



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: Abbey, Market, East Chesterton

**CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR RIVERSIDE & STOURBRIDGE COMMON**  
**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 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 current 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 was held in 2011 and the responses were broadly in support of the findings in the appraisal and the boundary changes. However some parties notified were unaware that part of the boundary of the enlarged Conservation Area included land in Chesterton and therefore a second round of consultations was undertaken in 28<sup>th</sup> November 2011 to 23<sup>rd</sup> January 2012.

**2. Recommendations**

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

### 3. Background

- 3.1 The draft Appraisal 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 initial public consultation period was held from 7<sup>th</sup> July to 19<sup>th</sup> 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 22<sup>nd</sup> and 23<sup>rd</sup> 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 as they are still relevant to this report. 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 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 The original report and recommendation was scheduled to be considered at Environment Scrutiny Committee in October 2011. However the item was withdrawn to allow a further consultation period to ensure that all interested persons had an opportunity to make representations. Some parties notified had not appreciated the inclusion of sites/land in Chesterton during the first round of consultations.
- 3.10 A second consultation on the Riverside and Stourbridge Common Conservation Appraisal was held from 28<sup>th</sup> November 2011 to 23<sup>rd</sup> January 2012. Following a suggestion from local Ward Councillors, the name of the document had been changed from Riverside Conservation Area to reflect the extent of the proposed boundary.
- 3.11 The second consultation went out to the amenity societies, English Heritage, County Highways and Planning, the Environment Agency, the Ward Councillors and the County Councillors as statutory consultees.
- 3.12 In addition, where email or property addresses were available, all those who responded to the first consultation were re-consulted. A table of the responses received is included as Appendix 2.
- 3.13 The re-consultation was also made available on the City Council's Consultations page of the website and a hard copy, with comments sheets, was placed in the Planning section of the Customer Service Centre for reference. A press release was also issued to make people aware of the re-consultation.
- 3.14 Meetings were held with two Wards Councillors to answer any questions which may have arisen from the draft document. Comments received during these meetings were noted and, along with officer responses, have been reported in Appendix 2.
- 3.15 The re-consultation draft document, Appendix 3, incorporated suggested alterations that had been received during the initial consultation. As a result, there were fewer responses to the re-consultation. Twelve written responses were received, all broadly in favour of the proposed extension of the boundary, but additional comments were received which have been reported in Appendix 2. A telephone call was received from the Chair of the Riverside Area Residents' Association asking that their comments submitted for the original consultation be carried forward to the re-consultation. These are captured in Appendix 1.
- 3.16 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 and Stourbridge Common Conservation Area

map' (Appendix 4). The proposed new boundary includes areas as follows: 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; and Stourbridge Common to the City boundary.

- 3.17 Should the revised Conservation Area boundary and the content of the draft Appraisal for the Riverside and Stourbridge Common 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 3. 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.
- 3.18 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.
- 3.19 The Riverside and Stourbridge Common Conservation Area Appraisal 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, and its recommendations, 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 and Stourbridge Common Conservation Area Character Appraisal, 2011

## **6. Appendices**

### **Appendix 1**

Summary of responses to initial public consultation

### **Appendix 2**

Summary of responses to public re-consultation

### **Appendix 3**

Draft Riverside and Stourbridge Common Conservation Area Character Appraisal, November 2011

## **7. Inspection of papers**

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

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