

HAYES VILLAGE AND HARLINGTON VILLAGE: CONSERVATION AREA APPRAISALS

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning, Transportation and Recycling
Officer Contacts	Sarah Harper, Alisha Lad - Residents Services
Papers with report	<u>Circulated separately from main agenda to Cabinet, Executive Scrutiny Committee and reference copies in Group Offices:</u> <ul style="list-style-type: none">• Conservation Area Appraisal: Hayes Village• Conservation Area Appraisal: Harlington Village

1. HEADLINE INFORMATION

Summary	The Conservation Area appraisals for Hayes Village and Harlington Village have been prepared by local residents, with the support and assistance of consultants and officers. The draft documents were subject to a period of public consultation, including drop in sessions, during June and July 2015. The resulting responses are considered in this report and the updated appraisals are attached for final approval.
Putting our Residents First	This report contributes to the Council's key objectives of: <i>Our People; Our Built Environment; Our Heritage and Civic Pride</i> . Additionally, these appraisals support key Council policies: <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 Historic England under its CHIP (Community Heritage Initiative Partnership) scheme. This grant covers all the costs associated with the public consultation and the 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. RECOMMENDATION

That Cabinet:

- 1) Notes the responses to the public consultation and the revisions made to the documents to incorporate the comments made.**
- 2) Agrees the minor alterations proposed to the respective Conservation Area boundaries and the formal notifications required as part of the designation process for these changes.**
- 3) Agrees that the small number of proposed additions to the Local List of Buildings of Architectural or Historic Importance be considered for inclusion in the List when next reviewed.**
- 4) Formally adopts the Hayes Village Conservation Area Appraisal and the Harlington Village Conservation Area Appraisal documents.**

Reasons for recommendation

The Community Heritage Initiative Partnership (CHIP) scheme for the Borough, funded by Historic England and undertaken by consultants, aims to empower local residents to write their own Conservation Area appraisals. These will be key background documents for the assessment of development proposals and for the emerging policy and proposals in the Local Development Framework. Five study areas have been identified within the Borough. These are The Greenway (Uxbridge); Harlington Village, Hayes Village, Morford Way, Eastcote and the Canals Conservation Areas (covering Coppermill, Widewater and Springwell Locks). The drafting of all the documents has now commenced, with the Hayes Village Conservation Area Appraisal and the Harlington Village Conservation Area Appraisal being the first to be completed. Following public consultation, which showed support for the appraisals, officers are seeking approval for the adoption of the final documents.

Alternative options considered / risk management

Cabinet could decide not to approve the documents. This would, however, 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) Under Sections 69-71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local authorities have a duty to designate Conservation Areas and to formulate proposals, including the production of appraisal documents, for the preservation and enhancement of their character and appearance.

- 2) 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 CHIP scheme in Hillingdon.
- 3) The programme aims to help address the shortfall in local authority resources available for the production of Conservation Area appraisals. It seeks to achieve this by involving local residents in the process of drawing up these documents. This has the benefit of harnessing local skills and abilities, 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 about planning policies and the legal constraints involved in the conservation process.
- 4) At the Cabinet meeting of 8th April 2015, Members approved the draft appraisals for the Hayes Village and Harlington Village Conservation Areas for public consultation. During June and July 2015, a six week consultation exercise was carried out. The documents were placed on the Council's web site for comment and hard copies were made available at Planning Reception and Uxbridge, Botwell Green and Harlington Libraries. Letters requesting comments were sent to ward councillors; to all properties within the areas; to the Harlington Village Residents Association; the Heathrow Villages Conservation Panel and the Hayes and Harlington Local History Society. Drop-in sessions, attended by Conservation Officers, were also held at Harlington and Botwell Green Libraries on 22nd June and 2nd July. Historic England was also consulted.

Response to consultation

- 1) There was a very limited response to the consultation given that over a thousand (1025) letters were sent out in all. Two responses were received from community groups, three from local residents and nine members of the public attended the drop-in sessions. Of those who had read the documents, all were supportive of them.
- 2) Comments from The Friends of St Mary's Church regarding the location of the annual Flower Festival have been incorporated into the Hayes document (page 7). The Fulwood Close Management Company made comments on the condition of trees, which have been passed to the Green Spaces Team for consideration. The Hayes and Harlington Local History Society commented that they welcomed the appraisals and endorsed the recommendations in the documents. They also supported the method of working, which they noted "involved co-production with community representatives" and which they considered "drew upon local knowledge and spread the general awareness of the role and purpose of planning and conservation". A local historian who was involved in the drafting of the documents, also provided detailed comments. These covered corrections to maps with regards to the location of trees; updated wording relating to the Local Development Framework; minor typing errors and corrections to the layouts of the documents, and some additional views to be added to maps. His comments concluded that he considered the "documents to be very well composed" and that they were "valuable additions to the planning tools for the Borough". There was also one other email of support from a local resident.
- 3) Historic England provided a positive response. They welcomed the publication of these documents and considered that 'they helped clearly define the conservation areas' historic and architectural interest'. They commended the local communities' contribution

to the documents, given that the areas are important centres within Hillingdon, stating: 'We are very pleased that the historic significance of Harlington and Hayes is being promoted by the Council'.

Historic England suggested that in order to optimise the value of these documents, potential timings and where appropriate sources of funding for proposals should be included. Whilst this has been noted, given issues with Council resources and the need to collaborate with other service areas; these have not been included in the documents at present. However, as these are live documents these matters can be considered when the appraisals are reviewed. Historic England also requested the inclusion of a map indicating the location of the Conservation Areas within the Borough and detailed information on relevant Local Plan policies for the areas. In response, consideration is now being given to the inclusion of an interactive heritage assets map on the Council's website. Once agreed, Local Plan policies will be available to view on the Council's website, hence they have not been included in the documents.

Historic England recommended a few minor editorial revisions and the inclusion of an additional section highlighting the areas of archaeological interest within the Conservation Areas. In response, an additional section relating to the designations of Archaeological Priority Areas and Archaeological Priority Zones has been included.

Financial Implications

The scheme is funded by an Historic England grant of £51,020, originally made available over 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 the LBH Conservation Team.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

The CHIP scheme has involved and empowered local residents in the drawing up of 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 has allowed the local community to comment on the draft documents, the boundary changes and additions to the Local List. The final documents will also have an important role in raising the profile of the Borough's heritage and community awareness of conservation issues.

Consultation Carried Out or Required

Consultation has been carried out as agreed in the previous Cabinet Report of 8th April 2015 and the results of the consultation process fully discussed in paragraphs 5 and 6 of this report.

5. CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and confirms that there are no direct financial implications arising from the recommendations outlined above. As noted within the body of the report, the broader Community Heritage Initiative Partnership (CHIP) scheme is funded by Historic England grant funding.

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).

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).

It is noted that publication of the documents will improve understanding of the importance of the areas as well as provide applicants, agents, owners and members of the public with clear guidance on planning matters and the types of development which are likely to be encouraged.

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 paragraphs. 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