

REPORT FOR: CABINET

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| Date of Meeting: | 11 October 2012 |
| Subject: | Proposed Consultation for Amending the boundary to Roxborough Park and the Grove Conservation Area |
| Key Decision: | Yes [Affects two or more Wards] |
| Responsible Officer: | Andrew Trehern, Corporate Director of Place Shaping |
| Portfolio Holder: | Councillor Keith Ferry, Portfolio Holder for Planning and Regeneration |
| Exempt: | No |
| Decision subject to Call-in: | Yes |
| Enclosures: | Appendix 1 – Map showing proposed extension to the Roxborough Park and the Grove Conservation Area Appendix 2 – Photographs of buildings within proposed extended conservation area boundary for consultation Appendix 3 – Recommendation from LDF Panel – scheduled to meet on 4/10/2012 |

Section 1 – Summary and Recommendations

This report introduces the proposal to extend the Roxborough Park and the Grove Conservation Area to include those areas shown within Appendix 1, and seeks approval from Cabinet to publish the proposed extension to the Conservation Area for public consultation.

That Cabinet:

- (1) Consider the proposal to extend the Roxborough Park and the Grove Conservation Area to include those areas shown on Appendix 1; and
- (2) Approve the proposed extension to the Conservation Area for public consultation.

Reason: (For recommendation)

As part of the ongoing programme to review the borough's conservation areas, an area adjacent to the Roxborough Park and the Grove Conservation Area has been identified and assessed as worthy of Conservation Area status. The incorporation of this area within the Roxborough Park and the Grove Conservation Area will ensure the extended area is covered by the Council's adopted Conservation Area Appraisal and Management Strategy (May 2008).

Section 2 – Report

A. Introduction

1. As part of the ongoing review of the Borough's Conservation Areas, at the May 2008 Cabinet meeting the Roxborough Park and the Grove Conservation Area Appraisal and Management Strategy (CAAMS) was adopted by the Council. This included a review of the boundaries of the conservation area, based on further research and study of the area, and so states that the Council intend to extend the Conservation Area to include those areas shown on the map in Appendix 1. Also, at the 15th March, 2011 LDF committee concerns were raised over the lack of protection for locally listed buildings. This extension to the Roxborough Park Conservation Area would bring 23 locally listed buildings within the Conservation Area introducing more planning controls including controls over demolition.

B. Options considered

2. The option of taking no action was considered as an alternative. However, it was recognised that not going out to public consultation on the proposed extension to the conservation area could undermine the value of the Council's Conservation Area Appraisal and Management Strategy since it would not

cover these areas of locally listed buildings and so it could put this heritage at risk.

C. Proposed Extension to the Conservation Area Boundary

It is proposed to seek public consultation on the proposal to extend the boundary to this conservation area to include 1 (odd) Grove Hill Road, 2-12 (even) Grove Hill Road, 2 to 24 (even) Peterborough Road, 4 Roxborough Avenue, and 28, 30 47 and 49 Roxborough Park. This is illustrated on the map within Appendix 1. These areas immediately adjoin the existing conservation area and meet the criteria for conservation area status as set out in the Harrow Unitary Development Plan for conservation area status.

These requirements for Conservation Area Status are set out within the saved UDP policy D14 which states in paragraph 4.48 that to warrant designation as a Conservation Area the area should fulfill two or more of these criteria:

- i) Areas with a high concentration of Listed Buildings whether statutorily or locally listed;
- ii) Areas of historical, social, economic and/or architectural merit;
- iii) Areas with a high proportion of buildings built prior to 1920, which remain largely unaltered;
- iv) Areas built post 1920 that are innovative in planning or architectural detail, and where a large proportion remain unaltered;
- v) A significant group of buildings with distinct physical identity and cohesiveness; and
- vi) Areas which have a special quality, where the site layout and landscaping are of exceptionally high quality and/or contain historic open space, natural landmarks or topographical features;

