

**For General Release**

<b>REPORT TO:</b>	<b>Cabinet 16 November 2015</b>
<b>AGENDA ITEM:</b>	<b>10</b>
<b>SUBJECT:</b>	Boundary Amendments to the Church Road and Harold Road Conservation Areas
<b>LEAD OFFICERS:</b>	Jo Negrini, Executive Director of Place
<b>CABINET MEMBER:</b>	Councillor Alison Butler, Deputy Leader (Statutory) and Cabinet Member for Homes, Regeneration & Planning
<b>WARDS:</b>	Upper Norwood and South Norwood
<p><b>CORPORATE PRIORITY/POLICY CONTEXT:</b></p> <p>As a Local Planning Authority, the Council has the following statutory duties in relation to the designation of conservation areas:</p> <p><i>Every local planning authority –</i></p> <p><i>(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and</i></p> <p><i>(b) shall designate those areas as conservation areas.</i></p> <p>(s.69 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).</p> <p><i>(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.</i></p> <p>(s.69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990).</p> <p>Policy SP4 of the Croydon Local Plan states that:</p> <p><i>The Council will maintain a regularly updated schedule of Croydon’s designated heritage assets and locally listed heritage assets.</i></p>	
<p><b>FINANCIAL IMPACT</b></p> <p>The recommendations of this report can be funded from the existing Spatial Planning Service budget for 2015/16.</p>	
<p><b>KEY DECISION REFERENCE NO: 28/15/CAB:</b> This is a Key Decision as defined in the Council’s Constitution. The decision may be implemented from 1300 hours on the expiry of 5 working days after it is made, unless the decision is referred to the Scrutiny &amp; Strategic Overview Committee by the requisite number of Councillors.</p>	

## **1. RECOMMENDATIONS**

The Cabinet is asked to:

1.1 Agree the following boundary amendments to the Church Road Conservation Area:

### **Additions**

7-9 (odd) Beauchamp Road  
121 Auckland Road  
17, 19 (Mayville Court), and 21-29 (odd) Sylvan Road

### **Deletions**

1-4 and 17-22 Turkey Oak Close  
Hunters Lodge, Church Road Croydon  
Homelands Drive 24-30 (even)

1.2 Agree the following boundary amendments to the Harold Road Conservation Area:

### **Additions**

93-99 (odd) Central Hill  
1-7 and 10-15 Essex Grove  
7 and 29-39 (odd) Eversley Road  
1-17 (odd) and 2-16 (even) High View Road  
10-20 (even) Orleans Road  
2-36 (even) and 1-33 (odd) Rockmount Road  
1-11 (odd) and 2-8 (even) Troy Road

### **Deletions**

41-53 (odd) Chevening Road

## **2.0 EXECUTIVE SUMMARY**

- 2.1 The Borough has 21 designated Conservation Areas which recognise specific areas that possess special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance. The attributes that exist within the Borough's conservation areas frequently contain rich diversity and interest which distinguish these areas as locally distinctive and contribute to the rich cultural history and regeneration of the borough. It is the Council's duty under Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act to review existing conservation areas and to determine whether new areas or amendments to existing conservation areas should be designated.
- 2.2 The reviews of the boundaries of the Church Road and Harold Road Conservation Areas have taken place as part of a wider project to produce Conservation Area Appraisal and Management Plans (CAAMPs) for all of Croydon's 21 Conservation Areas. The CAAMPs for the Church Road and Harold Road Conservation Areas were adopted at Full Council on the 20 July 2015.
- 2.3 National Planning Policy, the London Plan and Croydon Local Plan: Strategic Policies - Policy SP4.2 require Local Authorities to identify, preserve and enhance conservation areas.

