

DESIGNATION OF ROCKINGHAM BRIDGE, UXBRIDGE AS A CONSERVATION AREA AND RAISINS HILL, EASTCOTE AS AN AREA OF SPECIAL LOCAL CHARACTER

Cabinet Member(s)	Cllr Keith Burrows
Cabinet Portfolio(s)	Planning, Transportation and Recycling
Officer Contact(s)	Nairita Chakraborty & Sarah Harper – Planning, Environment, Education and Community Services
Papers with report	Appendix 1: Map of Rockingham Bridge, Uxbridge Conservation Area Appendix 2: Map of Raisins Hill, Eastcote Area of Special Local Character Appendix 3: Rockingham Road, Uxbridge Information Leaflet Appendix 4: Raisins Hill, Eastcote Information Leaflet

1. HEADLINE INFORMATION

Summary	Following public consultation, the area surrounding Rockingham Bridge in Uxbridge is proposed for designation as a Conservation Area, and Raisins Hill, Eastcote, is proposed for designation as an Area of Special Local Character. The results of the consultation are being reported and approval is sought for the designation of both areas.
Contribution to our plans and strategies	Hillingdon's Emerging Local Development Framework Hillingdon Design & Access Statements Hillingdon Unitary Development Plan 1998 (Saved Policies 2007) Community Strategy
Financial Cost	The costs of designation, including publicity and the production of leaflets for residents in the area, would be approximately £1,500. This would be met from within the Planning, Environment, Education and Community Services budget for 2012/13.
Relevant Policy Overview Committee	Residents' and Environmental Services Policy Overview Committee
Ward(s) affected	Uxbridge South and Northwood Hills

2. RECOMMENDATIONS

That Cabinet:

- 1. Approves the designation of the Rockingham Bridge Conservation Area, as shown on the map in Appendix 1.**
- 2. Approves the designation of the Raisins Hill Area of Special Local Character, as shown on the map in Appendix 2.**
- 3. Instructs officers to undertake the appropriate notification of residents and associated publicity within the designated areas, as in recommendations 1 and 2 above.**
- 4. Agrees that leaflets based on the drafts included in Appendices 3 and 4 are distributed to the residents, shopkeepers and other interested parties within the designated areas.**

Reasons for recommendation

During the period between July and August 2012, a public consultation exercise was carried out in the two areas, the results of which have determined the above recommendations.

Alternative options considered

The alternative would be not to designate the areas, which may leave heritage assets unprotected and Members' and residents' concerns unaddressed. It may also not comply with the objectives set out in the Council and Service Plans.

Policy Overview Committee comments

None at this stage

3. INFORMATION

Supporting Information

1. As part of the Council's ongoing programme of review of Conservation Areas in the Borough, a survey of the area around Rockingham Bridge, Uxbridge and also Raisins Hill, Eastcote, was undertaken during February and March 2012. On 21st June 2012, Cabinet approved in principle the designation of the Rockingham Bridge, Uxbridge Conservation Area and Raisins Hill, Eastcote Area of Special Local Character, and agreed that officers carry out public consultation for a period of six weeks in accordance with Hillingdon's Statement of Community Involvement.
2. Local residents, amenity groups and other interested parties within the proposed areas were consulted during July and August of this year and this report sets out the responses to that exercise. The respective Ward Councillors were also advised of the consultation.
3. The consultation was carried out by way of a letter and information sheet. The latter included a map illustrating the boundaries of the proposed areas and an explanation of the implications of the designation. These were sent by post to every property within the proposed areas. The letters were addressed to the individual properties to ensure that there would be minimal errors in delivery.

4. The results of the consultation are detailed below.

Rockingham Bridge Conservation Area

Summary of Responses

5. In total 288 consultation letters were sent out and there was a relatively high response rate of approximately 19%. The results, which indicate overall positive support for the designation, are detailed in the table below:

Rockingham Bridge CA	YES	YES with Comments	Total Yes	NO	NO with comments	Total NO	Total Response
Total letters sent: 288	21	24	45	4	6	10	55
			15.62 %			3.47%	19.09%

