

REPORT FOR: **CABINET**

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| Date of Meeting: | 13 March 2014 |
| Subject: | Proposed Consultation for a New Pinner Conservation Area |
| Key Decision: | No |
| Responsible Officer: | Caroline Bruce, Corporate Director of Environment and Enterprise |
| Portfolio Holder: | Councillor Stephen Greek, Portfolio Holder for Planning, Development and Regeneration |
| Exempt: | No |
| Decision subject to Call-in: | No |
| Enclosures: | Appendix 1 – Map showing proposed Pinner Road Conservation Area, Pinner Appendix 2 – Public request for consideration for Conservation Area status Appendix 3 – Photographs of buildings within proposed Pinner Road Conservation Area, Pinner Appendix 4 – Recommendation from LDF Panel, 3 March 2014 (To Follow) |

Section 1 – Summary and Recommendations

This report introduces the proposal to designate a new Conservation Area in Pinner, the Pinner Road Conservation Area, to include those areas shown within Appendix 1, and requests the Panel to recommend the proposed Conservation Area to Cabinet for public consultation.

Recommendations:

Cabinet is requested to authorise officers to undertake a public consultation on the proposed Pinner Road proposal Conservation Area.

Reason: (For recommendation)

As part of the ongoing programme to review the borough's heritage, the Pinner Road, Pinner has been identified as an area of high quality architecture and layout, with mostly locally listed and listed buildings, and has been assessed as worthy of Conservation Area status. The incorporation of this area as one of Pinner's Conservation Areas will ensure the area is covered by the Council's adopted Pinner Conservation Areas SPD (adopted December 2009).

Section 2 – Report

Introductory paragraph

Options considered

2.0 Since 1967 local authorities have been able to protect areas which are valued for their special architectural or historic interest – the character and appearance of which it is desirable to preserve and enhance - through the designation of Conservation Areas under the provisions of Sections 69 and 70 of the Listed Buildings and Conservation Areas Act 1990. The Council are required under section 69(2) of the Listed Buildings and Conservation Areas Act 1990 to carry out reviews 'from time to time' to ensure areas are adequately covered. The Council received a request in November, 2012 from a local representative of the Twentieth Century Society to consider the area along the Pinner Road, Pinner (shown outlined in Appendix 1) for Conservation Area designation. This request is enclosed as appendix 2. The option of not reviewing this area for conservation area status was therefore not considered appropriate.

Background

2.1 The proposed Conservation Area comprises the following locally listed 20th century buildings/structures: the Chapel, lodge (660) and entrance gates and pillars to Pinner New Cemetery, the Art Deco Capel Gardens (flats), Pinner Fire Station, its rear tower and repair workshops. It also includes the associated interesting early 20th century terraced houses built for the firemen and the grade II listed early 20th century Pinner Court (flats). Though most buildings are locally listed, at the 15th March, 2011 LDF committee concerns

were raised over the lack of protection for locally listed buildings. Conservation Area status would bring 10 locally listed buildings within the Pinner Conservation Area designation, introducing more planning controls, including controls over demolition. A review based on further research and study shows the area meets the criteria for designation given the relatively unaltered and high quality 20th century architecture with historic and social merit and good planned layout and landscaping quite distinct from typical surrounding suburban development.

Current situation

Proposed Conservation Area

2.2 It is proposed to seek public consultation on the proposal to introduce a conservation area to include Capel Gardens, Pinner Court, Pinner Cemetery, Pinner Fire Station, its rear tower and repair workshops and numbers 1 to 18 around the fire station. This is illustrated on the map within Appendix 1 and officers are of the view that these properties meet the criteria for conservation area status as set out in the Pinner Conservation Areas SPD (“the SPD”). The SPD states 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;

2.3 In officers’ view the area proposed for Conservation Area status warrants designation as it meets two or more of the above criteria. The area is of high architectural and historic merit. It would add a high concentration of listed and locally listed buildings – 12 on just 6 ha of land, which is all of the buildings with the exception of the firemen’s houses. The locally listed Chapel, and stone lodge (circa 1933) are of high architectural quality given their dry Tudor revival design approached through attractive grand iron gates and stone pillars, and their symmetrical layout relates to and harmonises with that of the later flats and fire station.

2.4 There is a high concentration of buildings built post 1920 that are innovative in planning or architectural detail, and where a large proportion remain unaltered. Buildings comprise both Capel Gardens and Pinner Court (1935-6) which are two remarkable and exceptionally fine and complete examples of suburban inter-war Modernist apartment building design featuring striking and unifying Art Deco features (including strong lines and Crittall-style

windows) and Pinner Fire Station, its rear tower and repair workshops and firemen's cottages which were built in a symmetrical plan form in 1937 as one group to complement the Art Deco architectural design of the flats.

2.5 The area has historic and social merit. The cemetery provides a good example of one of a number of cemeteries which were built to serve the new suburbs between the two World Wars and the fire station is the only known example of an inter-war fire station in Harrow. The flats' Art Deco design echoes that of the grade II listed Elm Park Court in Pinner given its colonial or hacienda style of the mid-1930s. This has social interest since this style was deemed appropriate for private flats intended for a middle-class community aping a Hollywood lifestyle.

