



To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny committee: Environment Scrutiny Committee 11/06/2013  
Wards affected: Newnham

**CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR NEWNHAM CROFT**  
**Not a Key Decision**

**1. Executive summary**

- 1.1 The City Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations and boundaries, to consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 In 2013, consultants drafted an Appraisal of the Newnham Croft Conservation Area. The Newnham Croft Conservation Area was designated in 1998. This draft Appraisal provides evidence to illustrate that the Newnham Croft Conservation Area still meets current national criteria in terms of special architectural and historic interest for Conservation Area designation.
- 1.3 A period of public consultation was held between 2<sup>nd</sup> and 30<sup>th</sup> April 2013. There have only been 2 responses to the consultation, possibly because there are no proposals to alter the boundary. These responses have been summarised in Appendix 1.

**2. Recommendations**

- 2.1 The Executive Councillor is recommended to agree the draft Appraisal of the Newnham Croft Conservation Area which is attached as Appendix 2.

**3. Background**

- 3.1 Funding for Pro-Active Conservation work, including Conservation Area Appraisals, was agreed for the financial years 2008-9, 2009-10,

2010-11, and was further rolled across to financial years 2011-12 and 2012-2013.

- 3.2 Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas comprise a material consideration in the determination of planning applications. They also serve as a useful record of information for pro-active work, such as Supplementary Planning Documents or other formal or informal guidance on the development of a given area.
- 3.3 Consultants were invited to quote for work to appraise the Newnham Croft Conservation Area in July 2012 and one, of three, bids was accepted. The first draft was completed in December 2012.
- 3.4 The methodology the consultants used for the work was in accordance with the best practice guidance set out in Planning Policy Statement 5 and Guidance on Conservation Appraisals, February 2006.
- 3.5 English Heritage, Cambridge Past, Present & Future, Ward Councillors and Residents’ Associations were consulted.
- 3.6 The public consultation period was held from 2<sup>nd</sup> to 30<sup>th</sup> April 2013. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms.
- 3.7 Ward Councillors and Residents’ Associations were informed of a public exhibition which took place in the University Bowls Club, Brooklands Avenue on the 18<sup>th</sup> April 2013. In a two and a half hour period 38 people attended the exhibition to meet with Conservation Officers. However they were mainly concerned about the Brooklands Avenue Conservation Area review and its proposal adjust its boundary to include the Accordia site.
- 3.8 The public consultation for the Newnham Croft Conservation Area Appraisal received two written responses. One was wholly supportive and the other had some concerns. A summary of these responses and any actions taken is included as Appendix 1.
- 3.9 The recommendation is to approve the draft Newnham Croft Conservation Area Appraisal. The consultants have recommended a realignment of the conservation area boundary where it meets the Central Conservation Area at its northern-most tip and have

suggested the addition of some properties on to the list of Buildings of Local Interest.

- 3.10 Subject to approval of the Appraisal and prior to publication, the most up to date base map will be used for all the maps in the document. This may differ slightly from that included with the Appraisal at Appendix 2 and may be done without the formal approval of the Executive Councillor for Planning and Climate Change in order to provide factual updates showing changes to the Appraisal area that have occurred on the ground since the publication of the draft study.
- 3.11 In the Appraisal, the consultants have suggested that the use of Article 4 Directions to control alterations to principal elevations be considered in the future. Article 4 Directions in effect remove some Permitted Development Rights for property owners in a specified area. This would have to be subject to specific consultation. The Appraisal cannot, on its own, obligate the Council to take such an action. A separate report on such Directions is to be considered in a city-wide context.
- 3.12 In summary, the Newnham Croft Conservation Area Appraisal detailed assessment shows that the area clearly meets the statutory Conservation Area criteria of an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. This is principally due to its character and the quality of the architecture and open spaces. It is therefore recommended that the draft Appraisal be approved and adopted.

## **4. Implications**

### **(a) Financial Implications**

The Appraisal has already been paid for from the Pro-Active Conservation Program budget.

### **(b) Staffing Implications**

There will be no additional staffing implications as a result of any Executive Councillor agreement of the Appraisal.

### **(c) Equal Opportunities Implications**

There are no direct equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement. It should be noted that there are additional responsibilities on householders living within Conservation Areas who will need to apply for planning permission for certain works to dwellings and trees.

### **(d) Environmental Implications**

Rating = Nil: The Appraisal provides a useful base of information from which  
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to help protect and enhance the existing historic and natural environment of the Newnham Croft Conservation Area.

(e) **Procurement**

There are no procurement implications.

(f) **Consultation**

The consultations are set out in the report above.

(g) **Community Safety**

There are no direct community safety implications.

## 5. **Background papers**

These background papers were used in the preparation of this report:  
National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

English Heritage: Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011

<http://www.english-heritage.org.uk/professional/advice/advice-by-topic/landscape-and-areas/conservation-area-guidance/>

Consultation draft Newnham Croft Conservation Area Appraisal, 2013

## 6. **Appendices**

### **Appendix 1**

Summary of Responses

### **Appendix 2**

Draft Newnham Croft Conservation Area Appraisal, April 2013

## 7. **Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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