

# CONSERVATION APPRAISAL FOR THE RUISLIP VILLAGE CONSERVATION AREA

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| <b>Cabinet Member</b>     | Councillor Keith Burrows  |
| <b>Cabinet Portfolio</b>  | Planning and Transportation   |
| <b>Officer Contacts</b>   | Sarah Harper/ Nairita Chakraborty,<br>Planning and Community Services |
| <b>Papers with report</b> | Draft Ruislip Village Conservation Area Appraisal                     |

## HEADLINE INFORMATION

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| <b>Purpose of report</b>                        | To seek approval from Cabinet to go to public consultation on a draft Ruislip Village Conservation Area Appraisal.                                |
| <b>Contribution to our plans and strategies</b> | The Council's BVPI 219b target, the Hillingdon Partners Sustainable Community Strategy and emerging Local Development Framework and Council Plan. |
| <b>Financial Cost</b>                           | Approx. £1,050 for consultation and advertisement   |
| <b>Relevant Policy Overview Committee</b>       | Residents and Environmental Services Policy Overview Committee.   |
| <b>Ward(s) affected</b>                         | West Ruislip, Eastcote and East Ruislip.  |

## RECOMMENDATION

That Cabinet:

- 1) Approves for consultation, the draft Ruislip Village Conservation Area Appraisal.
- 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.

## INFORMATION

### Reasons for Recommendations

- 1) From April 2006 Local Planning Authorities are required to have up-to-date Appraisals (BVPI 219b) in place for their Conservation Areas, and the Council is committed to publishing these. English Heritage recommends that Appraisals and Management Plans are produced when Conservation Areas are designated. As the Ruislip Village Conservation Area was extended in January 2009 and has been subject to significant development pressure, it has been identified as requiring an appraisal.

- 2) The period of 4-6 weeks for public consultation is in line with Hillingdon's Statement of Community Involvement.

### **Alternative options considered**

- 1) Not to consult on this document would be against guidance given in PPG15 and English Heritage and would not comply with the Statement of Community Involvement.

### **Comments of Policy Overview Committee(s)**

Residents and Environmental Services Policy Overview Committee have not requested to see this report at this point.

### **Supporting Information**

1. A Conservation Area is an area of special architectural or historic importance, the character or appearance of which should, in the opinion of the Local Planning Authority, be preserved or enhanced. In Sections 69-71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have been given the duty of designating Conservation Areas and formulating proposals for the preservation and enhancement of their character and appearance.
2. From April 2007, Best Value Performance Indicator BVPI 219b has required Local Planning Authorities to complete Conservation Area Appraisals for designated areas.
3. The purpose of an appraisal is to provide an analysis of the special architectural or historic character of a Conservation Area, and to identify those elements, which should be retained, re-introduced or enhanced. This will help to clarify the situation for applicants, agents, owners as well as members of the public who have a particular interest in the area, and it will provide a basis for the assessment of development proposals by planning officers.
4. Planning Policy Guidance Note 15 states that "The greater public support that can be enlisted, the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls". Guidance on the writing of appraisals and management plans is also provided by English Heritage (2006), who recommend that public consultation should be an integral part of the appraisal process.
6. The consultation will comprise a letter informing local residents about the Appraisal and providing details of where copies can be found. A copy of the document will be sent to the Ruislip Village Conservation Area Panel and the Ruislip, Eastcote and Northwood Local History Society. Copies will also be made available at Ruislip Library, the Planning & Community Services Reception and also on the Council's website. The consultation letter will be distributed to members of North Planning Committee, Ward Councillors, residents, businesses and amenity groups having an interest in the conservation area and they will be invited to make comments on its content. An advertisement will also be placed in the Uxbridge Leader. After a period of four to six weeks, the responses will be collated and a further report submitted to Cabinet describing the outcome.
7. An evening "drop- in" session will also be held at the Ruislip Manor Farm, where conservation officers will be available to discuss issues arising from the document and answer questions from local residents.

8. Officers are seeking approval to consult on the draft document. It is the intention to report the results of the consultation to Cabinet in the spring.

9. The draft document is set within the wider Conservation Area Policy guidance contained in Hillingdon's Unitary Development Plan Saved Policies document, the emerging Local Development Framework and within national policy provided by PPG 15 and the Planning (Listed Building & Conservation Areas) Act 1990 (see legal implications below). The appraisal, if approved, will be a material consideration in determining planning applications within the Conservation Area.

10. The draft document is attached as Appendix 1.

### **Financial Implications**

(a). The Production of the final Appraisal - the cost will be contained within the existing budget for Planning and Community Services. The cost of 30 copies will be £235.80 (£13.36 per appraisal).

(b). The Consultation – a sum of £700 has been allowed for the production and distribution of letters within the area concerned and a further £350 for an advertisement in the Uxbridge Leader. These costs will be contained within the existing budget for Planning and Community Services.

### **EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES**

#### **What will be the effect of the recommendation?**

The aim of the recommendation is to consult residents and stakeholders on the draft document in order that their comments may be considered and incorporated, where appropriate, into the document.

#### **Consultation Carried Out or Required**

The report and the attached document have been circulated internally and to Ward Councillors and Planning Committee Members.

### **CORPORATE IMPLICATIONS**

#### **Corporate Finance**

A Corporate finance officer has reviewed this report and the financial implications within it, and is satisfied that the financial implications properly reflect the direct resource implications on the planning service and any wider implications on Council resources as a whole.

#### **Legal**

The drafting of proposals for the preservation and enhancement Conservation Areas is governed by the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act").

Section 71 of the Act requires that proposals, such as appraisal statements, are considered at a public meeting. The proposed drop in session will satisfy this requirement. In addition, the other consultation proposals will provide a good opportunity for members of the public to make a contribution.

## **Corporate Property**

The Head of Corporate Property Services advises that at this stage the report is seeking authority to go out to public consultation and as the Council may be a landowner affected by the proposals there will be an opportunity to comment formally on the proposals through this process. There are no other comments to make at this time.

## **Relevant Service Groups**

Relevant Service Groups would be consulted as part of the consultation process.

## **BACKGROUND PAPERS**

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment 1994
- DoE Circular 9/95 General Development Order 1995 (as amended)
- DETR/DCMS Circular 14/97:1/97 Planning and the Historic Environment.
- English Heritage: Guidance on Conservation Area Appraisals August 2005