

Planning and Transport Scrutiny Committee



Proposal to Designate Howes Place Conservation Area

To:

Executive Councillor for Planning, Building Control and Infrastructure
Planning & Transport Scrutiny Committee, 16/01/2024

Report by:

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Wards affected:

Castle

Non key decision

1. Introduction / Executive Summary

- 1.1 The City Council has duties under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations and boundaries, and to consider any new areas worthy of designation. Under Section 71 of the Act the council should formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 Howes Place, off Huntingdon Road, was identified as an area to be considered for designation as a Conservation Area following the 2008/9 Suburbs and Approaches Study: Huntingdon Road. The proposal went to public consultation in 2009 and again in 2010. A report to the Environment Scrutiny Committee in 2011 on the proposal was withdrawn and it did not go back to that committee. See more detail below.
- 1.3 Recently, local ward Councillors and the residents of Howes Place requested that the proposed designation be reviewed. The 2010 documents were reviewed, and a draft appraisal and townscape map was consulted on for 4 weeks. All responses received have been in favour of the proposal.

2. Recommendations

- 2.1 The Executive Councillor is recommended to approve the designation of a conservation area at Howes Place, the boundary of which is shown on the Townscape Map in the Appendix to this report.

3. Background

- 3.1 This area off Huntingdon Road was identified as an area for consideration of designation as a conservation area through the Suburbs and Approaches Study: Huntingdon Road. That study was undertaken in 2009 under the Proactive Conservation programme.
- 3.2 On the 23rd June 2009, a Proactive Conservation Report went to Environment Scrutiny Committee for agreement to consult on the draft document. A draft Howes Place Conservation Area Appraisal was consulted on from 20th July to the 21st August 2009 with the majority of responses in favour of designation. However concerns were raised during the consultation process that the boundary did not take into account the adjoining NIAB development site.
- 3.3 At that time it was agreed that the decision on the proposed designation be postponed until after the planning application for the NIAB site had been determined. Another report went to Environment Scrutiny Committee on the 16th March 2010 for agreement on a new public consultation on the draft appraisal. The draft Howes Place Conservation Area Appraisal was revised and a second consultation was carried out from the 20th August to the 17th September 2010.
- 3.4 Following that consultation, the proposal was held in abeyance whilst the Section 106 was agreed. In the minutes for the 11th January 2011 it was minuted that the item was withdrawn from the meeting. In a Proactive Conservation Report to Environment Scrutiny Committee on the 15th March 2011 it stated that further consideration of the designation of the Howes Place Conservation Area had been deferred pending the issuing of the NIAB site planning permission, and therefore the potential designation was postponed. It appears that it was never brought back to the Executive Councillor for a decision.
- 3.5 Towards the end of 2021, the local ward councillor and Howes Place residents again asked for the potential designation to be considered. The 2010 draft document was reviewed in 2023 and was sent out for public consultation, with the agreement of the Executive Councillor for

Planning, Building Control and Infrastructure, for 4 weeks from the 19th October to the 16th November 2023.

- 3.6 The consultation was via a direct letter to the properties in Howes Place, an email to the owners of the former NIAB headquarters and an email to the local ward councillors. The consultation was posted on the Greater Cambridge Shared Planning (GCSP) webpage under News and was promoted through their social media channels. A survey was uploaded to the GCSP website for recipients to use for their responses. All direct communication advised the recipients that the draft document had been posted on the GCSP website.
- 3.7 Responses were received from Cambridge Past Present & Future (CPPF) and the residents of nos. 1A, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17 and 18 Howes Place. The residents signed a single letter supporting the designation of the conservation area and also responded to the survey that was on the GCSP website directing us to that letter. The ward councillor Simon Smith emailed his support for the proposal. All respondents supported the proposal and factual amendments to the draft documents were also submitted. All responses have been attached as Appendices.
- 3.8 The attached draft Howes Place Conservation Area Appraisal includes the suggested amendments from the local residents and is included in the Appendices.
- 3.9 With regards to the landscape of the area, the highly decorative pleached limes are already protected through a group TPO and there are two individual TPOs within the proposed Howes Place Conservation Area.
- 3.10 The suggested changes to the Townscape Map that have been received from the local residents reflect the fact that the TPO polygons on the internal mapping system have not yet been updated to show the changes that have occurred with the new development in this area, for example the realignment of the pleached limes in front of the former NIAB Headquarters building. Those changes have been discussed with the City Council's Tree Officer who has agreed to update the TPO polygons. The final document, should the designation be approved, will be based on the updated polygons.

4. Implications

a) Financial Implications

None. As only a small area is concerned, and as a draft appraisal existed, the GCSP Conservation Team was able to undertake the work as an addition to its work programme.

b) Staffing Implications

None other than the necessary additional work should alterations be applied for through the usual Planning process.

c) Equality and Poverty Implications

Not applicable

d) Net Zero Carbon, Climate Change and Environmental Implications

Not applicable

e) Procurement Implications

Not applicable

f) Community Safety Implications

Not applicable

5. Consultation and communication considerations

- 5.1 A 4-week public consultation from the 19th October to the 16th November 2023.
- 5.2 A direct letter to all the residents in Howes Place proposed to be within the Conservation Area boundary, an email to the owners of the former NIAB Headquarters building, and an email to the local ward councillors
- 5.3 The proposal was posted on the GCSP webpage by the Comms Team along with a survey for any responses. The GCSP Comms Team also promoted the consultation through their social media channels.

6. Background papers

None

7. Appendices

- 7.1 Draft Howes Place Conservation Area Appraisal
- 7.2 Draft Howes Place Townscape Map
- 7.3 Letter from Howes Place residents
- 7.5 Response from CPPF

8. Inspection of papers

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

Susan Smith, Principal Conservation Officer, tel: 07514 924 164, email:
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