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

To: **Cabinet 19<sup>th</sup> June 2014**

Main Portfolio Area: **Housing and Planning Services  
Strategic Economic Development Services**

By: **Director of Community Services**

Classification: **Unrestricted**

Ward: **Cliftonville West**

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**Summary: The Designation of Conservation Areas in Cliftonville.**

### **For Decision**

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

- 1.1 A motion was put to Council on 27<sup>th</sup> February 2014 regarding the designation of further conservation areas in Cliftonville. Council resolved that: -  
*“That Council calls upon the Cabinet to consult on the process of designating further conservation areas in Cliftonville, with reference to the appraisals undertaken by the Council to ensure that the architecture and quality of housing in these areas is protected for generations to come.”*
- 1.2 Draft appraisals of seven areas in Cliftonville thought worthy of conservation area designation have been drawn up and these have been placed on the Council’s website for comment. They require updating. The Dalby Square, Dalby Road and Arthur Road area was designated on 15<sup>th</sup> July 2010.
- 1.3 It is the recommendation of officers that potential conservation areas in Cliftonville should be designated sequentially, beginning with those areas most at threat from detrimental change.
- 1.4 The Academy of Urbanism’s Diagnostic Panel visited Cliftonville in late April 2014 to begin a dialogue with the local community regarding a sustainable future for the area. Their report on the visit has been sent to officers in draft form. Officers are commenting on factual errors contained in the report before it is presented to Members.
- 1.5 By virtue of Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have the power to designate areas in their district which are valued for their special architectural, spatial or historic interest as **Conservation areas**. Designation gives Local Authorities additional powers under planning legislation to assist in preserving and

enhancing the special character of these defined areas. These powers include control over demolition and works to trees, restrictions on the display of advertisements and a requirement for higher quality design and materials in any new development. Local Authorities can also serve Article 4(2) Directions restricting Permitted Development Rights enjoyed by the owners of single dwellings within conservation areas.

- 1.6 The Thanet District currently has 23 conservation areas, which have been progressively designated since the 1970s.
- 1.7 This report describes the procedures for conservation area designation as set out in the Act and in accordance with good practice outlined in English Heritage's publication *Conservation Area Designation, Appraisal and Management 2011 (Revised 2012)*. The report then proposes a timetable for the potential designation of further conservation areas in Cliftonville.

## **2.0 Conservation Area Designation Procedure**

- 2.1 A preliminary characterisation study is carried out identifying the merit of an area and the potential boundaries of any designation.
  - A draft Area Appraisal and Management Plan (the potential designation documents) is compiled and consulted on over a six week period. Consultees would include Ward and County Councillors, property owners and tenants, businesses, amenity groups, residents' associations and English Heritage.
  - At the end of the consultation period, a public meeting is held – preferably at a venue in, or close to, the area under consideration.
  - The Designation Documents are reviewed in the light of the consultation. The documents should include a schedule of all properties to be included in the proposed area. If Article 4(2) Directions are proposed to be served, a schedule of single dwellings in the area would also be needed.
  - A report is taken to Cabinet seeking a recommendation for forwarding to Council for possible designation.
  - All documents relating to a designation would need to be publically available at least three days before the decision meeting.
  - Council decide whether to designate. If a designation is made, it is effective from the time of the decision.
  - The designation needs to be advertised in a local paper and the *London Gazette*. If Article 4(2) Directions are to be served, notice would be served on individual property owners affected.

2.2 The following timetable is proposed for the designation of further conservation areas in Cliftonville:

- A report is taken to Cabinet on **31<sup>st</sup> July 2014** seeking guidance on which defined area should be proposed for designation first, and seeking leave to go out to consultation. The report will also summarise the findings of the Academy of Urbanism Diagnostic visit.
- The matter is brought back to Cabinet on **13<sup>th</sup> November 2014** setting out the results of the public consultation and seeking a recommendation to Council.
- The matter is taken to Council on 18<sup>th</sup> November 2014 for decision as to whether to designate.

### **3.0 Options**

3.1 That Cabinet agree the timetable set out at 2.2.

3.2 That Cabinet do not agree.

### **4.0 Next Steps**

4.1 As above.

### **5.0 Corporate Implications**

#### **5.1 Financial and VAT**

5.1.1 The costs of this exercise can be contained within existing budgets.

#### **5.2 Legal**

5.2.1 There are no further legal issues for comment not mentioned in the body of the report.

#### **5.3 Corporate**

5.3.1 The designation of conservation areas accords with Priorities 1 (Growth of the Economy), 3 (Community), 6 (Cleaner and Greener) and 11 (Public Open Spaces) of the Corporate Plan 2012-2016.

#### **5.4 Equity and Equalities**

5.4.1 The designation of conservation areas promotes community cohesion.

### **6.0 Recommendation(s)**

6.1 That Cabinet agree option 3.1.

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Reporting to:	Edwina Crowley, Head of Economic Development and Asset Management

### **Annex List**

None	N/A
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### **Background Papers**

<b>Title</b>	<b>Details of where to access copy</b>
None	N/A

### **Corporate Consultation Undertaken**

Finance	Clive Bowen, External Funding Officer
Legal	Steven Boyle, Interim Legal Services Manager & Monitoring Officer