

Meeting: Strategic Planning Advisory Panel
Date: 14 March 2006
Subject: Conservation Area Appraisal and Management Strategy for Rayners Lane conservation area
Responsible Officer: Executive Director (Urban Living)
Contact Officer: Amy Burbidge/Tom Wooldridge
Portfolio Holder: Planning, Development and Housing
Key Decision: No
Status: Part I
Appendix:
1 Rayners Lane Conservation Area Appraisal and Management Strategy

Section 1: Summary

Decision Required

The Panel is invited to:

- (1) Consider the revised draft of the Rayners Lane Conservation Area Appraisal and Management Strategy and subject thereto,
- (2) Recommend the said revised draft to the Portfolio Holder for formal adoption

Reason for report

The Planning (Listed Buildings and Conservation Areas) Act 1990 advises Local Planning Authorities to review their conservation areas and publish proposals for their preservation and enhancement and the appraisals and strategies within this report seek to fulfill that objective. In addition, Members agreed a programme of completing conservation area appraisals and management strategies and this report seeks to meet that programme as well as seeking to improve the Council's performance against the new Best value Performance Indicator (BVPI219) which assesses the number of conservation areas with up to date appraisals.

Benefits

The Council will be working towards its statutory requirements and towards improving its performance against BVPI 219 on conservation areas.

Cost of Proposals

Costs to be contained within the existing Planning and Development Services budget.

Risks

Not having specific proposals for individual conservation areas reduces opportunities for seeking external grant funding for projects and increases the likelihood of losing planning appeals

Implications if recommendations rejected

Delays to the programme leaving conservation areas without any guidance for longer and impacting on BVPI 219.

Section 2: Report

2.1 Brief History

- 2.1.2 On 19th September 2002, Unitary Development Plan Panel resolved to recommend to Cabinet that a small part of Rayners Lane be designated as a conservation area and that a draft study of the area be published for public consultation purposes. Government guidance in PPG15 (Planning and the Historic Environment) asks for wide consultation when formulating proposals for the preservation and enhancement of conservation areas, and English Heritage's recently published, "*Guidance on Conservation Area Appraisals*" encourages public consultation and involvement to ensure that the resulting documents have more weight within the planning framework. Cabinet agreed these recommendations at the meeting on 15th October 2002.
- 2.1.3 The area is now a conservation area and this report seeks to agree the final version of the study to be adopted by the Council.
- 2.1.4 All the owners/occupiers of properties within the conservation area were sent a copy of the Draft Study asking for comments. Copies of the Draft Study were also sent to all 14 members of the Conservation Areas Advisory Committee who represent local and national amenity societies, the Pinner Local History Society, the Pinner Association, Harrow Heritage Trust, and English Heritage. The draft study was published on the Council's web page and a public exhibition held in Rayners Lane Library.
- 2.1.5 There were 3 letters in response and 1 telephone call. All the letters and the phonecall welcomed the designation of the conservation area. One letter, from the Pinner Association, questioned whether it would be possible to restrict permitted development rights in respect of shopfronts and signage. Since these buildings do not have permitted development rights this is considered unnecessary, but the revised management

- strategy does make clear what requires planning permission in terms of changes to shopfronts and signage and advises what would be considered appropriate. One letter, from a local businessman, was concerned that the area may have been too altered and that the designation was too late as well as other matters to do with street cleansing and investment in the buildings.
- 2.1.6 Following the receipt of these letters, and the advent of new guidance on the preparation of conservation area appraisals from English Heritage in 2005, mentioned above, the study was revised. The substance of the study was not changed significantly, but it was split into 2 parts, in line with the English Heritage guidance – the conservation area appraisal and secondly the management strategy. A greater emphasis on enhancing and resolving problems in the area was included in this second revision, along with clarifying the first draft to address comments received in the public consultation.
- 2.1.7 All owners and occupiers in the conservation area have been informed of the revised draft, which was made available on the Council's website and in Rayners Lane library. The revised version was sent to all the previous correspondents, as well as all Members of Conservation Areas Advisory Committee. To date no comments have been received, but any late comments will be reported in an addendum to the Committee.
- 2.1.8 A copy of the final version, to be agreed for adoption by the Council, is attached as **Appendix 1**.

2.2. Options Considered

- 2.2.1 This approach to adopting the appraisals and management strategies followed extensive consideration of the options for producing such documents, and their eventual status. Following the consideration of options at the SPAP meeting on 1st December 2005, Cabinet resolved on 15th December 2005 that non-SPD appraisals which would be linked to an overarching conservation area SPD would be the best approach. The production of the "Harrow Conservation Areas SPD" is dealt with as a separate item on the agenda. These appraisals follow that agreed structure and have been re-written to link them to the emerging overarching SPD, as well as the existing policy framework.

2.3 Consultation

- 2.3.1 This report sets out the detailed consultation undertaken on the conservation area appraisal and management strategy.

2.4 Financial Implications

- 2.4.1 The costs associated with the study mainly relate to its initial drafting, which has already been undertaken within existing resources. There are cost implications for the printing of the final study, but making significant use of the Council's website should reduce the need to produce significant numbers of these documents. In addition, the Council already charges a small fee for printed copies, which helps to recoup the costs of the initial

printing. These amounts are therefore likely to be minimal and can be contained within existing budgets.

2.5 Legal Implications

2.5.1 The Rayners Lane Conservation Area Appraisal and Management Strategy, when adopted, will be a material consideration in the determination of development applications within its area.

2.6 Equalities Impact

None

2.7 Section 17 Crime and Disorder Act 1998 Considerations

None

Section 3: Supporting Information/ Background Documents

English Heritage "Guidance on Conservation Area Appraisals".
Minutes and Report for the Unitary Development Plan Panel 19th September 2002
Minutes and report for Cabinet 15th October 2002
Letters received in response to the Consultation