



To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 13/03/2012
Wards affected: Trumpington, Newnham, Market, Petersfield

**CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR
NEW TOWN AND GLISSON ROAD
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 2010, consultants drafted an Appraisal of the New Town and Glisson Road area of the Central Conservation Area with a proposal to extend the boundary, taking in the areas of modern development which were formerly omitted. The Central Conservation Area was designated in 1969 and part of this area now being appraised was included. There have been a series of extensions to this part of the Central Conservation Area, the last being to the east of Hills Road in 1983. This draft Appraisal provides evidence to illustrate that the New Town and Glisson Road 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 began in December 2011 and finished in February 2012. The broad consensus of opinion was in favour of the proposals as outlined in the Appraisal.

2. Recommendations

- 2.1 The Executive Councillor is recommended to approve the Appraisal of the New Town and Glisson Road area of the Central Conservation Area and to agree the revised Central Conservation Area boundary.

3. Background

- 3.1 Funding for Pro-Active Conservation work, including Conservation Area Appraisals, was agreed for 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”. 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 New Town and Glisson Road 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 September 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 Prior to the public consultation, local residents’ associations were contacted to ask what they considered should be the process for an exhibition as exhibitions undertaken for previous conservation area reviews had been poorly attended. The preferred option was a single evening event during the week. The residents’ associations were also notified directly when the consultation began.
- 3.7 The public consultation period was held from 12th December, 2011, to 3rd February, 2012. This was longer than the usual six week consultation period due to the period falling across the seasonal holidays. 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. Property owners of those properties which will comprise additions to the current Conservation Area were advised of the consultation by individual letter.

- 3.8 A public exhibition for this Appraisal, being part of the proposed Central Conservation Area expansion and Appraisal, alongside the Hills Road Suburbs and Approaches Study, was held on the 19th January in the Green Room at the Centre at St Paul's, St Paul's Church, Hills Road. The local residents' associations, ward and county councillors were notified of this exhibition. In addition, notice was added to the consultations page of the City Council website and a press release was issued. In a two and a half hour period 39 local residents attended the exhibition to ask questions of the Conservation Officers present.
- 3.9 In total the consultation produced 14 written 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 in Appendix 1. This includes responses to each comment and notes of any amendments made to the draft consultation document.
- 3.10 Some respondents suggested that the proposal to exclude areas from the Conservation Area be reconsidered so that they would be under tighter controls should they come forward for development in the future. This is the area covering The Triangle site and part of the CB1 development site.
- 3.11 Members are asked to consider the recommendation to approve the alterations to the boundary of Conservation Area no 1, the Central Conservation Area, as shown on the proposed New Town and Glisson Road Conservation Area map, Appendix 3. The proposed new boundary includes the modern office developments along the east side of Hills Road by the Botanic Garden and between Bateman Street and Coronation Street. It is also proposed to include the area around Russell Street, Russell Court, Coronation Street and Union Road which were previously excluded despite being surrounded by the Central Conservation Area. The draft appraisal states that although the modern buildings in these areas as outlined above are not all of great visual interest, they are of a reasonable scale and are therefore worthy of inclusion.
- 3.12 Should the revised Conservation Area boundary and the content of the draft Appraisal for the New Town and Glisson Road Conservation Area be approved, prior to publication, the most up to date base map will be used for all the maps in the document. This may differ from that included with the Appraisal at Appendix 2. This may be done without the formal approval of the Executive Councillor for Planning and Sustainable Transport 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.

3.13 The draft Appraisal provides a detailed assessment, in accordance with national best practice, of the area's special architectural or historic interest. In the Appraisal, the consultants have suggested that the use of Article 4 Directions to control alterations to principal elevations be considered. Article 4 Directions can in effect remove some Permitted Development Rights for property owners in a specified area. Any such action would need to be considered in the context of the review of policy in the Cambridge Local Plan and appropriate consultation and review undertaken. The Appraisal cannot on its own, obligate the Council to take such an action.

3.14 The New Town and Glisson Road Conservation Area Appraisal detailed 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" because of its character and the standard 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

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

The Appraisal provides a useful base of information from which to help protect and enhance the existing historic and natural environment of the New Town and Glisson Road area.

(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 New Town and Glisson Road Conservation Area
Character Appraisal, 2011

6. Appendices

Appendix 1

Summary of responses to initial public consultation

Appendix 2

Draft New Town and Glisson Road Conservation Area Character Appraisal,
February 2012

7. Inspection of papers

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