

Meeting: Strategic Planning Advisory Panel
Date: 14 March 2006
Subject: Conservation Area Appraisal and Management Strategy for Edgware High Street 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
Appendices:
1 Edgware High Street Conservation Area Appraisal and Management Strategy

Section 1: Summary

Decision Required

The Panel is invited to:

- (1) Consider and comment on the first draft of the Edgware High Street Conservation Area Appraisal and Management Strategy and subject thereto
- (2) Recommend that the Portfolio Holder approve the said draft for public consultation

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

- 2.1.1 The Edgware High Street Conservation Area Appraisal and Management Strategy is the first detailed appraisal and management strategy that has been produced for this conservation area since it was first designated in 1980. The appraisal and management strategy can be found in Appendix 1 along with a designation map of the conservation area. Please note that the appraisal and strategy are only in draft form at present, but will be converted into the in-house Council format prior to public consultation. The purpose of the appraisal is to provide a clear analysis of the architectural and historic character and appearance of the conservation area, which will help form the basis for making sustainable decisions about the future of the area. It includes information on the history, archaeology and development of the area and assesses its special character and appearance. It identifies important views and positive buildings, while providing a summary of the key problems, pressures and negative features that affect the area.
- 2.1.2 The appraisal is linked to the management strategy for the conservation area, which identifies opportunities for enhancement along with policies to protect the character of the area.
- 2.1.3 The appraisal is linked to the management strategy for the conservation area, which identifies opportunities for enhancement along with policies to protect the character of the area.
- 2.1.4 The appraisal and management strategy are set within the broader context of conservation area policy guidance for Harrow contained within

the Adopted Unitary Development Plan (UDP) (2004), the emerging Local Development Framework and the forthcoming Harrow Conservation Areas Supplementary Planning Document (HCA SPD). It is also set within national policy guidance provided by Planning Policy Guidance Note 15 and the 1990 Town and Country Planning Act (Listed Buildings and Conservation Areas). The appraisal and management strategy will be formally adopted by the Council and will be supplementary to the current Harrow UDP and the HCA SPD.

- 2.1.5 This report seeks to agree public consultation for the appraisal and management strategy. 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.
- 2.1.6 The study will be distributed to local amenity groups, local Councillors, members of the Conservation Area Advisory Committee, English Heritage and the London Borough of Barnet, who are the adjoining local authority. There will be ongoing consultation within the Council itself, while local residents will be notified of the study and invited to make comments. There will be a consultation period of at least two months, which will be followed by a public meeting with interested parties to discuss the appraisal. Changes to the document following the consultation period will be reported back to the SPAP committee later this year in order to progress the document towards formal adoption by the Council.

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 seeks authorisation to commence public consultation on the draft study.

2.4 Financial Implications

- 2.4.1 The costs associated with the studies mainly relate to their initial drafting, which has already been undertaken within existing resources. There are

cost implications for the printing of draft studies, but making use of the Council's website should reduce the need to produce significant numbers of these documents. The final adopted study will be published on the website. We already charge 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.

2.5 Legal Implications

2.5.1 The Edgware High Street Conservation Area Appraisal and Management Strategy, when finally 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".