

Meeting: Strategic Planning Advisory Panel

Date: 14 March 2006

Subject: Conservation Area Appraisal and Management Strategy for Grimsdyke Estate and Brookshill Drive 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 Grimsdyke Estate and Brookshill Drive 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 Grimsdyke Estate and Brookshill Drive 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 existing budgets.

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 Grimsdyke Estate and Brookshill Drive 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 1978. Initially the area just included Brookshill Drive but it was extended to include Grimsdyke Estate in 1997. This is first draft of this Area Appraisal and Management Strategy is included with a view to offering the area further preservation and enhancement, and to outline the area's central characteristics, which deem it a valuable resource. 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.
- 2.1.2 The draft study is separated into two character areas – that of Grimsdyke Estate and that of Brookshill Drive. The study is also split into two parts: the first being the Appraisal in which information on the history, archaeology, the development of the area and identification of its special character and appearance is outlined for each; and secondly the Management Strategy which identifies areas where there is opportunity for enhancement.
- 2.1.3 The Management Strategy also sets out policies for the area's protection and as such identifies potential boundary changes to include Article 4 Directions, which would restrict permitted development rights in respect of: hardsurfacing to drives, and alterations to both dwelling house elevations and roofs. These are outlined in the draft study, which is attached as Appendix 1.
- 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 intention is that the appraisal and management strategy will in time 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, and seek feedback on the idea of alterations to boundaries and the introduction of an Article 4 Direction to the area. 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, Councillors, members of Conservation Areas Advisory Committee, English Heritage, and will be posted on the Council's web site. The adjoining Boroughs will be notified and asked to respond, as well as ongoing consultation within the Council itself. Residents will be notified and their comments invited upon the study. There will be a period of consultation of at least two months and following this a meeting with interested parties will take place in order to discuss the appraisal. Changes to the document following consultation will be made and reported back to the SPAP committee later this year in order to progress the document towards formal adoption by the Council.
- 2.1.7 The draft 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 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 existing budgets.

2.5 Legal Implications

2.5.1 The Grimsdyke Estate and Brookshill Drive 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".