

Meeting: Cabinet
Date: 28 July 2005
Subject: Harrow on the Hill Village Conservation Area: Proposed Revised Article 4 Direction
Responsible Officer: Group Manager, Planning and Development
Contact Officer: Tom Wooldridge
Portfolio Holder: Planning, Development and Housing
Key Decision: No
Status: Public

Section 1: Summary

Decision Required

- Cabinet is requested to confirm recommendations (i) and (ii) made by the Strategic Planning Advisory Panel (SPAP) Committee on 13 July 2005 as attached at Appendix A

Reason for report

- The SPAP Committee has no executive powers to make decisions, so the recommendations are being put forward to Cabinet for approval.
- The SPAP report discussed the revision of two existing Article 4(1) Directions that apply to Harrow on the Hill Village Conservation Area into one Article 4(2) Direction to make them easier to understand and operate, and proposes the introduction of new controls on a number of buildings.

Benefits

The revised Article 4(2) Direction will result in the following benefits:

- Better clarity for residents and council officers with regards to what forms of development require planning permission.
- Additional forms of development will be controlled, such as the replacement of roof tiles or the erection of satellite dishes.

- Additional properties, including locally listed buildings that were missed off the original Article 4 Directions, will be covered by the revised Direction.

Cost of Proposals

- Staff costs to be covered by existing budgets.
- Minor costs involved in consultation, mainly printing and postage, to be covered by existing budgets.
- Potential compensation claims relating to Article 4 Direction, to be covered by existing budgets.

Risks

The revised Article 4(2) Direction would result in the following risks (addressed in the main body of the attached SPAP report):

- Less control on less publicly visible elevations
- Less control on certain forms of development

Implications if recommendations rejected

- Continued confusion over the existing Article 4(1) Directions, which could result in misinterpretation on what forms of development are controlled
- No control over certain forms of development, such as the replacement of roof tiles, which could be harmful to the character and appearance of the conservation area.

Section 2: Report

Brief History

The SPAP report outlines the background behind the revision of the Article 4 Direction for Harrow on the Hill Village Conservation Area. The purpose of an Article 4 Direction is to remove permitted development rights for certain types of development.

The conservation area currently has two Article 4(1) Directions, dating from 1983 and 1988. Due to their age, these directions are difficult to understand and cause confusion. There are also inconsistencies between the two directions.

Options Considered

The attached SPAP report proposed a new Article 4(2) Direction for Harrow on the Hill Village Conservation Area, to update, improve and regularise controls over certain types of development on specific properties. Article 4(2) Directions affect development on elevations fronting highways (including public footpaths), waterways and open space. The SPAP report outlines the key changes between the existing and proposed directions.

As the SPAP Committee has no executive powers to make decisions on Article 4 Directions, their recommendations are presented to Cabinet for its determination. The full recommendations are attached to this report.

Consultation

See attached SPAP report

Financial Implications

See attached SPAP report.

Legal Implications

See attached SPAP report

Equalities Impact

See attached SPAP report

Section 3: Supporting Information/ Background Documents

Appendix 1 -Report considered by the Strategic Planning Advisory Panel on 13 July 2005 (circulated in the Supporting Documents Pack)

Appendix 2 – Recommendation of the Strategic Planning Advisory Panel meeting held on 13 July 2005 (attached)