

REPORT FOR: **CABINET**

Date of Meeting:	19 February 2015
Subject:	Consultation on the draft Harrow Weald Conservation Areas Supplementary Planning Document (SPD)
Key Decision:	No
Responsible Officer:	Caroline Bruce, Corporate Director of Environment and Enterprise
Portfolio Holder:	Councillor Keith Ferry, Portfolio Holder for Planning and Regeneration
Exempt:	No
Decision subject to Call-in:	No
Wards affected:	Harrow Weald
Enclosures:	- Draft Harrow Weald Conservation Areas Supplementary Planning Document - Recommendation from LDF Panel – 29 January 2015

Section 1 – Summary and Recommendations

This report introduces the draft Harrow Weald Conservation Areas Supplementary Planning Document, including the two 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 Harrow Weald Conservation Areas

Supplementary Planning Document, attached as appendix 1, for a five week period of public consultation.

Reason: (For recommendation)

When adopted the Harrow Weald Conservation Areas SPD will constitute part of the Harrow Local Plan. 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 Harrow Weald Conservation Areas. Before adoption can take place formal consultation on the SPD is required and amendments to it may be made as a result. These would be reported back to Cabinet prior to adoption.

Section 2 – Report

Introductory paragraph

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

- Making a difference for communities

2.1 The SPD for the Harrow Weald 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 for this would involve communities.

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, Pinner and Stanmore and Edgware conservation areas. Not to produce an SPD for the Harrow Weald Conservation Areas would be inconsistent with the approach adopted elsewhere and represent a gap in the Local Plan, with regard to these two 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 and the Stanmore and Edgware SPDs, officers commenced work on the draft Harrow Weald SPD.

Current situation

2.3 Work on the draft Harrow Weald Conservation Areas SPD commenced in 2013 and is proposed to cover two conservation areas:

(i) West Drive; and (ii) Brookshill & Grimsdyke Estate

2.4 A Conservation Area Appraisal and Management Strategy (CAAMS) is required for both of the above areas. The existing CAAMS for Brookshill and Grimsdyke Estate has been revised and updated accordingly from the previous CAAMS and a new CAAMS has been produced for West Drive since there was not one in place before.

2.5 The CAAMS for both Conservation Areas includes a proposal to amend the boundaries of the West Drive and Brookshill & Grimsdyke Estate. The proposed changes to the boundaries will be consulted on as part of the consultation of this draft document. The draft West Drive CAAMS includes a proposed Locally Listed Historic Park and Garden and a new locally listed structure ie the historic kitchen garden walls in the grounds of the Eagles, which are to be consulted on as part of the consultation of this draft document.

2.6 The Harrow Weald Conservation Areas SPD intends to link both conservation areas by providing a strategic overview of the issues affecting them to inform policies and guidance that will assist in their preservation and enhancement.

2.7 Subject to approval from Cabinet, the SPD and associated documents will go out to public consultation later in 2015 for a period of five weeks. This is longer than the statutory requirement of four weeks to encourage consultation responses on this document as the individual CAAMS 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 may be subject to revision 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 Panel and Cabinet before seeking formal adoption.

2.8 The Harrow Weald Conservation Areas SPD, once adopted, will be supplementary to the Core Strategy and the Development Management Policies Local Plan documents.

Performance Issues

2.9 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 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 Reputation Tracker.

Environmental Impact

2.10 The draft SPD includes consideration of how energy efficiency and microgeneration measures can be achieved whilst preserving the special character of the Harrow Weald conservation areas. This will therefore help the council to meet the council's climate change strategy in terms of mitigation and adaptation. An SEA screening opinion has been undertaken of the draft SPD which confirms the SPD would not likely to have any significant environmental effects. This screening opinion will be submitted to the Environment Agency, Natural England, and English Heritage for their comment at the time of consultation.

Risk Management Implications

2.11 Risk included on Directorate risk register? No

Separate risk register in place? No

There are no significant risks from consulting on this draft SPD.

Legal Implications

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

2.13 The Council is required under Town and Country Planning (Local Planning) (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.

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

Financial Implications

2.15 The cost of publication of the draft SPD will be contained within the

existing LDF service budget.

2.16 The draft Conservation Areas SPD includes a proposal to amend the conservation area boundaries for two conservation areas to remove areas not worthy of conservation area status and include those areas worthy of designation. Amending the conservation area boundary of the two conservation areas would remove 99 properties from the conservation area boundaries and add 7 other buildings or structures. It is also proposed to designate a locally listed park and garden covering part of the existing Brookshill and Grimsdyke Estate Conservation Area boundary and part of the proposed extension to the conservation area. This would include 5 buildings. Overall these proposals would decrease the workload of the Planning Service's Development Management, Administration, Conservation and Enforcement Teams. The costs of amending the conservation area boundaries and designating the locally listed historic park and garden would be met from existing Service budgets and resources.

Equalities implications

2.17 Was an Equality Impact Assessment carried out? No

2.18 By definition, supplementary planning documents cannot introduce new policies nor modify adopted policies and do not form a part of the development plan. Rather, their role is to supplement a 'parent' policy in a development plan document. The draft SPD the subject of this report supplements policies in the Development Management Policies Local Plan and Core Strategy. A full equalities impact assessment was carried out at each formal stage in the preparation of both these documents. The EQIA carried out in June 2012 for the Development Management DPD showed there would be no disproportionate adverse impact for any of the protected characteristics.

2.19 Therefore, there is no requirement to carry out an equalities impact assessment of the draft SPD the subject of this report, because the impact of implementing the adopted policies has already been considered as part of the Core Strategy and Development Management Policies equalities impact assessments.

Council Priorities

2.18 The decision sought will help the Council meet the priority of a making a difference for communities 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

Name: Jessie Man	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 8 January 2015		
Name: Sian Webb	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 7 January 2015		

Ward Councillors notified:	YES
EqIA carried out:	NO
EqIA cleared by:	

Section 4 - 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 <i>[Call-in applies]</i>
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