



Historic England

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15 October 2018

Dear Natasha

Draft Perry Vale and Christmas Estate Conservation Area Appraisal and proposed Article 4 Direction.

Thank you for consulting Historic England on the Draft Perry Vale and Christmas Estate Conservation Area Appraisal and proposed Article 4 Direction.

As the Government's Statutory Adviser on the Historic Environment we have reviewed your consultation in light of the *National Planning Policy Framework* (NPPF) which identifies three dimensions to sustainable development, these being economic, social and environmental (NPPF paragraph 8). One of the core principles of the NPPF is that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The NPPF includes a requirement for local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including those heritage assets most at risk from neglect, decay or other threats. Policy 186 sets out a requirement that local authorities ensure areas demonstrate appropriate special architectural or historic interest.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) sets out the obligation on local planning authorities to pay special regard to preserving or enhancing the character or appearance of conservation areas and to preserving the settings of listed buildings.

Summary of main considerations

Historic England considers the proposed designation and boundary to be clearly justified and appropriately defined. As such we consider the proposal to designate and publish the appraisal to contribute to the requirement for the Council to develop a positive strategy for



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the historic environment, as set out in the NPPF. In our view, the estate, principally built to the architectural vision of the local developer, Ted Christmas, clearly demonstrates local significance and wider significance as part of the growing influence of the Arts and Crafts and Queen Anne movement in London, exemplified in developments such as Bedford Park and Hampstead Garden Suburb. The inclusion of a number of properties pre-dating the Estate and which have significance in their own right, including the important landmark of Christ Church and a number of 18th and 19th century houses, helps tell the story of the development of the area.

We also consider that the proposed Article 4 will be an important tool in preserving and enhancing the character of the area, which draws considerable significance from its picturesque use of architectural features, such as stained glass, clay roof tiles, oriole windows, and ornate joinery. The estate is therefore particularly susceptible to the erosion of its character through the incremental loss of such features.

One area where you might wish to include further guidance is in respect of new development. The boundary has clearly been drawn tightly in accordance with the guidance set out in the NPPF. However there is potential for development to occur both adjacent and within the setting of the conservation area. We would therefore recommend that the document draws attention to the Council's and National policy for new development in the setting of heritage assets, and also the need for development to preserve or enhance historic and architectural significance through design which responds positively to local character. Historic England Good Practice Advice in Planning Note 3 offers detailed guidance on decision making in this respect, <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>. Equally you also may wish to identify that demolition within the conservation area is likely to cause harm to heritage assets (given the tight boundary) and that any proposals for demolition will be resisted unless clearly justified against the criteria set out in Chapter 16 of the NPPF.

We note page 58 refers to English Heritage's website. We assume this should be amended to say Historic England. We also note that the page numbering has slipped out of synch at the end of the document but assume that this will be corrected following consultation.

We should stress that this opinion is based on the information provided by you. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, where Historic England consider it appropriate to do so.



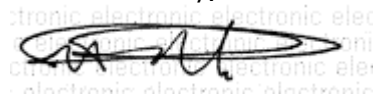
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I hope you find these comments useful and do not hesitate to contact me if you have any queries or require further clarification in respect of this advice.

Yours sincerely,



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