

CHENEY STREET- EXTENSION TO EASTCOTE VILLAGE CONSERVATION AREA

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning, Transportation & Recycling
Officer Contact	Nairita Chakraborty/ Sarah Harper Planning, Environment and Community Services
Papers with report	Appendix 1 – Extension to Eastcote Village Conservation Area Appendix 2 – Eastcote Village Conservation Area: Information Leaflet (circulated separately)

HEADLINE INFORMATION

Purpose of report	<ol style="list-style-type: none"> To inform the Cabinet of the outcome of the recent consultations on the proposed extension to the Eastcote Village Conservation Area. To seek approval for extending the Eastcote Village Conservation Area and to carry out the required notification procedure and related publicity.
Contribution to our plans and strategies	Hillingdon's Emerging Local Development Framework Hillingdon Design & Access Statements Hillingdon Unitary Development Plan 1998 (Saved Polices 2007) Community Strategy
Financial Cost	The production of the information leaflets and notification of residents and associated publicity will be approximately £1000, which will be met from the Planning, Environment and Community Services budget for 2010/11.
Relevant Policy Overview Committee	Residents and Environmental Services Policy Overview Committee
Ward(s) affected	Eastcote and East Ruislip

RECOMMENDATION

That Cabinet:-

1. **approves the extension of the Eastcote Village Conservation Area as shown on the map in Appendix 1;**
2. **instructs officers to notify affected residents of the new designation and carry out the associated publicity within the extended area; and**
3. **agrees the leaflet (circulated separately) be distributed to residents and other interested parties within the conservation area.**

INFORMATION

Reasons for recommendation

During the period between October and November 2010, a public consultation exercise was carried out in the proposed area for the extension of the Eastcote Village Conservation Area, the results of which have determined the above recommendations.

Alternative options considered

To not agree the proposed extension of the area, or the partial designation: this would leave areas identified as being of heritage significance unrecognised and unprotected.

Supporting Information

1. As part of the Council's rolling review of the Borough's conservation areas, and following a request for designation, officers re-assessed Cheney Street and proposed its inclusion within the Eastcote Village Conservation Area. On 23rd September 2010 Cabinet approved in principle the extension of the conservation area and a period of six weeks for public consultation in accordance with Hillingdon's Statement of Community Involvement.
2. Consultation with local residents, amenity groups and other interested parties was undertaken for the proposed area during October and November of this year. The respective Ward Councillors were also advised of the consultation. This report sets out the responses to this exercise and Cabinet approval is now being sought for the extension of the Eastcote Village Conservation Area as shown on the map in Appendix 1.
3. The consultation was carried out by way of a letter and information sheet. The latter included a map illustrating the boundary of the proposed extension and an explanation of the implications of the designation. These were addressed to the individual properties within the area of the proposed extension and sent through the post to ensure that there would be minimal errors in delivery. The results of the consultation are detailed in paragraph 5.
4. In parallel with this consultation, the Council's Highways Improvements Projects Team has consulted the residents of Cheney Street and the adjoining areas on a proposed 20mph zone within Cheney Street. This project was initiated as a result of a petition from the residents and following Cabinet Member approval on 18th June 2008, various studies and surveys were undertaken by officers. As a result, a 20mph speed restriction was proposed, together with associated works. This was revised following further discussion with the Residents' Association and other interested parties.
5. A formal consultation exercise on the 20mph scheme proposals was undertaken in October 2010, the results of which will be reported separately to the Cabinet Member by the Highways Improvement Projects Team. Conservation officers have discussed these proposals with the relevant officers in order to mitigate their potential visual impact on the character and appearance of the area.

Summary of Responses

6. There was positive support for the extension of the conservation area. In total 49 consultation letters were sent out and there was a high response rate of approximately 43%. Of these, most supported the designation. The results are detailed in the table below:

Eastcote Village	YES	YES with Comments	Total Yes	NO	NO with comments	Total NO	Other Comments	Total Response
Total letters sent: 49	11	7	18	0	3	3		21
			36.73%			6.12%		42.85%

7. A summary of the main comments and queries arising from the consultation are listed below:

- a) The majority of the respondents were very supportive of the proposal and commented that the area had a semi-rural character that was worthy of preservation.
- b) One resident queried as to why the three houses at the southern end of Cheney Street were not included in the proposed extension.
- c) Three residents disagreed with the extension and said that current planning controls were sufficient to preserve the character of the area. One of the residents queried the benefits of the extension and said that the area would be 'subject to more bureaucracy - surely this is contrary to government guidelines'.
- d) There were also queries and concerns raised regarding the proposed traffic calming measures being undertaken by the Highways Team.
- e) One resident raised particular concerns over the materials and signage proposed as part of the traffic calming project and their impact on the appearance of the area.

