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## **NOTICE OF MOTION No.2 – DESIGNATION OF CONSERVATION AREA, CLIFTONVILLE**

To: **Cabinet – 20<sup>th</sup> January 2015**  
**Council – 25<sup>th</sup> February 2015**

Main Portfolio Area: **Housing and Planning Services**

By: **Councillor D. Green, Cabinet Member for Strategic Economic Development Services**

Classification: **Unrestricted**

Ward: **Cliftonville West**

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### **Summary:**

**The report considers the results of the public consultation exercise into the proposal to designate a new conservation area at Ethelbert Road and Athelstan Road, Cliftonville West Ward. It seeks a recommendation to Council regarding the designation of the Conservation Area, for the adoption of the Ethelbert Road and Athelstan Road Character Appraisal and Management Plan and agreement to the boundary of the proposed area. It also seeks a recommendation regarding the designation of an Article 4(2) Direction within the area.**

### **For Decision**

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#### **1.0 Introduction and Background**

- 1.1 A motion was put to Council on 27th February 2014 to designate further Conservation Areas in Cliftonville. Officers recommended that potential Conservation Areas in Cliftonville should be designated, beginning with those areas most at threat from detrimental change.
- 1.2 A report was submitted to Cabinet on 31 July 2014 where it was agreed that the Ethelbert and Athelstan Road areas could be progressed for adoption as a designated Conservation Area, subject to public consultation. Officers were also asked to prepare, consult and undertake the formal designation of an Article 4 Direction in respect of the proposed area.
- 1.3 A six week public consultation exercise was undertaken from the 22 September 2014 until Friday 31 October 2014 and representations received have been considered. Considerable effort was made to ensure that as many people as possible were aware of the consultation exercise, including online questionnaire, emails, letters to owner/occupiers, press releases and drop-in sessions. The results of the consultations have been appended to this report.

- 1.4 The public consultation exercise has shown that the area is generally recognised as having a special character and appearance worth safeguarding and there is overall support for the designation of the conservation area at Ethelbert Road and Athelstan Road. Support was also given for measures to control certain permitted developments and alterations within the area identified by use of an Article 4 Direction.
- 1.5 The consultation also showed support to the various measures put forward in the Management Plan for the proposed Conservation Area.

## **2.0 The Current Situation**

- 2.1 In 2010, following the designation of the Dalby Square area, Thanet District Council commissioned *The Conservation Studio* to report on whether there was further potential to designate conservation areas in Cliftonville West Ward. The end result of this work – funded by English Heritage – was the production, by the Conservation Studio, of Draft Designation documents and Management Plans for six defined areas in the Ward including Ethelbert Road and Athelstan Roads, Cliftonville Cliff Top, Northdown Road, Grotto Hill, Edgar and Sweyn Road, Norfolk and Warwick and Surrey Roads. These documents have been available on the Council's website since February 2014. All of the documents need updating.
- 2.2 The areas are of considerable architectural interest where streets, spaces and buildings remain relatively unaltered. In pursuit of improving the social and economic standing of Cliftonville West Ward the Council is therefore proposing to continue the process towards designating these areas as Conservation Areas. Conservation Area designation is not intended to prevent change or adaption but simply to ensure that any proposals for change are properly considered. Generally, conservation area designations sustain and/or enhance the value of properties within the area.
- 2.3 Officers have reviewed and produced a character appraisal document for Ethelbert Road and Athelstan Road which has also been amended following consultation.
- 2.4 This report seeks that the Ethelbert and Athelstan Road area (highlighted in on the annex 1) plan be adopted as a designated Conservation Area and that officers prepare, consult and undertake the formal designation of an Article 4 Direction in respect of this area.
- 2.5 The remaining areas should form the basis of a management plan to progress forward for consultation with members of the public for consideration as designated Conservation Areas in the suggested order below:-

- 1 Edgar Road/Sweyn Road
- 2 Norfolk Road/Warwick Road/Surrey Road
- 3 Clifton Place/Grotto Gardens
- 4 Northdown Road
- 5 Clifftop

## **3.0 Next Steps**

- 3.1 The Council is required to undertake a public consultation to the remaining areas which will provide an opportunity for members of the public to comment on the intention as a whole, the timing of the phasing and also the order of priority. That Officers also prepare, consult and undertake the formal designation of an Article 4 Direction in the Ethelbert and Athelstan Road Conservation Area.

## **4.0 Corporate Implications**

### **4.1 Financial and VAT**

The proposals are expected to be taken forward within current budgets.

### **5.0 Legal**

5.2.1 There are no adverse legal implications in taking this forward.

### **5.3 Corporate**

5.3.1 The proposals support the corporate plan:-

- \* Priority 1 – Support the growth of economy
- \* Priority 2 - To tackle disadvantage across our district
- \* Priority 3 - To support our community

## **6.0 Recommendations**

6.1 That the Cabinet approve and recommend to Council the Ethelbert and Athelstan Road area be adopted as a designated Conservation Area and that this be communicated to all parties involved;

6.2 That officers prepare, consult (including with internal stakeholders) and undertake the formal designation of an Article 4 Direction in respect of this area;

6.3 That the remainder of the areas are progressed as part of a management plan towards consultation with members of the public for consideration as designated Conservation Areas. Part of this process will include consultation of an Article 4 Direction for each area.

## **7.0 Decision Making Process**

7.1 This is key decision to go to Cabinet subject to call in.

7.2 This matter is to be taken to Council on 25<sup>th</sup> February 2015

Future Meeting: Council	Date: 25 February 2015
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Contact Officer:	Jacob Amuli, Conservation Officer
Reporting to:	Simon Thomas, Planning Manager

### **Annex List**

Annex 1	Proposed Ethelbert Road and Athelstan Road Conservation Area and Management Plan
Annex 2	Public Consultation Summary

### **Corporate Consultation Undertaken**

Finance	Matthew Sanham, Finance Manager (Service Support)
Legal	Peter Reilly, Litigation Solicitor