



To: Executive Councillor for Climate Change & Growth  
Report by: Head of Planning Services  
Relevant scrutiny committee: Environment Scrutiny Committee *15 March 2011*  
Wards affected: Castle, Newnham

**DRAFT CHARACTER APPRAISAL, INCLUDING BOUNDARY REVIEW,  
FOR WEST CAMBRIDGE 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, boundaries, and 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 Consultants drafted the Appraisal and propose to extend the boundary, in addition to aligning it with Queen's Road taking in an area currently in the Central Conservation Area. West Cambridge Conservation Area was designated on 3<sup>rd</sup> March 1972 and extended on the 17<sup>th</sup> December 1984. There has never been an appraisal of the Conservation Area, although the area was looked at for the Newnham and West Cambridge District Plan of 1981, revised in 1984. This draft Appraisal provides evidence to illustrate that the area meets current national criteria, in terms of the special architectural and historic interest for Conservation Area designation and in addition that sections outside the existing boundary are also worthy of inclusion.
- 1.3 A period of public consultation has been held and the majority of the responses have been in favour.

**2. Recommendations**

- 2.1 The Executive Councillor is recommended to approve a review of the Conservation Area boundary and the content of the draft Appraisal.

**3. Background**

- 3.1 The draft Appraisal has been prepared by consultants. Funding was agreed for Pro-Active Conservation work for each of the financial years 2008-9, 2009-10, and 2010-11.
- 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”.
- 3.3 Consultants were invited to quote for work to appraise the West Cambridge Conservation Area in January 2010 and one, of 3, bids was accepted in February 2010, with the intention for the first draft to be completed by March 2010.
- 3.4 The methodology the consultants used for the work was in accordance with PPS5 and Guidance on Conservation Appraisals, February 2006.
- 3.5 The amenity societies, English Heritage, County Highways and Planning, Environment Agency, the Ward Councillors and the County Councillor were consulted as statutory consultees.
- 3.6 The formal public consultation period was held from 20<sup>th</sup> August to 15<sup>th</sup> October 2010. 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 on 23 August 2010 to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms. A public exhibition for the proposed West Cambridge Conservation Area expansion and Appraisal was held on the 24<sup>th</sup> and 25<sup>th</sup> September 2010 in the Arthur Marshall Room of the University of Cambridge Pavilion at Wilberforce Road Sports Ground.
- 3.7 The consultation received 22 responses: 18 in support of the draft Appraisal and proposed extension, and 4 against. A summary of the responses has been included as Appendix 1. This includes responses to each comment and notes amendments made to the draft document. Since the drafting of Appendix 1, a late response has been received from a local ward Member. This will be assessed and reported to the Committee.
- 3.8 The draft consultation document included a Management Plan for the West Cambridge Conservation Area. This has been removed from the Appraisal and the recommendations that it contained, which were raised by the consultants, will be referred to in the Historic Environment SPD.

- 3.9 Members have 2 recommendations to consider. The first is to approve the alteration of the West Cambridge Conservation Area boundary; the second is to approve the draft Appraisal.
- 3.10 Approval of alteration of the West Cambridge Conservation Area boundary: to include land between Madingley Road and Huntingdon Road including St Edmund's College, Murray Edwards College (formerly New Hall), Fitzwilliam College, Churchill College and the University Observatories; land south of Madingley Road including Hedgerley Close and Bulstrode Gardens; and the triangle of land by the Coton footpath between the University Sports Ground and the Emmanuel College playing fields.
- 3.11 The draft Appraisal also recommends extending the boundary eastwards to take in parts of the present Central Conservation Area (no 1). These areas are included in the draft Appraisal. However it is suggested that their formal inclusion in the West Cambridge Conservation Area should await the full review of the Central Conservation Area at the end of the current designation programme.
- 3.12 Approval of the Appraisal: the draft Appraisal provides a detailed assessment, in accordance with national best practice, of the area's special architectural or historic interest. That assessment shows that the area, and its proposed extension, 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". It is therefore recommended that the draft Appraisal be approved and adopted.

## **4. Implications**

### **Staff**

The extensions to the Conservation Areas will result in some additional workload arising from planning and tree work applications that involve properties and trees in the Conservation Area boundaries. Availability of the Conservation Area Appraisal will assist agents and applicants in preparing applications, and so will help to reduce the number of general pre-application enquiries.

### **Finance**

The financial implications are set out within the report above.

### **Environmental**

The environmental implications are set out within the report above.

### **Community Safety**

There are no direct community safety implications.

## **Equalities and Diversity**

There are no direct physical equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement.

## **5. Background papers**

These background papers were used in the preparation of this report:

Planning Policy Statement 5

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

English Heritage: Guidance on Conservation Appraisals, February 2006

<http://www.english-heritage.org.uk/publications/guidance-conservation-area-appraisals-2006/>

Consultation draft West Cambridge Conservation Area Character Appraisal, 2010

## **6. Appendices**

### **Appendix 1**

Summary of responses to public consultation

### **Appendix 2**

Draft West Cambridge Conservation Area Character Appraisal, February 2011

### **Appendix 3**

Draft Conservation Area Boundary map

## **7. Inspection of papers**

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

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