2.6 The area has special quality, where the site layout and landscaping are of exceptionally high quality and/or contain historic open space, given the entire area has a planned, symmetrical layout with each part incorporating a large set back from the road behind generous forecourts and ornamental boulevard gardens, creating attractive open spaces in contrast to most streets in the surrounding suburban Metroland. Likewise the symmetrical Pinner new cemetery layout incorporates high quality planned boulevard space. Pinner Court and Capel Gardens' special site layout is added to given the Art Deco style lamp standards laid out throughout the grounds and Pinner Court's Modernist fountain centrepiece. Furthermore, again there is generally a good level and quality of private greenery around the residential properties adding to the streetscene.

2.7 There is a distinct physical identity and cohesiveness provided by the uniform high quality, good condition and largely unaltered quality of architecture and materials. A cohesion is given as each of the three parts of the proposed conservation area were built as a unified groups (first the cemetery, second the flats, and third the fire station and associated buildings) whose layout was carefully planned to relate to each other.

Implications of Designation

2.8 Designation would mean the local planning authority would need to pay special attention to the desirability of preserving or enhancing the character or appearance of the area where any application for planning permission or advertisement consent was submitted. However, since Pinner Court and Capel Gardens are flats and the Fire Station is still used as such, planning permission is already required for almost all external alterations. Therefore conservation area status would not change the requirements for planning permission with the exception of a minor additional requirement for permission for solar panels. Similarly, since the buildings are already locally listed a similar need to preserve special interest is applied whenever an application for permission or advertisement consent is submitted. However, the additional control that would be introduced would be over demolition. It would also give protection to the trees within the conservation area and mean fewer types of advertisements can be displayed with deemed consent.

Proposed Consultation

2.9 Public consultation is proposed in order to gather more information on how the area meets the criteria for conservation area status. It is proposed that public consultation would entail letters to all owners/ occupiers within the proposed conservation area, 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 Twentieth Century Society and English Heritage.

Consequences of Designation

2.10 If designated following public consultation the general consequences are as follows:

- 1) The Local Planning Authority is under a general duty to ensure the preservation and enhancement of conservation areas
- 2) Notice must be given to the local authority before works are carried out to any tree in the area
- 3) Planning permission is required for the demolition of any unlisted building in the area and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if permission is not obtained.
- 4) The requirements for planning permission are somewhat different in a conservation area. In this instance though, since the majority of residential units are flats and therefore require planning permission anyway for most works unless they include certain sustainable development proposals. There would only be slightly higher requirement for planning permission for sustainable development equipment on walls or road slopes that are the main elevations visible from a road or part of the curtilage visible from the road.
- 5) Extra publicity is given to planning affecting conservation areas; and the planning authority is to take into account the desirability of preserving and enhancing the character of the area when determining such applications.

Summary

2.11 It is recommended that public consultation takes place for the proposed Conservation Area to include the area shown within Appendix 1. This is because the area concerned meets two or more of the criteria for conservation area status.

Legal Implications

2.12 The Council are required under section 69(2) of the Listed Buildings and Conservation Areas Act 1990 to carry out reviews 'from time to time' to determine whether any parts or further parts of their area should be designated as conservation areas; and if it so determines, that part(s) shall be so designated. Although there is no statutory requirement for consultation it is considered appropriate that the proposal to designate the area with Conservation Area status is subject to a public consultation given the effect that such designation may have on future development proposals within the area. Members of the public will be able to comment on the proposals and

those comments will be considered in advance of a formal decision being made.

Financial Implications

2.13 The costs of consultation (mainly printing and distributing of document and letters) and designation if designated following public consultation will be contained within existing service budgets.

2.14 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 of 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 Reputation Tracker.

Risk Management Implications

2.15 Risk included on Directorate risk register? No
Separate risk register in place? No

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

Equalities implications

2.17 Was an Equality Impact Assessment carried out? No

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

Risk Management Implications

2.19 Risk included on Directorate risk register? No
Separate risk register in place? No
There are no risks.

Equalities implications

2.20 Was an Equality Impact Assessment carried out? No

2.21 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.

Corporate Priorities

2.22 The decision sought will help the Council meet the following corporate priorities: of a cleaner and a fairer borough by helping ensure the attractiveness of the borough as a place to live and demonstrating that the Council seeks and listens to the views of its residents.

Section 3 - Statutory Officer Clearance

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|--------------------------|-------------------------------------|---|
| Name: Jessie Man | <input checked="" type="checkbox"/> | on behalf of the Chief Financial Officer |
| Date: 11 February 2014 | | |
| Name: Katherine Hamilton | <input checked="" type="checkbox"/> | on behalf of the Monitoring Officer |
| Date: 11 February 2014 | | |

Section 4 – Performance Officer Clearance

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|------------------------|-------------------------------------|---|
| Name: Martin Randall | <input checked="" type="checkbox"/> | on behalf of the Divisional Director Strategic Commissioning |
| Date: 11 February 2014 | | |

Section 5 – Environmental Impact Officer Clearance

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| Name: Andrew Baker | <input checked="" type="checkbox"/> | on behalf of the Corporate Director (Environment & Enterprise) |
| Date: 11 February 2014 | | |

Section 6 - Contact Details and Background Papers

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

Background Papers: None.

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

NOT APPLICABLE

[Call-in applies]