## **3.0 DETAIL**

### **3.1 CONSERVATION AREA BOUNDARY AMENDMENTS**

- 3.1.1 Since 1967 local authorities have been able to protect areas which are valued for their special architectural or historic interest – the character and appearance of which it is desirable to preserve and enhance - through the designation of conservation areas under the provisions of Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Whilst the local authority is responsible for designation, historic areas are an important resource for all and future generations and many conservation areas have a national as well as a local interest. For this reason the protection offered through designation is set through legislation and national policy.
- 3.1.2 Historic England recommends that conservation area designation is ideally informed by a conservation area appraisal. This is the process that has been followed in this instance following the production of the Harold Road and Church Road CAAMP's adopted at Full Council on 20 July 2015.
- 3.1.3 Croydon currently has 21 designated Conservation Areas. The attributes that exist within these areas frequently contain rich diversity and interest which distinguish these areas as locally distinctive and contribute to the rich cultural history and regeneration of the borough.
- 3.1.4 It is the Council's duty under Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act to review existing conservation areas and to determine whether new areas or amendments to existing conservation areas should be designated.
- 3.1.5 Following amendments to the Conservation Area boundaries, which will have immediate effect, the Council will advertise the designation amendments by placing an advert to this effect in the London Gazette and in a local newspaper. The designation will also be registered as a land charge.
- 3.1.6 Conservation Area designation introduces controls including:
- the requirement in legislation and national planning policies to preserve and/or enhance (set out in detail in Annex 2 and Table 1);
  - local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area
  - control over demolition of unlisted buildings
  - control over works to trees
  - fewer types of advertisements which can be displayed with deemed consent
  - restriction on the types of development which can be carried out without the need for planning permission (permitted development rights).

### **3.2 LEGAL AND POLICY JUSTIFICATION**

- 3.2.1 As part of the Council's duty under s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") it must from time to time determine

which parts of the borough are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, it must also from time to time to review those designations and determine whether any parts or any further parts of the area should be designated and, if so designate those parts accordingly.

#### **4.0 CONSULTATION**

4.1 There is no statutory requirement to consult on the designation of, or amendments to, Conservation Area boundaries.

#### **5.0 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS**

##### **5.1 Revenue and Capital consequences of report recommendations**

5.1.1 The recommendations of this report can be funded from the existing Spatial Planning Service budget for 2015/16.

##### **5.2 The effect of the decision**

5.2.1 There are no short-term implications of the recommendations of the report, and the work required to implement the designation of new areas will be covered by the spatial planning service.

5.2.3 There will be longer-term implications resulting from an increased number of Conservation Areas, primarily affecting the development management and Spatial planning services. Any increase in workload will be met by existing resources.

##### **5.3 Risk**

5.3.1 There are no direct financial risks associated with this report

##### **5.4 Future savings/efficiencies**

5.4.1 No particular savings or efficiencies have been identified.

5.5 Approved by: Dianne Ellender, Head of Finance and Deputy S151 Officer

## **6.0 COMMENTS OF THE BOROUGH SOLICITOR AND MONITORING OFFICER**

- 6.1 The Solicitor to the Council comments that under s.72 of the Act, having designated a conservation area, in the exercise of the Council's planning functions with respect to any buildings or other land in it, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 6.2 Approved by: Gabriel Macgregor, Head of Corporate Law on behalf of the Council Solicitor and Monitoring Officer

## **7.0 HUMAN RESOURCES IMPACT**

- 7.1 There are no human resources implications arising from this report.
- 7.2. Approved by Adrian Prescod, HR Business Partner, for and on behalf of Director of HR, Resources department.

## **8.0 EQUALITIES IMPACT**

- 8.1 The Croydon Local Plan – Strategic Policies Equalities Impact Assessment (EqIA) applies to all the *Conservation Area Appraisals and Management Plans* consultation processes.
- 8.2 The EqIA for the Croydon Local Plan: Strategic Policies, September 2011, did not identify any potential adverse impacts as a result of the Heritage and the Built Environment policy CS8 (renamed Urban Design and Local Character policy SP4 in the adopted Croydon Local Plan). The assessment identified some elements of the Croydon Local Plan which might have a significant impact on the equality groups. The negative impact identified in connection with the Heritage and the Built Environment, policy CS8, was the lack of accessibility to historic buildings, and that communities don't feel served by historic buildings, with distinctiveness at the expense of equality and diversity commitments. As a consequence the Croydon Local Plan policy SP4 was amended to include policy (SP4.11) that states 'The Council and its partners will promote the use of heritage assets and local character as a catalyst for regeneration and cohesion and to strengthen the sense of place', and SP4.15 that states 'The Council and its partners will promote improvements to the accessibility of heritage assets to allow enjoyment of the historic environment for all'.
- 8.3 The Equalities Impact Assessment - Croydon Local Plan: Strategic Policies concluded 'The assessment has found that the Core Strategy is overall very supportive of equality groups addressing spatial inequality in the borough, and considering the needs and priorities of all sections of the community by: (The EA then listed 6 points, the 6th being) 'Seeking to conserve and create spaces and buildings that are safe, accessible and that foster cohesive communities'.
- 8.4 The Equalities Impact Assessment - Croydon Local Plan: Strategic Policies will enable the Council to ensure that it meets the statutory obligation in the

exercise of its functions to address the Public Sector equality duty (PSED). This requires public bodies to ensure due regard to the need to advance equality of opportunity; foster good relations between people who share a “protected characteristic” and those who do not and take action to eliminate the potential of discrimination in the provision of services.

