you and for the avoidance of doubt does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently relate to this or later versions of the Guidance, Appraisals and Management Plans, and which may have adverse effects on the environment.</p>	<p>Green spaces contacted in regard to possible future works</p> <p>Reference made to the Historic England web resource</p>	