Consideration of responses

8. Given the positive responses to the consultation, it is clear that there is a high level of support for the extension of the conservation area to include Cheney Street. Only a few residents objected to the proposal on the grounds of additional planning restrictions. It is, however, felt that these controls would help to resist inappropriate development and would be in line with the National and Council policies to preserve and enhance the architectural character and appearance of conservation areas.

9. With regards to the exclusion of the properties on the southern end of Cheney Street, it was felt that these were modern houses with much smaller curtilages, built as a result of the subdivision of previously larger plots, which did not reflect the built form of the area. It is, therefore, proposed to exclude them from the extension.

10. In principle, the proposed 20mph zone in Cheney Street should not have an impact on the character and appearance of the area provided it is carefully detailed. The proposal has been discussed with the Highways Team and Conservation officers have advised that the signage should be rationalised, new road markings minimised, and that all materials should be carefully selected. Additional street clutter should also be avoided

and redundant signs and poles should be removed. The grass verges form a very important part of the character of the area, and should be retained.

SUMMARY AND RECOMMENDATIONS

11. The purpose of consulting the residents is to determine whether there is sufficient support for the designation; an approach championed by national bodies such as English Heritage. The public consultation exercise was highly successful and the Council received a number of positive responses. Whilst most supported the designation, concerns over added planning restrictions were raised. Some residents also queried the impact of the proposed traffic calming measures on the character and appearance of the street. Conservation officers are in discussion with the Highways Team to ensure that the visual impact of the proposal is minimised and does not detract from the character of the area. Following the consultation, it is recommended that:-

- a. The Eastcote Village Conservation Area is extended as shown on the Map in Appendix 1.

Financial Implications

12. Under section 70 (8) of the Planning (Listed Building and Conservation Areas) Act, 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 cost of these notifications will be £700. The cost of informing the residents of the decision will be approx £100 and the cost of the production of the leaflets will be approx £200. The total cost will be £1,000 and it will be met from the 2010/11 budget for the group.

EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

13. The aims of the recommendations are to extend the Eastcote Village Conservation Area. The residents and stakeholders within the area will be informed of the outcome of the consultation, and if agreed, the date of designation. They will also be advised of the increased planning controls resulting from designation, which include greater control over development, demolition and works to trees. A high quality of design, materials and workmanship will also be required for replacement structures and associated works. These are summarized in the information leaflet attached as Appendix 2.

Consultation carried out or required

14. The report includes the details of consultation.

CORPORATE IMPLICATIONS

Corporate Finance

A Corporate Finance Officer has reviewed the 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 for the Council's resources as a whole.

Legal

The designation of Conservation Areas is governed by the Planning (Listed Building and Conservation Areas) Act 1990 ("the Act"). Section 69 of the Act 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

The Act does not prescribe a statutory requirement to consult prior to the designation of a Conservation Area. Nonetheless, the common law principles of consultation have to be maintained as well as compliance with the Council's consultation policies. In this case consultation principles and policies have been followed.

Section 70 of the Act sets out notification and publication requirements once the Conservation Area has been designated which the Council must follow. 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 most 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, as amended, are more restricted than in other areas.
- g. The right to display certain types of illuminated advertisement without express consent under the Town and Country Planning (Control of Advertisements) Regulations 2007 is excluded.

Corporate Landlord

There are no direct property implications arising from this report, and the Interim Corporate Landlord has no comments.

BACKGROUND PAPERS

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment, 23rd March 2010
- PPS 5 Planning for the Historic Environment: Historic Environment Planning Practice Guide- 23rd March 2010
- 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)
- Guidance on the Management of Conservation Areas, English Heritage, February 2006
- Guidance on Conservation Area Appraisals, English Heritage, February 2006