

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

4 DECEMBER 2013

Chairman: * Councillor Stephen Greek

Councillors: * Marilyn Ashton * Thaya Idaikkadar
* Keith Ferry † Navin Shah
* Graham Henson (2) * Simon Williams

* Denotes Member present
(2) Denotes category of Reserve Members
† Denotes apologies received

122. Stanmore & Edgware Conservation Area Supplementary Planning Document

The Panel received a report of the Corporate Director of Environment and Enterprise which set out a summary of the responses received to the Consultation relating to the Stanmore and Edgware Conservation Areas (CAs) and how these informed the final Supplementary Planning Document.

An officer advised that:

- work commenced in 2006 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, and Pinner SPDs, the Stanmore and Edgware Conservation Areas SPD were next to be completed;
- the SPD for the Stanmore and Edgware Conservation Areas would

ensure that the special architectural and historic interest of these areas, which add to the attractiveness of the borough as a place to live, were conserved;

- 27 responses to the Consultation had been received, which was deemed to be a good rate of response and a number of amendments were made to the SPD on the basis of feedback from the Consultation;
- there were six responses to the overarching Stanmore and Edgware CAs SPD. English Heritage supported the document and welcomed the SPD which would assist the borough in preserving and managing its conservation areas;
- a number of breaches of Planning enforcement conditions had been referred to the Enforcement Team.

Following questions and comments from Members, the officer advised that:

- he would look into the possibility of re-evaluation of the CA to extend it to include Cavendish and Dorset Drive;
- the Council was able to exert greater control on areas within the CA;
- there was a recommendation from English Heritage to extend the CA to include the Old Coach House in Stanmore;
 - appraisals of CAs were undertaken in concert with relevant local community groups and on the basis of recommendations from English Heritage;
 - the Council would be providing a detailed guidance document regarding the replacement of old windows in properties within the CA.

A Member suggested including images of windows that were acceptable in the guidance document.

Following comments from a Member regarding the large volume of displaced parking on Green Lanes as a result of the recent introduction of Pay and Display bays on Stanmore Hill, an officer undertook to investigate the matter further and report back to the Member. Following comments by the Member regarding a possible breach by an Indian restaurant that was located in a listed building within the CA, the officer undertook to investigate the matter further and report back to the Member.

Resolved to RECOMMEND: (to Cabinet)

That:

- 1) Note the representations received to public consultation on the draft Stanmore and Edgware Conservations Areas SPD, provided at Appendix 1, and Council's response to the individual comments made;

2) Note that the conservation area boundaries for the Little Common Conservation Area and Old Church Lane Conservation Area have been altered, and new Article 4(2) directions have been proposed for Old Church Lane, Stanmore Hill, Kerry Avenue and Canons Park conservation areas;

3) Recommend that Cabinet adopt the Stanmore and Edgware Conservation Areas Supplementary Planning Document attached as appendix 2, Recommend that Cabinet delegate authority to the Divisional Director of Planning, in consultation with the Portfolio Holder for Planning and Regeneration to make typographical corrections and any other necessary non-material amendments to the SPD prior to formal publication of the SPD.

Reason: (For recommendation)

To ensure that when adopted the Stanmore and Edgware Conservation Areas SPD will be a material consideration in the determination of planning applications in the Stanmore and Edgware conservation areas The SPD will also provide useful guidance to relevant Council departments when dealing with issues relating to Stanmore and Edgware Conservation Areas (CAs).