



To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 4/10/2011
Wards affected: Abbey, Market, East Chesterton

CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR RIVERSIDE
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 Consultants drafted an Appraisal of the Riverside area of the Central Conservation Area with a proposal to extend the boundary. The Central Conservation Area was designated in 1969 and extended to include the Riverside area in 1993. 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 currently outside the existing boundary are also worthy of inclusion.
- 1.3 A period of public consultation has been held and the responses have been broadly in support of the findings in the appraisal and the boundary changes.

2. Recommendations

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

3. Background

- 3.1 The draft Appraisal, Appendix 2, was prepared by consultants in 2010. 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 Riverside area of the Central Conservation Area in May 2010 and one, of two, bids was accepted in June 2010. The first draft was completed in August 2010.
- 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 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 7th July to 19th August 2011, with an additional two weeks given to environmental groups who were not consulted formally in the first instance. 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. A public exhibition for the proposed Central Conservation Area expansion and Appraisal was held on the 22nd and 23rd July 2011 in the River Lane Centre, River Lane.
- 3.7 The consultation received 17 responses, all broadly in support of the draft Appraisal and proposed extension, with some proposed additions or alterations to the text. A summary of the responses has been included at Appendix 1. This includes responses to each comment and notes of any amendments made to the draft consultation document.
- 3.8 Some responses suggested that the proposal to exclude some areas from the conservation area be reconsidered so that they would be under tighter controls should they come forward for development in the future. These areas are Riverside Place, St Bartholomews Court and an area to the north of Elizabeth Way bridge.
- 3.9 Members are asked to consider the recommendation to approve the alterations to the boundary of Conservation Area no 1 as shown on the proposed Riverside Conservation Area map, Appendix 3. The proposed new boundary includes: Elizabeth Way roundabout; 95 to 213 and 112 (the Rose and Crown) to 128 (the Five Bells) Newmarket

Road; 3 Abbey Road; 1 to 17 (odd) and 2 to 20 (even) Godesdone Road; Kings College boathouse, Logans Way; Penny Ferry, Water Street; 85 to 89 (consec.), Stourbridge House, 96 to 98 (consec.) Riverside; 143 to 155 (odd) and 158 to 160 (even) Stanley Road; Barnwell Junction; Chapel of St Mary Magdalene, 525, 529 and the Old Paper Mill Newmarket Road; Stourbridge Common to the City boundary.

3.10 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

(a) Financial Implications

The financial implications are set out within the report above.

(b) Staffing Implications

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.

(c) Equal Opportunities Implications

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. There are additional responsibilities on householders living within conservation areas who will need to apply for planning permission for certain works to their dwellings and their trees.

(d) Environmental Implications

There is a low positive impact on climate change as the demolition of existing buildings within conservation areas, which contain a lot of embodied energy, needs additional justification and may not be supported.

(e) Consultation

The consultations are set out in the report above.

(f) Community Safety

There are no direct community safety implications.

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 Riverside Conservation Area Character Appraisal, 2011

6. Appendices

Appendix 1

Summary of responses to public consultation

Appendix 2

Draft Riverside Conservation Area Character Appraisal, June 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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