

Meeting:	Cabinet
Date:	17 December, 2009
Subject:	Proposed Extension of the Tookes Green Conservation Area
Key Decision:	Yes
Responsible Officer:	Andrew Trehern, Corporate Director Place Shaping
Portfolio Holder:	Councillor Marilyn Ashton, Portfolio Holder for Planning, Development and Enterprise
Exempt:	No
Enclosures:	<p>Appendix 1: Map of the Proposed Extension to the Tookes Green Conservation Area.</p> <p>Appendix 2: Recommendation from the LDF Panel Meeting held on 26 November 2009</p> <p>[The report and the attachments considered by the LDF Panel have been circulated separately to Cabinet Members, key officers, other key Members only. A copy has been left in the Members' Library. The documents have been published on the internet with this agenda.]</p>

Section 1 – Summary and Recommendations

This report recommends the extension of the Tookes Green Conservation Area to include: in Cecil Park: 9-89 (odd), 10-86 (even), Reddiford School,

and The Library, in marsh Road: 28-80 (even), and the following properties along The Chase: Robin Hill, Verona, Spindle Cottage, Thornlea, 1 Park Cottages, 2 Park Cottages, 1 Leamington Cottages, 2 Leamington Cottages, Almacott, The Cottage and Clovelly. It includes consideration of an assessment of the area by council conservation officers and the responses to public consultation carried out between 28th August, 2009 to 25th September, 2009 and consultation from 29th September, 2009 to 6th October, 2009

Recommendations:

Cabinet to approve the extension of the Tookes Green Conservation Area for adoption as part of the Pinner Conservation Areas Supplementary Planning Document.

Reason: (For recommendation)

Following an assessment of the character of the area identified as a potential extension to the Tookes Green Conservation Area the area now outlined for formal designation is considered to meet the policy requirements of the Harrow UDP for designation as a conservation area. Following consultation such a designation is supported by the majority of respondents. The intention is to enable the extended area to be adopted as part of the Pinner Supplementary Planning Document within the timescale set out in the Local Development Scheme.

Section 2 – Report

Introductory paragraph

A report recommending the extension of the Tookes Green Conservation Area was presented to the Local Development Framework Panel on 26th November, 2009. The Panel resolved to recommend that Cabinet include the extension to the Tookes Green Conservation Area as part of the Pinner Conservation Areas Supplementary Planning Document. The decision to extend the conservation area would help the Council meet its Vision to create a place with quality neighbourhoods and would help the council to meet its corporate priority to improve the way we work for our residents. This is because designating a conservation area helps ensure that where changes take place they preserve or enhance the character of the area. Preservation of an area is a recognised role for conservation areas and there is also an objective of enhancement, through management plans, implied by such designations.

Options considered

The proposed extension of the Tookes Green Conservation Area.

Background

2.0 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises Local Planning Authorities to review their conservation areas from time to time. Guidance in PPG 15 and by English Heritage (2006) confirms that such reviews should include consideration of the boundary of the conservation area. Alongside the review of the published guidance for the Pinner conservation areas and in response to representations made at

a recent appeal, the review of the Tookes Green conservation area was extended to include consideration of an extension of the boundary to capture the “metroland” development on Cecil Road and Marsh Road.

2.1 A survey of the area under consideration was undertaken in May 2009 by officers in the conservation team. The findings of the survey were reported to the LDF panel meeting on 29th May 2009. Following this assessment of the character of the area, the area now outlined for formal designation as a conservation area is considered to meet the policy requirements of the Harrow UDP for designation. The Local Development Framework Panel endorsed the recommendation that, subject to the results of a public consultation, the Tookes Green Conservation Area be extended to include all, or part of:

Cecil Park: 9-89 (odd), 10-86 (even), Reddiford School, The Library,;
Marsh Road: 28-80 (even)
The Chase: 1 & 2 Leamington Cottages, 1 & 2 Park Cottages, Robin Hill, Verona, Spindle Cottage, Thornlea, Almacott, Clovelly, Holmwood, Bank Side, Hamilton and Croyland.

2.2 Two rounds of consultation were carried out through August and September and again in October 2009 on proposals to extend the Conservation Area.

2.3 The two rounds of consultation elicited responses from a total of 41 properties. Twenty (20) responses supported the proposed designation (out of a total of 122 letters sent). Based upon the extent of the areas now proposed for designation in this report, 13 properties objected to designation. A further 4 letters opposing the designations were received from properties which it is now not proposed to include in the designation. A further 4 letters were received making no specific view for or against designation.

2.4 Based on the consultation responses, a second report went to the LDF panel meeting on 26th November, 2009. At this meeting, based on the results of the assessment of the area by officers in the conservation team and the consultation responses, the Panel resolved to recommend that Cabinet include the extension to the Tookes Green Conservation Area as part of the Pinner Conservation Areas Supplementary Planning Document.