- 8.5 Nothing came out of the *Conservation Area Appraisals and Management Plans* consultation that indicated any additional matters that should be considered in the context of the Council’s public sector equalities duty.

## **9.0 ENVIRONMENTAL IMPACT**

- 9.1 The designation of conservation areas encourage the protection and enhancement of the special character of the built environment and sustainable construction and therefore approving the recommendations of the report is likely to have a positive environmental impact.

## **10.0 CRIME AND DISORDER REDUCTION IMPACT**

- 10.1 This report has no direct impact on Crime and Disorder reduction.

## **11.0 REASONS FOR RECOMMENDATIONS/PROPOSED DECISION**

- 11.1 To comply with statutory obligations and to improve the preservation and enhancement of conservation areas in Croydon.

## **12.0 OPTIONS CONSIDERED AND REJECTED**

- 12.1 Leave the conservation area boundaries as they were before the production of the *Conservation Area Appraisals and Management Plans*; this would go against the outcome of the detailed assessment and consultation that has taken place and would not meet our statutory obligations.

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**CONTACT OFFICER:** Tim Naylor, Head of Spatial Planning ext 62615

**BACKGROUND PAPERS – LOCAL GOVERNMENT ACT 1972:** none

## **APPENDICES**

Appendix 1: Map showing changes to the Church Road Conservation Area

Appendix 2: Map showing changes to the Harold Road Conservation Area

## **BACKGROUND DOCUMENTS: (e-copy only)**

*Understanding Place: Conservation Area Designation, Appraisal and Management*, English Heritage (2011):

<https://content.historicengland.org.uk/images-books/publications/understanding-place-conservation-area/understanding-place-ca-designation-appraisal-management.pdf/>

Church Road Conservation Area Appraisal and Management Plan (2015)

<https://www.croydon.gov.uk/sites/default/files/articles/downloads/Church%20Road%20OCAAMP.pdf>

Harold Road Conservation Area Appraisal and Management Plan (2015)

