

Meeting:	Cabinet
Date:	21 May 2008
Subject:	Harrow on the Hill Conservation Areas Supplementary Planning Document Harrow on the Hill Conservation Areas Sustainability Appraisal
Key Decision:	Yes
Responsible Officer:	Andrew Trehern
Portfolio Holder:	Planning, Development and Enterprise
Exempt:	No
Enclosures:	Appendix 1: Summary of responses following the public consultation for Harrow on the Hill Conservation Areas SPD and Harrow on the Hill Conservation Areas SA Appendix 2: Harrow on the Hill Conservation Areas SPD Harrow on the Hill Conservation Areas SA Appendix 3- Recommendation from the Local Development Framework Panel

Section 1 – Summary and Recommendations

This report relates to the final drafts of the Harrow on the Hill Conservation Areas Supplementary Planning Document and the Harrow on the Hill Conservation Areas Sustainability Appraisal (which are attached as appendices).

Recommendations:

Cabinet is requested to formally adopt the Harrow on the Hill Conservation Areas SPD and the Harrow on the Hill Conservation Areas SA following the

recommendation of the Local Development Framework Panel of 9th April 2008.

Reason:

1. To enable the SPD, together with its supporting documents, to have greater weight as a material consideration in determining planning applications both at planning committees and at appeals.
2. To provide useful guidance to applicants, planning consultants and relevant Council departments when dealing with issues relating to Harrow on the Hill conservation areas.

Section 2 – Report

Introductory paragraph

As the documents seek to protect conservation areas from negative change whilst promoting positive change, the decision sought will assist the Council in achieving its vision for a place with quality neighbourhoods, with clean and safe streets. The SPD was presented to the Local Development Framework Panel on 9 April 2008.

Options considered

Background

Brief History

2.1 At the Strategic Planning Advisory Panel meeting on 18 July 2006, it was agreed that the Council should commence the production of Supplementary Planning Documents (SPDs) to cover geographical clusters of conservation areas within the borough. Four SPDs were proposed, covering Harrow on the Hill, Pinner, Stanmore/Edgware and Harrow Weald.

2.2 In accordance with the Local Development Scheme, each SPD will be adopted as part of the Local Development Framework (LDF) programme and will inform the management of conservation areas within a geographic group in terms of planning, highways and other matters. The character appraisals and management strategies (such as those in support of Appendix 1) will be annexed to the relevant SPD for each individual conservation area within that group. In order for these appraisals and strategies to carry significant weight as material considerations when determining planning applications and appeals, they need to be adopted to form part of the relevant SPDs. Before adoption can take place, public and statutory consultation on a number of documents contained within each SPD will be required.

Current situation

2.5 The Harrow on the Hill Conservation Areas SPD and Harrow on the Hill Conservation Areas SA were subject to public consultation for a 4-week

period from 25 January 2008 to 22 February 2008. The SPD is supported by 8 appraisals and management strategies for each of the conservation areas in Harrow on the Hill. In addition to this, each conservation area was subject to a round of informal consultation earlier in 2007. A number of comments were therefore received, not only for the overarching document but also for each of the individual conservation areas, summaries of which are included in appendix 1.

2.6 As part of the public consultation, notification letters were sent to ward councillors, statutory bodies, amenity groups, Conservation Area Advisory Committee members and other stakeholders. The documents were available to view on the Council's web site under the planning pages and conservation pages, at the main reception and at the Planning Services reception, and also at 2 libraries. There was a, partially, manned exhibition at Gayton Road library. In relation to the statutory consultees no comments were received from Natural England; the Environment Agency had no comments to make, and comments from English Heritage are summarised along with others in appendix 1.

2.7 The documents have been revised in line with feedback received from the consultation process.

Financial Implications

2.8 The publication of the adopted documents will be contained within existing service budgets.

Legal Comments

2.9. The SPD must be formally adopted to enable the document to be given weight as a material consideration when determining planning applications.

2.10 Once adopted, the SPD will be included in the Council's Local Development Framework and will form part of the planning framework for the conservation areas covered.

Performance Issues

2.9 The adoption of the 8 Harrow on the Hill Conservation Area Appraisals, which constitute Appendix 4 of the Supplementary Planning Document, would have a positive effect on BVPI 219.

2.10 Best Value Performance Indicator 219 measures the number of up to date Conservation Area character appraisals and management strategies produced within the last 5 years.

2.11 There are 28 conservation areas within LB Harrow. At present only 8 of these conservation areas have appraisals that were adopted within the last 5 years. This statistic would be doubled through the adoption of the Harrow on the Hill Conservation Areas SPD taking the total to 16 adopted up to date appraisals.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar



on behalf of the*
Chief Financial Officer

Date: 22/04/08

Name: Adekunle Amisu



on behalf of the*
Monitoring Officer

Date: 21/04/08

Section 4 – Performance Officer Clearance

Name: Tom Whiting



Divisional Director
(Strategy and
Improvement)

Date: 15/04/08

Section 5 - Contact Details and Background Papers

Contact: Lorna Pearce, Principal Conservation Officer, x6100

Background Papers:

SPAP Committee Meeting of 18 July 2006

Harrow on the Hill Conservation Areas Supplementary Planning Document

Harrow on the Hill Conservation Areas Sustainability Appraisal