6. A summary of the main comments and queries arising from the consultation are listed below:
- The majority of the respondents were very supportive of the proposal and commented that the area had a unique character that was worthy of protection.
 - Some residents commented that whilst the designation was welcomed, the general appearance of the area needed to be improved. Many issues relating to parking control, rubbish collections and street scene maintenance were raised.
 - Residents who disagreed with the proposal raised concerns regarding additional planning controls and queried whether designation would lead to retrospective enforcement action, requiring the removal of cladding and satellite dishes from the front elevations of properties.
 - Three residents strongly objected to the proposed boundary, particularly the inclusion of areas beyond the immediate vicinity of Fassnidge Park and the Frays River. One resident raised an objection to the inclusion of the modern 1970s block at the entrance of New Windsor Street.
 - One resident objected strongly to the inclusion of Hows Road, commenting that the proposal would lead to reduced property prices and increased planning controls over alterations and extensions.
 - Concerns were raised regarding the upkeep and poor management of Fassnidge Park.

Consideration of responses

7. Given the generally positive responses to the consultation, it is clear that there is a high level of support for the designation of the Conservation Area. Relatively few residents objected to the proposal, raising concerns with regard to additional planning restrictions and the extent of the area.
8. With regard to the additional planning controls, residents were advised that the designation of the area would aim to protect it, rather than prohibit development. Whilst certain permitted development rights would be affected, this would help resist inappropriate development and would be in line with local and national planning policies which aim to preserve and enhance the character and appearance of conservation areas.

9. Retrospective permission would not be required for works already undertaken under current permitted development rights. However, if a Certificate of Lawful Development has been issued and works have not begun by the date of designation, this may be invalid and need to be applied for again.
10. There were a small number of requests to reconsider the boundary of the area to remove the terraces and more modern developments to the north, south and east. It is felt that the character of the area is derived from the high density workers' terraces with decorative architectural details. The small front gardens and boundary treatments, along with the open spaces and riverside areas, are an important feature of the area.
11. Whilst there are some modern 1970s blocks, these are integral to the street scene and setting of the area and have, therefore, been included within the boundary. These elements are not considered to detract from the local distinctiveness of the area and its special character, which under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council now wishes to preserve. The comments resulting from the public consultation have, therefore, been considered and no changes are proposed to the boundary of the area, as originally drawn.
12. It is evident that there are issues regarding the general cleanliness and maintenance of the area, especially along the river and within Fassnidge Park. These have been passed to the Street Maintenance and Green Spaces Teams.

Conclusion

13. Given the high level of support from the residents, it is recommended that designation is endorsed by the Cabinet. The proposed boundary is shown on the map contained in Appendix 1. If designation is agreed, it is proposed that a leaflet containing guidance on good design is circulated to residents and other interested parties in the area.

Raisins Hill Area of Special Local Character

Summary of Responses

14. A total of 134 letters were sent to residents and shopkeepers. The level of response was very high at 35% and the majority of these were in support of the designation. The results, which showed a positive response, are detailed in the table below:

Raisins Hill ASLC	YES	YES with Comments	Total YES	NO	NO with comments	Total NO	Total Response
Total letters sent: 134	29	16	45	1	1	2	47
			33.58%			1.49%	35.07%

15. A summary of the main comments and queries arising from the consultation are listed below:
 - a. There was strong support for protecting the character of the area.
 - b. One resident requested the provision of further guidance on extensions and alterations to buildings.

- c. Some residents raised concerns regarding the cumulative and detrimental impact on the character of the area of works undertaken as permitted development, for example large roof extensions and porches. There was a request for the removal of these rights through an Article 4 Direction.
 - d. One resident suggested that Raisins Hill may include earthworks associated with the historic 'Grims Ditch'.
 - e. A resident complained about poor maintenance of front gardens and pavements.
16. A local Ward Councillor supported the proposal and suggested that the designation could be extended to a wider area to include adjoining roads such as Arden Mhor, Daymer Gardens, Linslade Close, Rushmoor Close, Selway Close and Wrenwood Way. This extension would also take in all of Catlins Lane and Chamberlain Way.