The proposed extension to the Conservation Area warrants designation as it meets two or more of the above criteria. This is because the area is of high architectural quality and historic interest. In all, the proposed extended area would add a high concentration (22 of 24) locally listed buildings. The proposed area would add a high concentration of buildings built prior to 1920 which remain largely unaltered since all are illustrated on a 1914 OS Map. Furthermore, all buildings appear to be in a good condition and to be fairly unaltered, with most retaining original windows. The buildings also form distinct groups of physical identity since they largely form terraced clusters of a continuous design or symmetrical semi-detached properties. Also, the properties link in well to the existing conservation area since they are of a similar bulk, siting, and use of decorative detailing, for instance in the Gothic or Arts and Crafts style. They also use the same style of high quality materials for example, red brick and clay or slate tiles. Furthermore, again there is generally a good level of private greenery around the residential properties adding to the streetscene.

D. Proposed Consultation

Public consultation is proposed in order to gather any more information on how the area meets the criteria for conservation area status. It is proposed that public consultation would entail letters to all residents of the proposed additional areas, adverts on lampposts in or near the areas concerned, an

advert in the local paper and consultation with national and local amenity groups such as the Harrow Heritage Trust, the Harrow Hill Trust, the Victorian Society and English Heritage.

E. Next Steps

It is proposed that Cabinet approve the proposed extension to the Roxborough Park and the Grove Conservation Area to include those areas shown within Appendix 1 for public consultation in accordance with Harrow's Statement of Community Involvement. This is because the area concerned meets two or more of the criteria for conservation area status.

F. Legal Comments

Contained in body of report.

G. Environmental Screening

14. This matter is not subject to requirements for Strategic Environmental Assessment nor Sustainability Appraisal.

H. Financial Implications

The consultation costs (printing and distributing of document and letters) will be contained within existing service budgets.

I. Risk Management Implications

Risk included on Directorate risk register? No

Separate risk register in place? No

There are considered to be no risks associated with the proposed extension to the Conservation Area.

J. Equalities implications

Was an Equality Impact Assessment carried out?

EqIA screening was undertaken in the course of introducing the existing Conservation Area that raised no matters of equalities impact of significance that would warrant a full EqIA. It is considered that the findings of the EqIA screening remain applicable to the current proposal to extend the existing Conservation Area designation.

K. Corporate Priorities

The proposal to extend the Conservation Area will help deliver the corporate priority to build stronger communities by affording protection to an area of historic built quality that adds to the richness of Harrow's urban fabric and to

local character and sense of place that residents in the local and wider community value.

L. Performance Issues

Local Authorities have a statutory duty to publish proposals for the enhancement of their conservation areas under the National Planning Policy Framework. Communities value their conservation areas and the historic characteristics that make them special places. The extension of the Roxborough Park and the Grove Conservation Area will ensure that the new area identified as being worthy of conservation status is covered by an up to date Conservation area appraisal and management strategy.

Section 3 - Statutory Officer Clearance

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| Name: Kanta Hirani | <input checked="" type="checkbox"/> | on behalf of the Chief Financial Officer |
| Date: 10 September 2012 | | |
| Name: Abiodun Kolawole | <input checked="" type="checkbox"/> | on behalf of the Monitoring Officer |
| Date: 11 September 2012 | | |

Section 4 – Performance Officer Clearance

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| Name: Martin Randall | <input checked="" type="checkbox"/> | on behalf of the Divisional Director Partnership, Development and Performance |
| Date: 23 August 2012 | | |

Section 5 – Environmental Impact Officer Clearance

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| Name: Andrew Baker | <input checked="" type="checkbox"/> | on behalf of the Divisional Director (Environmental Services) |
| Date: 17 August 2012 | | |

Section 6 - Contact Details and Background Papers

Contact: Lucy Haile, Principal Conservation Officer, 0208 736 6101

Background Papers: None

**Call-In Waived by the
Chairman of Overview
and Scrutiny
Committee**

NOT APPLICABLE

[Call-in applies]