Current situation

2.5 Given this recommendation by the Local Development Framework Panel on 26th November, 2009, this report recommends the extension of the conservation area to encapsulate two areas. These areas are shown within a map in Appendix 1. The recommendation reflects UDP policy and national practice guidance and policy plus the objective within the adopted Community Strategy to support high quality neighbourhoods.

Why a change is needed

2.6 Since this area is worthy of designation as a conservation area it is important that it receives the same protection that conservation area status brings as the existing parts of the Tookes Green Conservation Area. The purpose of designation of a conservation area is not to prevent change but to ensure that where changes take place they preserve or enhance the character of the area. Preservation of an area is a recognised

role for conservation areas. Less explicit however is the objective of enhancement, through management plans, implied by such designations. Addressing the challenges of climate change, meeting modern living requirements and ensuring that alterations to properties secure wider improvement to the character of an area will have a positive impact upon an area and upon property values. In general such designations have been found to enhance property values rather than erode them. The extent of permitted development within conservation areas is more limited than outside of such areas. In this case, it is not however considered that “article 4” directions, requiring for example, explicit approval for changes to windows, would be justified.

Implications of the Recommendation

2.7 Financial

If Cabinet decides that the areas should become part of the Tookes Green Conservation Area then it is unlikely that there would be any financial implications, especially as an article 4 direction is not proposed for these areas. There are no additional financial costs, other than the requirement for additional staffing time.

2.8 Resources

For homeowners within the conservation area, the cost of bringing forward changes to their homes, where this required planning permission as a consequence of designation may increase. These costs can however be significantly mitigated by careful, intelligent design and early consultation with the Local Planning Authority.

2.9 The inclusion of these properties would increase the workload of Place Shaping departments. The likely impact is outlined below:

- In respect of impact on Development Management officers, the extended conservation area would increase the number of developments requiring planning permission under the Town and Country Planning (General Permitted Development) Order 1995, amended in 2008. For example, permission would now be required for extensions to the side of dwellings, the installation of any roof extension, satellite dish installations facing and visible from the highway, and cladding.
- Administration officers would process an increased number of planning applications and Conservation Area Advisory Committee comments.
- There may be a limited increase in enforcement investigations and action, although this risk could be mitigated through improved communication with property owners around the more restrictive permitted development rights.
- The Council’s Tree Protection Officer would need to be consulted when tree works (to private trees) were proposed to be carried out.
- In respect of the impact on conservation officers, the extended conservation area workload would increase as they would be consulted on an increased number of planning applications and enforcement cases, a revised draft Conservation Area Appraisal and Management Strategy for Tookes Green would need to be

written; there would also be increased CAAC consultation and advice to residents.

- Given the relatively small extent of the proposed area, the resource implication is considered to be capable of containing within existing resources.

Performance Issues

2.10 Local Authorities have a statutory duty to publish proposals for the enhancement of their conservation areas. Communities value their conservation areas and the historic characteristics that make them special places. This contributes to their satisfaction with the local area and to the delivery of National Indicator NI 5.

Indicator	Target 2009-10	Most recent performance
NI 5 Satisfaction with the local area	No target.	71%
BVPI 219b	96%	96%
BVPI 219c	82%	82%

2.11 Performance on these key indicators will be taken into consideration for both the area assessment and the organisational assessment elements of the CAA.

Environmental Impact

2.12 The proposal complies with all relevant environmental legislation. There is no specific requirement for a formal Environmental Impact Assessment or a decision based on Best Practicable Environmental Option. The proposal will give additional protection to trees within the extended conservation area and will therefore have a positive impact on biodiversity, flora and fauna, water and soil and air quality and pollution.

Risk Management Implications

Risk included on Directorate risk register? No

Separate risk register in place? No

There are considered to be no risks associated with the proposed extension to the Tookes Green Conservation Area.

Section 3 - Statutory Officer Clearance

Name: Narinderpal Heer	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 4 December 2009		
Name: Izindi Visagie	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 7 December 2009		

Section 4 – Performance Officer Clearance

Name: David Harrington



on behalf of the*
Divisional Director
Partnership,
Development and
Performance

Date: 4 December 2009

Section 5 – Environmental Impact Officer Clearance

Name: John Edwards



Divisional Director
(Environmental
Services)

Date: 2 December 2009

Section 6 - Contact Details and Background Papers

Contact: Lucy Haile, Assistant Conservation Officer, Tel 0208 736 6101

Background Papers: Report to the Local Development Framework Panel on 26th November, 2009, entitled 'Proposed extension of the Tookes Green Conservation Area'.