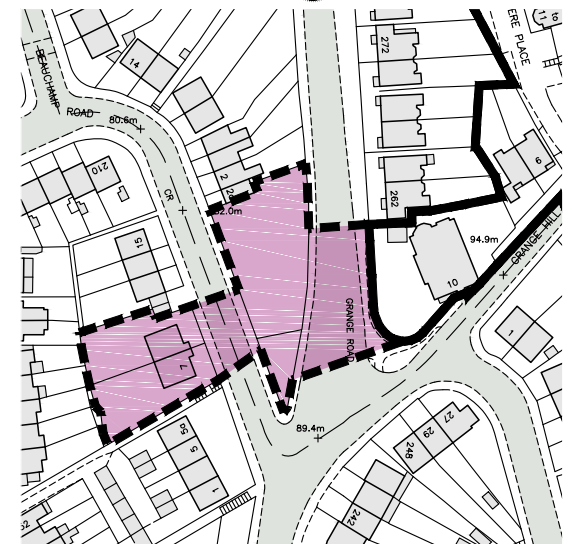
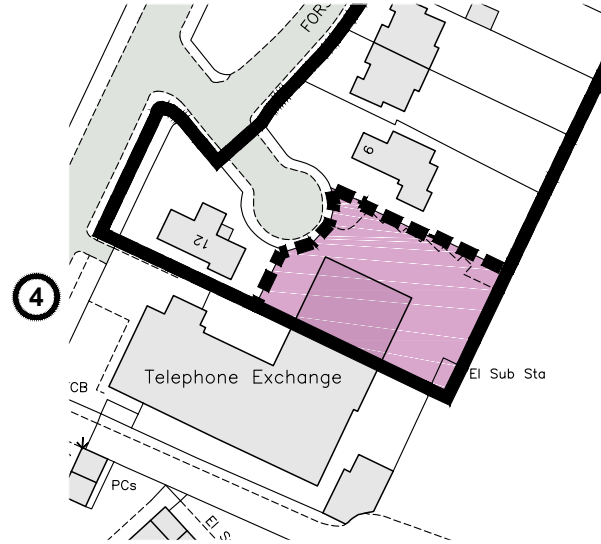
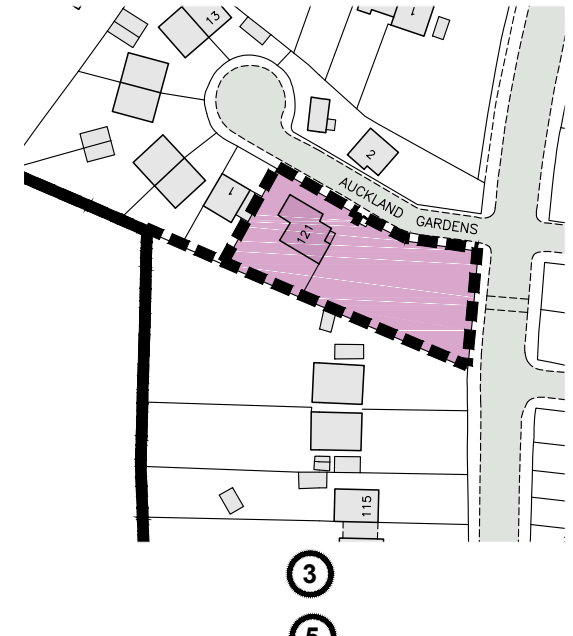
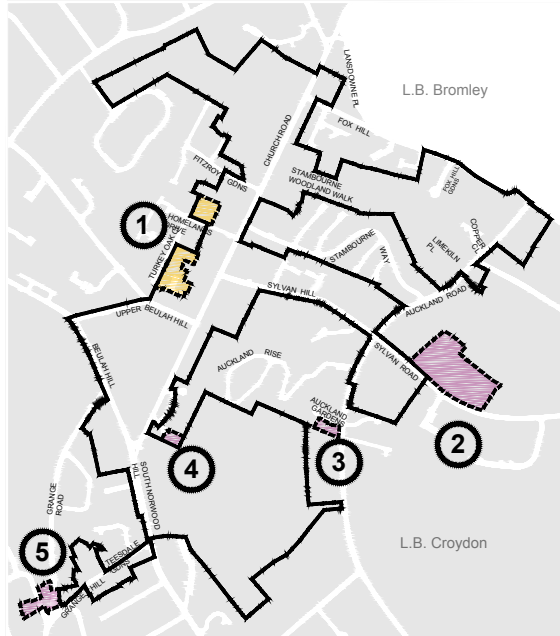
<https://www.croydon.gov.uk/sites/default/files/articles/downloads/Harold%20Road%20CAAMP%202015.pdf>

Croydon Local Plan, *Equality Impact Assessment*

Croydon Local Plan, *Sustainability Appraisal*

<https://www.croydon.gov.uk/sites/default/files/articles/downloads/samainreport.pdf>

