

PUBLIC CONSULTATION FOR HAYES VILLAGE AND HARLINGTON VILLAGE CONSERVATION AREA APPRAISALS

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning, Transportation and Recycling
Officer Contacts	Mark Price / Sarah Harper, Residents Services
Papers with report	Appendix 1: Draft Conservation Area Appraisal for Hayes Village Appendix 2: Draft Conservation Area Appraisal for Harlington Village

1. HEADLINE INFORMATION

Summary	The draft Conservation Area appraisals for Hayes Village and Harlington Village have been prepared by local residents, with the support and assistance of consultants and officers. They include an analysis of the areas, proposals for their improvement, suggested changes to the existing Conservation Area boundaries and suggested additions to the Local List of Buildings of Local Architectural or Historic Importance. This report seeks approval from Cabinet to go to public consultation on these two documents.
Contribution to our plans and strategies	<p>Putting our Residents First: <i>Our Built Environment; Our Natural Environment; Our People</i></p> <ul style="list-style-type: none"> • Local Plan • Conservation Area Appraisals and Management Plans • Sustainable Community Strategy
Financial Cost	The full cost of preparing these appraisals has been met by a grant from English Heritage (now Historic England) under its CHIP (Community Heritage Initiative Partnership) scheme. This grant will include all the costs associated with the public consultation and the eventual promotion and publication of the documents.
Relevant Policy Overview Committee	Residents' and Environmental Services
Ward(s) affected	Barnhill, Botwell, Charville, Heathrow Villages, Pinkwell and Townfield

2. RECOMMENDATIONS

That Cabinet:

- 1) Approves for public consultation, the draft Hayes Village Conservation Area Appraisal and the draft Harlington Village Conservation Area Appraisal, including the minor alterations proposed to their respective Conservation Area boundaries and the small number of proposed additions to the Local List of Buildings of Architectural or Historic Importance.**
- 2) Authorises officers to undertake public consultation for 4-6 weeks, with all local residents, businesses, Ward Councillors and amenity societies in the area, as appropriate.**
- 3) Instructs officers to report the findings of the public consultation back to Cabinet.**

Reasons for recommendation

The Community Heritage Initiative Partnership (CHIP) scheme for the Borough, funded by English Heritage (now Historic England) and undertaken by consultants, aims to empower local residents to write their own Conservation Area appraisals. Five studies have commenced and the Hayes Village Conservation Area Appraisal and the Harlington Village Conservation Area Appraisal have now progressed to the draft stage. Officers are, therefore, seeking authorisation to undertake appropriate public consultation.

Alternative options considered / risk management

Cabinet could decide not to approve the documents for consultation. However, this would be at odds with the purpose of the Community Heritage Initiative Programme, and the Historic England grant for this work could be reclaimed and the balance withdrawn. Moreover, the Council would not be taking advantage of the work undertaken by the residents concerned.

Policy Overview Committee comments

None at this stage.

3. INFORMATION

Supporting Information

1. The Community Heritage Initiative Programme (CHIP) scheme is an initiative by Historic England to build capacity in local authorities, to enable additional conservation work to be carried out through engagement with local communities. A sum of £51,020 has been made available for the setting up of a CHIP scheme in Hillingdon.

2. It is considered that Conservation Area appraisals provide the evidence base to enable local authorities to resist inappropriate schemes, which would otherwise detract from the special character and appearance of a Conservation Area. This is because they analyse what is positive and negative about an area, and identify opportunities for beneficial change or the need for additional protection and restraint. The information in the appraisal will also be helpful to

those considering investment in the area and can be used to guide the design and form of new development.

3. The programme aims to help address the shortfall in the considerable resources necessary for the production of appraisals for each Conservation Area in a local authority area. It aims to achieve this by involving local residents in the process of drawing up the Conservation Area appraisals. This has the benefit of harnessing local knowledge and capacity, whilst enabling local people to make an important contribution to the conservation of their areas. Working under the supervision of the conservation consultant, local residents are able to develop appraisal skills and learn more about planning policies and the legal constraints involved in the conservation process.

4. The CHIP scheme was first piloted at Elmbridge Borough Council, Surrey, in 2005. Historic England grant aided the scheme, the Council provided the staff time necessary for attending the Steering Group meetings and overseeing the project and heritage consultants provided training for the conservation panel members, assembled the material and disseminated the published document. The same model has been used at Hillingdon, the first London Borough to have been offered CHIP scheme funding.

Implications for Hillingdon

5. Historic England granted a sum of £51,020, originally for a two year period (but now extended until the end of 2016). This sum was a Capacity Building Grant for the employment of a heritage consultant, Turley Associates, to develop a community based project to produce five draft Conservation Area appraisals. The supervision, organisation, guidance, co-ordination and the responsibility for drafting the documents has rested with the heritage consultant. However, the final editing and finishing has been undertaken by Hillingdon's Conservation Team.

