

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

Section 1: Summary

Decision Required

The panel is invited to:

- (1) Consider the revised draft of the Old Church 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 Planning and Development Services existing 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

- 2.1.1 On the 19th September, 2002 Unitary Development Plan Panel resolved to recommend to Cabinet a revised boundary for Old Church Lane Conservation Area, a new Article 4 Direction for the area and an enlarged Archaeological Priority Area. That the Unitary Development Plan Panel also resolved to recommend the contents of the draft study of the area be published for public consultation purposes. Cabinet agreed these recommendations at the meeting on 15th October, 2002. 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. This report seeks to agree the final version of the study to be adopted by the Council
- 2.1.2 All the owners/occupiers of the 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 3 Councillors for Stanmore Park, English Heritage, Harrow Heritage Trust, all 14 members of the Conservation Areas Advisory Committee who represent local and national amenity societies, Stanmore Society, LAMAS, Stanmore and Harrow Historical Society and Stanmore Library. The draft study was published on the Council's web page.
- 2.1.3 There was 1 email in response from English Heritage and one letter from The Stanmore and Harrow Historical Society. The former asked that those unlisted buildings that make a positive contribution to the area be

- identified, as well as neutral and negative elements in the Conservation Area as this can be useful in appeal cases. It also asked that certain photograph captions be clarified and that there be greater consistency about which photographs show historic views and to provide dates for those that do. The latter agreed in principle with the study, that is, to conserve the area as it is as far as possible. For that, it welcomed the management proposals put forward. The letter from The Stanmore and Harrow Historical Society contained a copy of the draft with a few typographical and factual errors highlighted.
- 2.1.4 The conservation area appraisal has been altered in line with these consultation responses. Also, the study was revised in line with new guidance on the preparation of conservation area appraisals and management strategies from English Heritage in 2005, mentioned earlier. This meant that although the substance was not changed significantly, a planning policy context was added, the historical development altered to increase focus on how the current townscape has developed and a greater emphasis was placed on graphic presentation by increasing maps, tables and current photographs of the area. Also, it was split into two sections: the conservation area appraisal and the management strategy. A greater emphasis on resolving problems and enhancement, including monitoring proposals, was included in the management strategy.
- 2.1.5 All owners and occupiers in the conservation area were informed of the revised draft as well as 3 Councillors for Stanmore Park, English Heritage, Harrow Heritage Trust, all 14 members of the Conservation Areas Advisory Committee who represent local and national amenity societies, Stanmore Society, LAMAS, Stanmore and Harrow Historical Society and Stanmore Library. The revised draft was made available: on the Council's website, at Stanmore Library and at the Planning Services Reception at Garden House. A copy of the revised draft was sent out to the previous respondents. To date no comments have been received. A public meeting is due to be held on the 7th March, 2006 at the Bernay's Institute, Stanmore. Any comments from all public consultation will lead to a revision of the documents if necessary and will be reported in an addendum to the Committee.
- 2.1.6 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 March 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.

2.4 Consultation

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

2.5 Financial Implications

2.5.1 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 the existing Planning and Development Services budget.

2.6 Legal Implications

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

2.7 Equalities Impact

None

2.8 Section 17 Crime and Disorder Act 1998 Considerations

None

Section 3: Supporting Information/ Background Documents

English Heritage "Guidance on Conservation Area Appraisals".
Report and Minutes of the Unitary Development Plan Advisory Panel 19th
September, 2002
Report and Minutes of Cabinet 15th October, 2002
Letters received in response of the consultation