

REPORT FOR: **CABINET**

Date of Meeting:	19 March 2015
Subject:	Pinner Road Conservation Area
Key Decision:	No
Responsible Officer:	Caroline Bruce, Corporate Director for Environment and Enterprise
Portfolio Holder:	Councillor Keith Ferry, Portfolio Holder for Business, Planning and Regeneration
Exempt:	No
Decision subject to Call-in:	Yes
Wards affected:	Headstone North
Enclosures:	Appendix 1 – Map showing proposed Pinner Road Conservation Area, Pinner Appendix 2 – Schedule of Consultation Responses to the proposed Pinner Road Conservation Area, Pinner Appendix 3 – Photographs of buildings within proposed Pinner Road Conservation Area, Pinner Appendix 4 – Recommendation from LDF Panel

Section 1 – Summary and Recommendations

This report summarises the results of the consultation over the proposal to designate a new Conservation Area in Pinner (the Pinner Road Conservation Area), along with an amendment to the proposed boundary in accordance with the consultation responses.

Recommendations:

Cabinet is requested to:

- (1) Note the representations received to public consultation on the proposal to introduce a new Pinner Road Conservation Area at appendix 2 and the Council's response to the individual comments made at appendix 2.
- (2) Note that the proposed boundary of the Pinner Road Conservation Area has been amended since consultation to include the garages to Capel Gardens.
- (3) Approve the designation of the Pinner Road Conservation Area.

Reason: (For recommendation)

As part of the ongoing programme to review the borough's heritage, part of Pinner Road, Pinner was 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. Public consultation was largely supportive of the proposal, and raised no objections. 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

Brief History

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 Planning (Listed Buildings and Conservation Areas) Act 1990. They are required to carry out reviews 'from time to time' to ensure areas are

adequately covered. The Council received a request in November, 2012 to consider the area along the Pinner Road, Pinner for Conservation Area designation.

2.1 The proposed Conservation Area comprises Capel Gardens, Pinner Court and their garages, Pinner Cemetery, Pinner Fire Station, its rear tower and repair workshops and numbers 1 to 18 around the fire station. The area has relatively unaltered and has high quality 20th century architecture with historic and social merit and good planned layout and landscaping quite distinct from typical surrounding suburban development.

2.2 Following the recommendation of Cabinet in March 2014, public consultation was sought to identify further how the area met criteria for conservation area status and views on the proposal.

Proposed Conservation Area

2.3 Officers are of the view that these properties and buildings 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 the following 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.

2.4 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.

2.5 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.

2.6 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.

2.7 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 further enhanced by the Art Deco style lamp standards laid out throughout the grounds and Pinner Court's Modernist fountain centrepiece. Again, there is generally a good level and quality of private greenery around the residential properties, adding to the streetscene.

2.8 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.

Consultation Undertaken

2.9 Public consultation took place from September to December 2014. This took the form of: letters to local amenity groups and English Heritage, the owners/occupiers of all the houses/flats and buildings in the area and to Nower Hill High School adjacent to the proposed conservation area; site notices within the proposed area and an advert in the local paper. Each advert, site notice or letter of consultation provided three weeks for a response.

Results of the Public Consultation

2.10 Nine consultation responses were received. Five were from local residents. One was from the secretary of Pinner Court Ltd (Resident Owned Company). One was from the Conservation Area Advisory Committee and another from the Pinner Association. Another was from a planning officer at the Council. There were six responses of support, otherwise responses did not provide a view one way or another.

2.11 The only change to the area proposed to be designated that was requested by consultees was the request to consider whether the garage block to Capel Gardens should have been included in the proposed boundary. The consultee stated he was not sure if the garages would have been purpose built when Capel Gardens and Pinner Court were built. In response, the proposed boundary to the conservation area has been amended to

include the garages since these were built at the same time as the flats and relate historically and architecturally to them.

2.12 Otherwise, three consultees noted a number of areas in the Council's remit where the Council could provide more attention to the proposed area if designated including: maintaining the public gardens, addressing localized flooding at the traffic lights near Nower Hill High School, increased tree planting, repair of the wall (owned by the Council) next to the fireman's cottage and further protection of the area by traffic enforcement areas on the adjacent road. They were informed that if designated such problems/pressures/issues are noted within the conservation area appraisal and management strategy which would be created for the area alongside suggestions to address the issues. In the mean time, they were informed that these suggestions were put forward to the relevant council departments.

2.13 A resident expressed their surprise that the firestation and cottages were to be included as they wondered what architectural merit the building had. In response, to show due consideration had been given to this they were informed of the locally listed status of the building and provided with the local list description. They asked what would happen if the firestation use ceased. They were informed that a presumption would be made in favour of retaining this building as part of any redevelopment proposals. Planning permission would be required for its demolition.

Current situation

2.14 Following consideration of consultation responses, the recommendation is made to designate the area as a conservation area, with the boundary amended in line with consultation responses to include the garages to Capel Gardens. There were no objections raised to the proposal to designate this area. The area concerned meets two or more of the criteria for conservation area status.

Implications of Designation

2.15 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.

Consequences of Designation

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

- 1) The Local Planning Authority is under a duty to ensure the preservation and enhancement of conservation areas
- 2) Designation spells out in great detail what is valuable in a Conservation Area and these aspects will need to be given particular attention when evaluating planning applications in the area. 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.
- 3) Notice must be given to the local authority before works are carried out to any tree in the area
- 4) 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.
- 5) The requirements for planning permission are somewhat different in a conservation area. In this instance though, since the majority of residential units are flats they therefore require planning permission 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 roof slopes that are the main elevations visible from a road or part of the curtilage visible from the road.

Performance Issues

2.17 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 designation of the Conservation Area following public consultation helps meet these objectives and contribute to the Council Priority for making a difference for 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.

Environmental Impact

2.18 The up to date Conservation Areas Supplementary Planning Document that covers this area includes consideration of how energy efficiency and microgeneration measures can be achieved whilst preserving the special character of the Pinner 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

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

2.20 There are considered to be no significant risks associated with the designation of the proposed Conservation Area.

Legal Implications

2.21 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 the proposal has been subject to a public consultation given the effect that such designation may have on future development proposals within the area and this has found no objections to the proposal.

Financial Implications

2.22 The costs of designation so far has comprised five days of reviewing the area, creating the reports and consulting. This (mainly printing and distributing of document and letters) was approximately £500 and was contained within existing service budgets. The ongoing costs would comprise assessing planning applications against policy and any proposals to cut trees within the conservation area. This again would be contained within existing service budgets.

Equalities implications / Public Sector Equality Duty

2.23 Was an Equality Impact Assessment carried out? No

2.24 EqIA 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 EqIA. It is considered that the findings of the EqIA screening remain applicable to the current proposal to designate the Conservation Area.

Council Priorities

2.25 The decision sought will help the Council meet the following corporate priorities: making a difference for communities by demonstrating that the Council seeks and listens to the views of its residents and seeks to preserve or enhance the character of the area.

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: 21 January 2015		

Ward Councillors notified:	YES.
EqIA carried out:	No, see paras 2.23 and 2.24 above
EqIA cleared by:	N/A

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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