

Meeting:	Cabinet
Date:	15 th December 2005
Subject:	Conservation Area Appraisals Programme
Responsible Officer:	Director of Property Services (Urban Living)
Contact Officer:	Amy Burbidge
Portfolio Holder:	Planning, Development and Housing
Key Decision:	Yes
Status:	Part I - (with Part II report attached for Members' information only)

Section 1: Summary

Decision Required

- That the recommendations of the Strategic Planning Advisory Panel (SPAP) held on 1st December 2005, and attached at Appendix 2, be approved.

Reasons for report

- SPAP has no executive powers to make decisions, so the recommendations are being put forward to Cabinet for approval.

Benefits

The Council will be working towards its statutory requirements under Planning Policy Guidance (PPG) 15, of improving its performance against the new Best Value Performance Indicator (BVPI) 219 on conservation areas and clarifying the production of documents relating to conservation areas in the Local Development Scheme (LDS).

Cost of Proposals

- Costs of the preparation of the proposed documents are to be contained within existing budgets. If additional consultancy support is required, a further report will be produced to clarify this, but in any event, it is envisaged that this can be contained within existing departmental budgets. However, additional legal support may be required.

Risks

- There are potential resource or weight of policy issues, depending on which option is advocated by SPAP.

Implications if recommendations rejected

- Set out in Part II report attached for Members information only

Section 2: Report

Brief History and Options considered

Harrow has 28 conservation areas. The Council has a duty to undertake an analysis of their individual characters, together with policies for their preservation and proposals for their enhancement and management. At present, the Council publishes Conservation Area Policy Statements for each area, which are adopted as Supplementary Planning Guidance (SPG) and perform these functions. It should be noted that only about half of the areas have published guidance to date. SPG will cease to exist within the new Local Development Framework and will be replaced by Supplementary Planning Documents (SPD). These will have significant weight, being within the Development Plan, but will be more resource intensive in their production, as they must be subject to sustainability appraisals. English Heritage has published guidance for carrying out the appraisals, which includes their treatment within the LDF process, and this is discussed in the report to SPAP attached at Appendix 1.

Options for the process of carrying out the sustainability appraisals are outlined in the attached Part II Cabinet report and SPAP report.

Consultation

See attached SPAP report

Financial Implications

All costs will be contained within existing budgets.

Legal Implications

See attached SPAP report

Equalities Impact

See attached SPAP report

Section 17 Crime and Disorder Act 1998 Considerations

N/A

Section 3: Supporting Information/ Background Documents

Appendix 1 - Report considered by the Strategic Planning Advisory Panel on 1st December 2005 - circulated in Part II Cabinet Supporting Documents Pack for Members information only

Appendix 2 – Recommendation of the Strategic Planning Advisory Panel meeting held on 1st December 2005 – circulated separately