

# REPORT FOR: **CABINET**

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| <b>Date of Meeting:</b>             | 14 March 2013   |
| <b>Subject:</b>                     | Stanmore and Edgware Conservation Areas Supplementary Planning Document   |
| <b>Key Decision:</b>                | Yes   |
| <b>Responsible Officer:</b>         | Caroline Bruce, Corporate Director of Environment and Enterprise  |
| <b>Portfolio Holder:</b>            | Councillor Keith Ferry, Portfolio Holder for Planning and Regeneration  |
| <b>Exempt:</b>                      | No  |
| <b>Decision subject to Call-in:</b> | Yes   |
| <b>Enclosures:</b>                  | Appendix 1: Stanmore and Edgware Conservation Areas Supplementary Planning Document <i>[Due to the size of this document, it has been circulated electronically to all Members and key Officers only. The document is available on the website and a hard copy is available on request only.]</i><br><br>Appendix 2: Recommendation from LDF Panel held on 4 March – to be circulated |

## **Section 1 – Summary and Recommendations**

This report introduces the draft Stanmore and Edgware Conservation Areas Supplementary Planning Document, including the Conservation Area Appraisals and Management Strategies for each individual conservation area, which is proposed to be the subject of public consultation.

**Recommendations:**

Cabinet is requested to approve the draft Stanmore and Edgware Conservation Areas Supplementary Planning Document, attached as appendix 1, for a six week period of public consultation.

**Reason: (For recommendation)**

When adopted the Stanmore and Edgware Conservation Areas SPD will constitute part of the emerging Local Development Framework. This will form material considerations in the determination of planning applications both at planning committees and appeal proceedings. The SPD will also provide useful guidance to relevant Council departments when dealing with issues relating to Stanmore and Edgware Conservation Areas. Before adoption can take place formal consultation on the SPD is required.

## **Section 2 – Report**

### **Introductory paragraph**

2.0 The decision sought will help the Council meet the following corporate priorities:

- United and involved communities: a Council that listens and leads

The SPD for the Stanmore and Edgware Conservation Areas will ensure the conservation of these areas which add to the attractiveness of the borough as a place to live. The public consultation would involve communities and demonstrate that the council listens and leads.

### **Options considered**

2.1 The Council, at its Strategic Planning Advisory Panel meeting of 18 July 2006, agreed that Supplementary Planning Documents (SPDs) would be produced to cover the boroughs Conservation Areas. To date, SPDs have been produced for Harrow on the Hill, and Pinner conservation areas. Not to produce an SPD for the Stanmore and Edgware Conservation Areas would be inconsistent with the approach adopted elsewhere and represent a gap in the Local Plan, with regard to these six conservation areas.

### **Background**

2.2 Work commenced in 2006 to review the existing conservation area appraisals and management strategies, and to prepare Supplementary

Planning Documents (SPDs) to cover geographical clusters of conservation areas within the borough. Following the adoption of the Harrow on the Hill, Pinner, the Stanmore and Edgware SPD is next on the list.

## **Current situation**

2.3 Work on the Stanmore and Edgware Conservation Areas SPD commenced in 2012 and will cover six conservation areas:

Little Common, Stanmore Hill, Old Church Lane, Canons Park, Edgware High Street and Kerry Avenue.

2.4 A Conservation Area Appraisal and Management Strategy (CAAMS) is required for each of the above areas. The new CAAMS have been revised and updated accordingly from previous policy statements .

2.5 The Stanmore and Edgware Conservation Areas SPD intends to link all six areas by providing a strategic overview of the issues affecting the conservation areas to inform policies and guidance that will assist in their preservation and enhancement.

2.6 Subject to approval from Cabinet, the attached documents will go out to public consultation later in 2013 for a period of six weeks. This is longer than the statutory requirement of four weeks to encourage consultation responses on this document as the individual CAMS will not be subject to a separate additional phase of consultation to the SPD. Notification letters will be sent to ward councillors, amenity groups, Conservation Area Advisory Committee members and other stakeholders. The documents will be available to view at a number of places, including the Council's website and the Planning Services reception at the Civic Centre. The documents will be revised in line with feedback received from the consultation process. The results of the public consultation process and how these have been addressed in finalising the SPD, will be presented back to LDF and Cabinet before the document is adopted.

2.7 In accordance with the Local Development Scheme timetable the Stanmore and Edgware Conservation Areas SPD, once adopted, will be supplementary to the Core Strategy and any relevant saved policies of the Harrow Unitary Development Plan 2004.

## **Legal Implications**

2.8 A Supplementary Planning Documents (SPD) provides detail to support policies in the development plan and must be consistent with that plan.

2.9 The Council is required under Town and Country Planning (Local Plan) (England) Regulations 2012 ("the Regulations") to consult formally on an SPD and to take into account representations received as a result of the consultation exercise before the document is adopted.

2.10 If the SPD does not comply with the Regulations, the Secretary of State may direct the Council not to adopt the SPD.

## **Financial Implications**

2.11 The cost of publication of the draft SPD is contained within the existing LDF service budget.

## **Performance Issues**

2.12 Local Authorities have a statutory duty to publish proposals for the enhancement of their conservation areas under the National Planning Policy Framework and to make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. The proposal to publicly consult on the draft Conservation Areas Supplementary Planning Document (SPD) with the aim to making this formally adopted planning guidance as an SPD would help meet these objectives and contribute to the Council Priority for United and Involved Communities. It is likely to have a positive effect on local residents' perception of the degree to which the Council takes account of their views and how far people can influence decisions affecting their area, which are measured through the bi-annual Involvement Tracker.

## **Environmental Impact**

2.13 This document includes consideration of how energy efficiency and microgeneration measures can be achieved whilst preserving the special character of the Stanmore and Edgware conservation areas. This will therefore help the council to meet the council's climate change strategy in terms of mitigation and adaptation.

## **Risk Management Implications**

2.14 Risk included on Directorate risk register? No

Separate risk register in place? No

There are no risks.

## **Equalities implications**

2.15 Was an Equality Impact Assessment carried out? No

EqIA is not considered necessary in respect of the production of guidance on the character and appearance of a Conservation Area and preserving this special character. Such an assessment is based on the architectural and historic merit of the area. Furthermore, the higher order UDP policy that

contains the criteria against which conservation areas are assessed, was subject to an equalities impact assessment prior to its adoption.

## Corporate Priorities

2.16 The decision sought will help the Council meet the following corporate priorities:

1. United and involved communities: a Council that listens and leads

The SPD for the Stanmore and Edgware Conservation Areas will ensure the conservation of these areas which add to the attractiveness of the borough as a place to live. The public consultation would involve communities and demonstrate that the council listens and leads.

## Section 3 - Statutory Officer Clearance

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|------------------------|-------------------------------------|---|
| Name: Kanta Hirani     | <input checked="" type="checkbox"/> | on behalf of the<br>Chief Financial Officer |
| Date: 15 February 2013 |                                     |   |
| Name: Abiodun Kolawole | <input checked="" type="checkbox"/> | on behalf of the<br>Monitoring Officer      |
| Date: 11 February 2013 |                                     |   |

## Section 4 – Performance Officer Clearance

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|-----------------------|-------------------------------------|---|
| Name: Martin Randall  | <input checked="" type="checkbox"/> | on behalf of the<br>Divisional Director<br>Strategic<br>Commissioning |
| Date: 8 February 2013 |                                     |   |

## **Section 5 – Environmental Impact Officer Clearance**

Name: Andrew Baker



on behalf of the  
Divisional Director  
(Environmental  
Services)

Date: 4 February 2013

## **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]*