# Church Road Conservation Area



- Additions
- Deletions
- Former CA Boundary
- New CA Boundary

**Church Road Conservation Area**

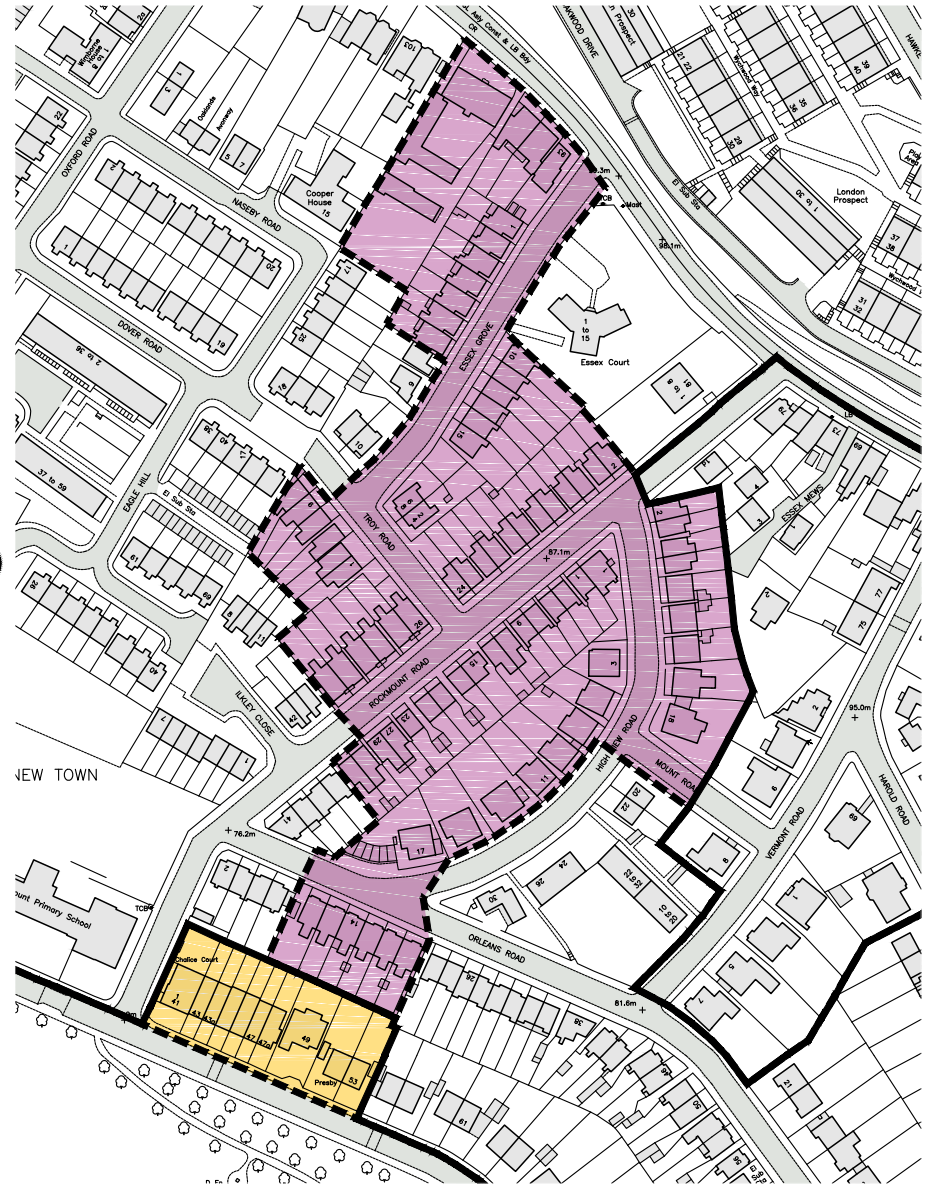
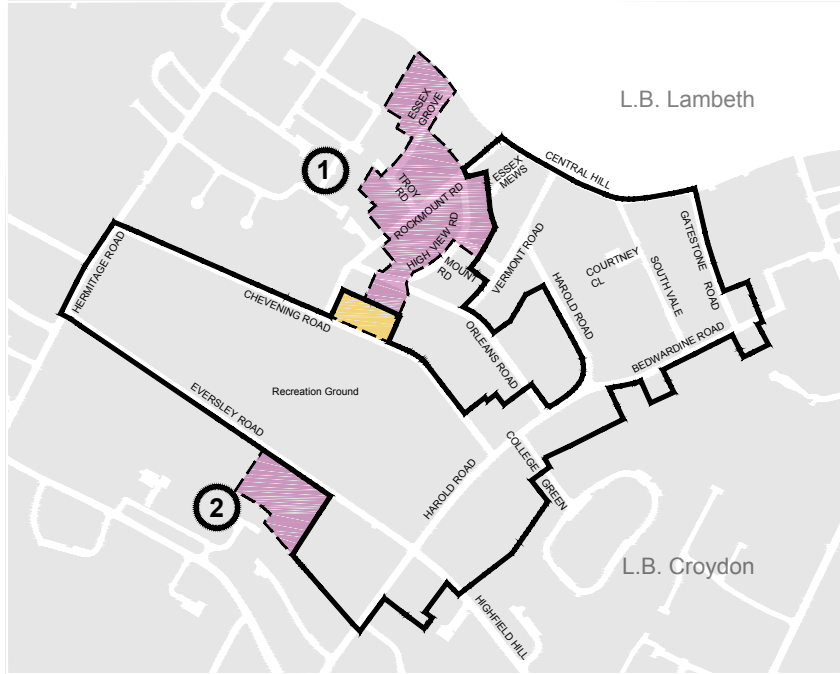
	<b>Date:</b> Scaled to fit	<b>Scale:</b> October 2015
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# Harold Road Conservation Area



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-  Additions
-  Deletions
-  Former CA Boundary
-  New CA Boundary

<b>Harold Road Conservation Area</b>		
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