6. It was agreed by the Cabinet Member in 2010, that the five Conservation Areas subject to the CHIP scheme appraisals would be chosen by the members of the Conservation Forum. These were subsequently confirmed as being: The Greenway, Uxbridge; Harlington Village, Hayes Village, Morford Way, Eastcote and the Canals Conservation Areas (covering Coppermill, Widewater and Springwell Locks). The draft Harlington Village and Hayes Village Conservation Area Appraisals have now been completed and are ready for public consultation. The documents also include proposals for minor alterations to existing Conservation Area boundaries and some proposed additions to the Council's Local List of Buildings of Architectural or Historic Importance.

7. It should be noted that these proposals have been put forward by the residents and are not necessarily all fully supported by Council officers. In particular, officers have reservations about whether the Beck Theatre, Hayes meets the Council's agreed criteria for local listing. The Corporate Property and Construction comments are also acknowledged, but it is considered that the proposed Conservation Area extensions would have a minimal overall effect on future development proposals for the Council owned properties as they would fall outside the Conservation Area.

8. Officers propose to make the draft appraisals available for public comment over a 6 week period. A 'drop-in' session for the public, attended by conservation staff, will be held within each area during the consultation period. These would be advertised on the Council's website, on local notice boards and through the local groups (including newsletters). A copy of the documents will be available in local libraries and a consultation letter will be sent to each of the

households in the two Conservation Areas, properties affected by the proposals for boundary changes and properties proposed for addition to the Local List. The public will be able to comment via email, in person at a drop-in session and by post.

9. At the end of the public consultation period, the outcome will be reported to Cabinet. Any comments, including those relating to the proposals for boundary changes or additions to the Local List, can then be reviewed. If agreed, residents directly affected by the Conservation Area boundary changes and additions to the Local List will be notified of the Cabinet decision, and the changes to the Conservation Area boundary will be advertised locally and in The London Gazette, as required by current legislation.

10. Although there would be costs normally associated with carrying out a public consultation and printing documents, these will be borne in full by Historic England. However, there would be workload implications for the Conservation Team in terms of the general administration of the public consultation, the organisation and assessment of the subsequent revisions to the appraisals ready for final Cabinet approval and the dissemination and publication of the final documents.

Financial Implications

The costs associated with carrying out the proposed public consultation(s) can be funded from grant funding from Historic England. There are therefore no direct financial implications arising from this report. However, the additional workload would need to be closely monitored to ensure there is no adverse impact on service delivery.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

The CHIP scheme has involved and empowered local residents in drawing up the Conservation Area appraisals, and will enable another two appraisals to be published. The scheme has been well received by residents and will be helpful for applicants and service users. The consultation will allow the local community to comment on the draft documents, the boundary changes and additions to the Local List so that they can be fine-tuned in the final editing, and completed for agreement and dissemination. The documents will also have an important role in raising the profile of the Borough's heritage.

Consultation Carried Out or Required

The draft appraisals will be available for public comment over a 6 week period in late Spring 2015. Drop-in sessions will be held for the public during the consultation period and these will be publicised on the Council's website, on local notice boards and through the local groups (including newsletters). A copy of the documents will be available in local libraries and a letter will be sent to each of the households in the Conservation Area (and within any proposed extension or to those properties proposed for addition to the Local List) inviting comment. The public will be able to comment via email, in person at a drop-in session and by post. Relevant service areas will also be consulted.

5. CORPORATE IMPLICATIONS

Corporate Finance

There are no direct financial implications arising from this report.

Legal

There is a requirement under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 for every local authority to review their Conservation Area and Buildings of Local Architectural or Historic Importance “from time to time [to] determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. Section 69(2) requires local authorities to review past decisions and to determine whether any further parts of their area should be designated as conservation areas.

Local planning authorities are under a duty to “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas” under section 71(1). It is noted that the public meetings will be held in Hayes Village and Harlington Village to provide members of the public with an opportunity to consider the appraisals and make representations.

The National Planning Policy Framework (NPPF) advises local authorities that *'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status and that the concept of conservation areas is not devalued through the designation of areas that lack special interest'* (NPPF paragraph 127).

Corporate Property and Construction

In both the cases of Hayes Village and Harlington Village, it is noted that there are proposals to extend the Conservation Areas boundaries up to groups of Council owned residential and garage properties. At Hayes, the proposal to include an additional area across the Uxbridge Road would take the new Conservation Area boundary adjacent to Council properties at Marshall Drive. At Harlington, the proposal would take the boundary adjacent to Council properties at Kiln Close and Bletchmore Close.

6. BACKGROUND PAPERS

- English Heritage's 'Heritage at Risk Register London (2014): pp. 58 & 59, Conservation Areas at Risk'
- National Planning Policy Framework (NPPF), Plan-making, Local Plans, Historic Environment paras. 169 & 170
- English Heritage's 'Understanding Place (June 2012): Conservation Area Designation, Appraisal and Management'
- Cabinet Member Report of February 2010, with decision dated 15th February 2010.