



To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 14/01/2014
Wards affected: Market, Petersfield

CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR THE KITE AREA WITHIN THE CENTRAL CONSERVATION AREA
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 The Kite Conservation Area is part of the Central Conservation Area which was designated in 1969. In 1995 it was decided to draw up Character Appraisals for the Central Conservation Area and it was divided into separate areas to do so. The Kite was the first to be written in 1996. In 2013 consultants drafted a review of the Kite Conservation Area Appraisal. This draft Appraisal review provides evidence to illustrate that the Kite 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 14th October and 11th November 2013. There have only been 5 responses to the consultation, one of which proposes an alteration to 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 Kite Conservation Area which is attached as Appendix 2.
- 2.2 That owners/occupiers within the area of the proposed extension, as denoted in Appendix 3, be consulted on the proposal, and the

Executive Councillor with Chair and Spokes approves the proposed extension subject to consideration of the representations received.

3. Background

- 3.1 Funding for Pro-Active Conservation work, including the updating of Conservation Area Appraisals, was agreed in 2008/9.
- 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 The appraisal was undertaken by consultants. The methodology the consultants used for the work was in accordance with the best practice guidance set out in Planning Policy Statement 5: Planning for the Historic Environment Practice Guide March 2010 which is still relevant under the National Planning Policy Framework adopted in 2012.
- 3.4 English Heritage, Cambridge Past, Present & Future, Ward Councillors and Residents’ Associations were consulted.
- 3.5 The public consultation period was held from 14th October to the 11th November 2013. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with contact information for making comments.
- 3.6 Ward Councillors and Residents’ Associations were informed as were major property owners within the area. The City Council webteam promoted the consultation through FaceBook and Twitter feed.
- 3.7 The public consultation for the Kite Conservation Area Appraisal received 4 written responses and 1 comment by telephone regarding an inaccurate date within the document. None of the responses was opposed to the draft Appraisal, however there were some suggestions regarding the text and a suggestion from one of the Ward Councillors regarding extension of the boundary. A summary of the responses and any action suggested to be taken is included as Appendix 1. A proposed extension to the Conservation Area is shown on the map which is included as Appendix 3.
- 3.8 There are two recommendations: the first is to approve the draft Kite Conservation Area Appraisal; and the second to approve the

proposed extension to the Conservation Area and a further period of four weeks consultation with the owners and tenants in the specific area affected by the extension.

- 3.9 The proposed extension area is between Dover Street and Burleigh Street, and includes buildings fronting East Road and the most south-easterly end of Burleigh Street. The Conservation Area would then include: the Tram Shed, which has an association with the Tram Depot, which is already in the Conservation Area; buildings along East Road and Burleigh Street which are of historic interest behind the modern shopfronts; and The Snug which is a good example of a nicely detailed public house that successfully turns the corner from Burleigh Street into East Road.
- 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 consideration of 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 report on the potential use of Article 4 Directions in Conservation Areas will be presented at the Environment Scrutiny Committee meeting in March 2014.
- 3.12 In summary, the Kite 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 is being funded 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 to help protect and enhance the existing historic and natural environment of the Kite Conservation Area.

(e) Procurement

There are no procurement implications.

(f) Consultation and communication

The consultations and communication are set out in the report above. Should the Appraisal be approved, the final document will be available on the Historic Buildings and Conservation webpage of the Cambridge City Council website.

(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 the Kite Conservation Area Appraisal, 2013

6. Appendices

Appendix 1

Summary of Responses to public consultation

Appendix 2

Draft Kite Conservation Area Appraisal, June 2013

Appendix 3

Map - Proposed Extension to Kite Conservation Area

7. Inspection of papers

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

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