Consideration of responses

17. Unlike Conservation Areas, Areas of Special Local Character do not benefit from restricted permitted development rights. As such, alterations such as hip to gable roof extensions and side additions would not normally require planning permission in these areas. Whilst Article 4 Directions can be used to protect an area by removing certain permitted development rights, they tend to be used in very special circumstances and are rarely used outside a Conservation Area. In addition, there are also significant resource implications associated with their effective adoption, implementation and enforcement. However, it is anticipated that the designation of the area would generate a sense of pride and responsibility amongst residents and they would be encouraged to extend their properties in a sensitive manner.
18. If designation is agreed, a leaflet containing guidance on good design based on the draft contained in Appendix 4, would be circulated amongst all residents and other interested parties within the area.
19. The boundary changes proposed by the Ward Councillor have been assessed and it is felt that these areas do not sufficiently relate in terms of development or design, to the properties within the area proposed for designation. It is therefore recommended that the proposed boundary remains unchanged.

Conclusion

20. Given the strongly positive response from residents, it is recommended that this designation is endorsed by the Cabinet. The boundary of the Area of Special Local Character is shown on the map contained in Appendix 2.

Summary and Recommendations

21. Overall, the public consultation was highly successful and the Council received a number of positive responses. Whilst most supported the designation, a few residents expressed concerns over added planning restrictions. Some residents also complained about parking problems, refuse collection, waste disposal and poor quality street scene maintenance. These are not planning matters and have been forwarded to the relevant departments within the Council for consideration. Following the consultation, it is recommended that:

- a. Rockingham Bridge, Uxbridge is designated as a Conservation Area as shown on the Map in Appendix 1.
- b. Raisins Hill, Eastcote is designated as an Area of Special Local Character, as shown on the Map in Appendix 2.

Financial Implications

22. The cost of a notice in a local newspaper and in the London Gazette, together with notification of each resident and the publication of information leaflets, would result in an overall cost of approximately £1500. This would be contained within the budget for Planning, Environment, Education and Community Services for 2012-13.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

The aims of the recommendations are to designate a new Conservation Area to include the Rockingham Bridge area, Uxbridge and a new Area of Special Local Character encompassing the Raisins Hill, Eastcote. The residents and stakeholders within the areas will be informed of the outcome of the consultation, and if agreed, the date of designation. They will also be sent an information leaflet that advises of the changes in planning control resulting from the Conservation Area designation, which includes greater control over development, demolition and works to trees. The leaflets will also provide guidance on the quality of design, materials and workmanship required for replacement structures and associated works.

Consultation Carried Out or Required

This report includes the details of the consultation that has been carried out.

5. CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications set out above.

Legal

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives local authorities power to designate areas of special architectural or historic interest the character of which it is desirable to preserve or enhance, as conservation areas. Section 70 of the Act sets out notification requirements once the conservation area has been designated. Under section 70(5) of the Act the local authority must give notice of any designation of any part of their area as a conservation area (and of any variation or cancellation of such designation) to the Secretary of State and to the Historic Buildings and Monuments Commission for England. Section 70(8) prescribes that any designation, variation or cancellation must be published in the London Gazette and at least one newspaper circulating in the area of the local authority.

The designation of an area as a conservation area has several formal consequences:

- a. the demolition of most buildings requires the consent of the local authority (section 74 of the Act);
- b. prior notification must be given to the local authority before works can be undertaken to trees within the conservation area (section 211 of the Town and Country Planning Act 1990);
- c. the local authority has a duty under section 71 of the Act to formulate and publish proposals for the preservation and enhancement of the area;
- d. the local authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in the exercise of their powers under the planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953 (section 72);
- e. planning applications for development which would, in the opinion of the local authority, affect the character or appearance of the conservation area must be given publicity under section 67 of the Act and representations received must be taken into account in determining the application (section 67(7));
- f. permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 are more restricted than in other areas; and
- g. the right to display certain types of illuminated advertisement without express consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 is excluded.

Consultation must be undertaken when proposals are still at a formative stage, must give sufficient reasons to permit the consultee to make a meaningful response, must allow adequate time for consideration and response, and the results of the consultation must be conscientiously taken into account in finalising any proposals.

Corporate Property and Construction

There are no property implications resulting from the recommendations set out in this report.

Relevant Service Groups

Transport and Projects Team

There are no objections to the proposals from the Transport and Projects Team.

