

Chapter	Page in document/policy	Muswell Hill Conservation Area Advisory Committee comment or suggested change
Design	P 5 DM1	Does there need to be something to say that in the case of a building which makes a negative contribution to a CA (possibly because it is of a markedly different type of building) that the opportunity should be taken to rectify this?
	Page 6 para 2.7	Engagement should be commensurate –for an ordinary householder application it would be with neighbours rather than the community.
	Page 9 DM3	Suggest adding something about noise and smells.
	Page 10 DM4	Is “legibility” the correct word here?
	DM5	Tall buildings –must not have adverse impact on CAs. Para 2.27. There needs to be some clarification that buildings which fall outside of the definition of tall here but are taller than those in the vicinity will not be acceptable through default.
	DM6	Local views – welcome – see App A Page 99 – Add: Dukes Avenue ----→ Alexandra Palace.
	Page 14 para 2.37	Suggest deleting the reference to Listed Buildings –shopfronts in CAs can have important characteristic which make a positive contribution to the CA. Suggest also having something about taking the opportunity to carry out more general repairs to the front of the property –particularly to ensure its safety to passers by.
	Page 15 DM7	Is it “of” rather than “or” in B. E –the CAAC strongly supports the statement about solid shutters not being acceptable.
	DM7 para 2.42	Two things need to be added : fascias cannot be used to advertise products sold in the store and the use of gimmicky graphics e.g. of an apple is to be avoided/not allowed?
	Page 18	Add a new criteria which stipulates that the applicant undertakes to remove equipment when it is no longer in use, including cabinets
	Page 20	Historic environment there needs to be information on how the list of all these assets can be viewed. Perhaps include as an additional Appendix or provide a hyperlink?
	Para 2.94	Delete at risk Yes, end that sentence at Conservation Area>
	Page 22 point E d	Add “regardless of whether these features can be viewed from the public domain” ? after windows add “both the material used for the frames and the glazing bar pattern”
	Page 26 para 2.94	Second sentence Delete all words after “Areas” Yes, as earlier comment.
	Page 26	Suggest changing “initiatives” (final word) to “context” or “environment”.
Housing	Page 30 DM16 D	Can what is meant by windfall here be explained?

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	Page 32 3.12	Substitute “must” for “should”. <i>(Surely an extension must by definition be smaller than the original building?)</i>
	DM18	Suggest there needs to be something here about the very limited scope for extending flats especially those created through conversion. I.e. Extensions restricted mainly just to the improvement of living conditions in the ground floor flat (ie not adding additional bedrooms etc)
	Page 36 DM21	Ba Delete “local”
	Page 39 2.27	Not sure that physical sub division of gardens is the best solution; it could be very unsightly and this would might mean it made a negative contribution to a CA.
	2.29	Strongly support
	DM24	A -insert the word “only” after “will” C- does it need something about safety –ie designed so that a child or visitor could not accidentally fall into a light well.
Environmental Sustainability		
	Page 57	F it needs to be amended so that it states that this applies to all the windows and not just those visible from the public domain.
	Page 60 4.72	We suggest there needs to be specific reference to old glass which has a decorative pattern which may be a characteristic feature in a CA.
	Page 61E	Need another bullet point about it only being on when necessary –e.g. a time switch or sensor is to be used in order to reduce light pollution etc.
	Page 73 4.142	Does this take into account the real world: it is all very well saying you have restricted car parking provision but aren’t people just going to have a car anyway?
	Page 75	Add two new bullet points about no loss of characteristic features such as front garden walls and also loss of trees –both street trees and trees subject to TPO within the garden itself.
	Page 76 DM 45	Replace “should” with “must”.
	DM46	Does there need to be another criteria about the structure being able to be removed should the need for the cycle store ceases?
Employment		
	Page 86 DM53	A, B and C The intention may be good, but is it really necessary for a shop to have been vacant for up to 24 months. Wouldn’t a better test be to say that the business has been marketed for 24 months?

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	Page 86 para 5.34	Strongly support
	Page 87	Betting shops –no objection to it being here but isn't this all too late –ie. Is there still a pressure to open more of them?. What about widening the wording so it could apply to other premises the Council may wish to restrict such as those mainly selling legal highs.
	Pages 88/89	Take away – again no objection to it being in here, but has any of this been put to the test through the appeal process?
Community Infrastructure		
	Page 95 DM61	Need another criteria to state that the use can only be carried out within the curtilage of the premises. Also, is the policy saying that this is not permitted at all within flats?
Appendices		Welcome the provision of this information. Suggest having an additional one listing the listed buildings and a map showing the boundaries of the conservation areas with a hyperlink to the list of roads covered by each one.

We consider that there needs to be an additional policy:

A new policy to state that lock up garages which are capable of being used for that purpose should stay in that use.