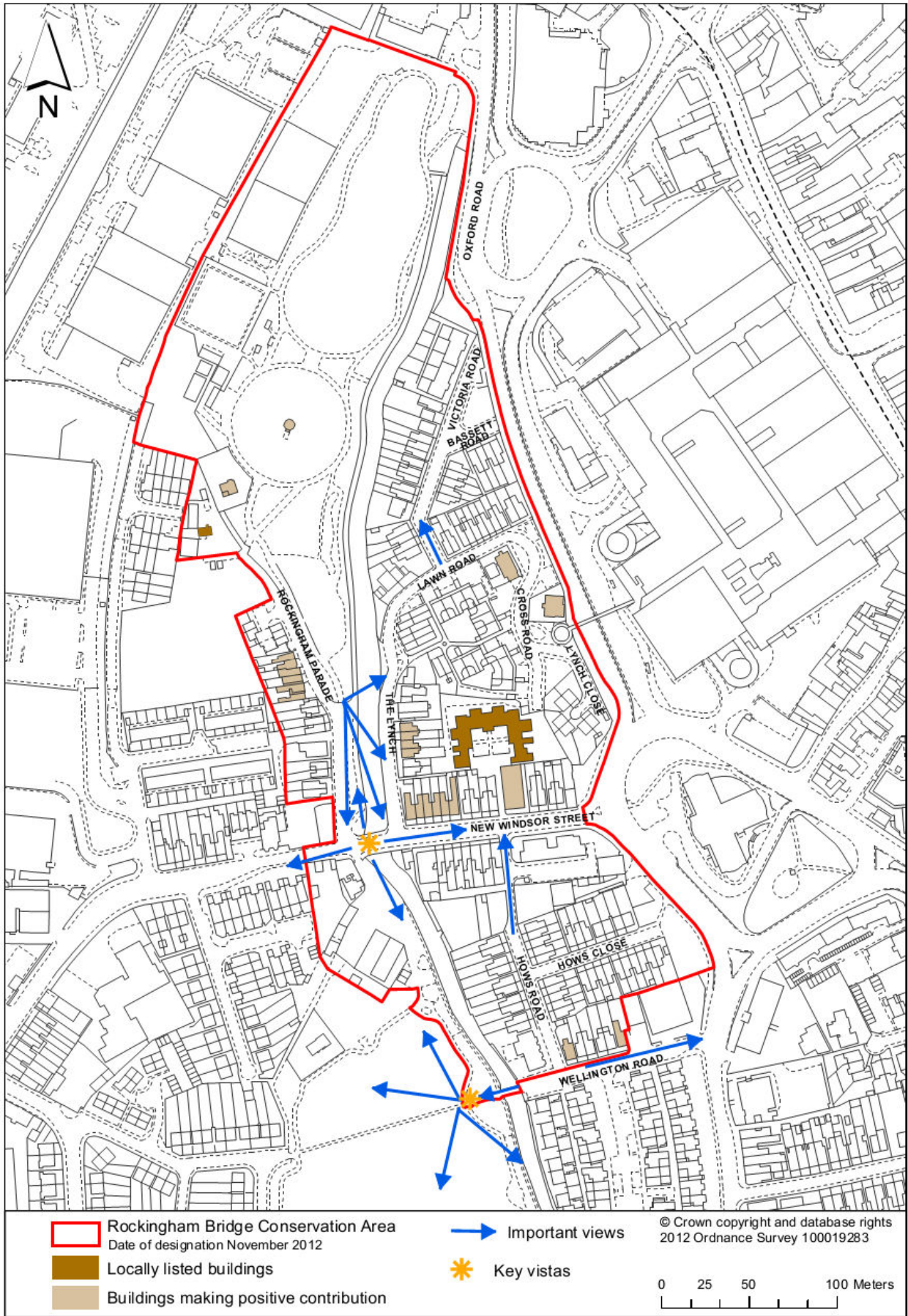
Green Spaces

The Green Spaces Team has no concerns with regard to these proposals.

6. BACKGROUND PAPERS

- Cabinet Report on 'Proposed designation of Rockingham Road, Uxbridge as a Conservation Area and Raisins Hill, Eastcote as an Area of Special Local Character' dated 21st June 2012
- London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies 27th September 2007
- London Borough of Hillingdon Core Strategy (Draft for consultation June 2010)

Appendix 1: Map of Rockingham Bridge, Uxbridge Conservation Area



Appendix 2: Map of Raisins Hill, Eastcote Area of Special Local Character

