

Appendices

3



Item No.

8

NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title

All Saints Conservation Area Reappraisal and Management Plan

AGENDA STATUS:

PUBLIC

Cabinet Meeting Date:	5th November 2007
Key Decision:	NO
Listed on Forward Plan:	YES
Within Policy:	NO
Policy Document:	NO
Directorate:	People, Planning and Regeneration
Accountable Cabinet Member:	Cllr Richard Church
Ward(s)	Castle and St Crispin

1. Purpose

- 1.1 The report briefly describes the process which has been followed in carrying out a reappraisal of the All Saints Conservation Area, writing an accompanying management plan, considering a boundary amendment, and encouraging and incorporating public involvement in the reappraisal process.

2. Recommendations

- 2.1 That the responses to the consultation process for the All Saints Conservation Area reappraisal and officer responses are noted.
- 2.2 That the Conservation Area boundary be amended as shown on the plan attached to the reappraisal (Appendix 1).
- 2.3 That the reappraisal document and accompanying management plan be adopted (Appendix 2).
- 2.4 That the report be referred to the Planning Committee for information.

3. Issues and Choices

3.1 Report Background

- 3.1.1 The Council has a statutory duty to provide up-to-date appraisals and management plans for all of its conservation areas. The Planning Policy and Conservation team has a rolling programme to carry out these reappraisals and the All Saints Conservation Area was due for reappraisal this year. The number of up-to-date appraisals and management plans is a BVPI, which contributes towards the Council's performance targets. Should the appraisal and management plan not be approved, our BVPI target for the current year will not be met.
- 3.1.2 The All Saints Conservation Area was designated on 20 January 1976 and the boundary has remained unaltered from then. The appraisal identifies the character of the area and those elements which make an important historic contribution. The appraisal also identifies those areas which have a negative impact on the character of the area.
- 3.1.3 In reviewing the Conservation Area, an extensive public consultation programme was followed. A draft Conservation Area Appraisal and Management Plan was produced in July 2007. An information leaflet was published and distributed to all properties within the current and proposed Conservation Area boundaries. The leaflet informed them of the proposals, provided contact details and where to access further information.
- 3.1.4 Copies of the draft Conservation Area Appraisal and Management Plan July 2007 were made available to the public via the Council's website, the One Stop Shop and Central Library for the duration of the consultation period (30th July to 7th September). A display was also held in the Guildhall foyer between 20th August and 7th September 2007. Information was also sent out on request.
- 3.1.5 The proposed extended boundary of the Conservation Area will further enable the Council to ensure the historic core of the Town Centre is adequately considered through the planning process. It is considered that the additional proposed areas make a positive contribution to the character of the Conservation Area.
- 3.1.6 The general consensus of opinion was that there is support for an extension to the Conservation Area boundary and that the proposed extension is appropriate. Some respondents would have liked the boundary to be drawn wider, to include St Katherine's gardens and Abington St.

3.2 Issues

- 3.2.1 The boundary of the Conservation Area as designated in 1976, in some places, does not include either the whole of a building or plot, which remains in historic form. Regularising the boundary to include these areas will address part of this discrepancy.

3.2.2 By amending the boundary of the Conservation Area, the impact of change within and adjacent to the boundary on the character of the historical central area of the town, can be more positively managed for the benefit of all users of the town centre.

3.3 Choices (Options)

3.3.1 The options were to leave the boundary as it is, amend it slightly to take into account the whole of a building or plot, which remains in historic form, or extend the boundary to include new buildings and spaces.

3.3.2 The recommended option is to amend the existing boundary due to the proposed areas making a positive contribution to the character of the Conservation Area.

4. Implications (including financial implications)

4.1 Policy

The Local Development Framework sets out the policies that outline how the Council and West Northamptonshire Development Corporation will assess planning applications in Conservation Areas. The Conservation Area Appraisal and Management Plan provides a greater level of detail on the key characteristics of the Conservation Areas that need to be enhanced or conserved in assessing development proposals. It will be a material consideration in the determination of planning applications.

4.2 Resources and Risk

Financial

- Officer's time to conduct visual surveys, met within existing resources.
- Approximately six properties and the rears of four buildings will be eligible for funding (Historic Buildings Grants).
- A small number of applications for Conservation Area Consent are expected to be generated by the boundary amendment (a total of seven applications were received in 2006).
- These applications can be dealt with more efficiently with the Conservation Area Appraisal guidance being up-to-date.
- Printing/production of the document, met within existing resources.

4.3 Legal

Should the boundary be amended, Legal Services will undertake all the necessary legal duties the Council would be obliged to fulfil for the notifications and advertisement of the boundary amendment.

4.4 Equality

This report is solely about the Conservation Area and the buildings within it. All properties, their owners and occupiers have been treated equally during the initial survey work and consultation process. The offer was made to provide the information in other formats (large print, Braille, audiotape or another language) on request.

4.5 Consultees (Internal and External)

Internal

Regeneration & Growth, Development Control, Estate and Asset Management, Town Centre Management.

No objections were received.

External

English Heritage, WNDC, Town Centre Conservation Area Advisory Committee (TCCAAC), Local Residents Associations, all properties within the existing boundary and proposed boundary, the general public.

Responses were received from TCCAAC and 11 members of the general public.

Appendix 3 gives a breakdown of the responses received.

4.6 How the Proposals deliver Priority Outcomes

Up-to-date Conservation Area Appraisals and Management are a best value performance indicator (BVPI).

4.7 Other Implications

None.

5. Background Papers

5.1 All Saints Conservation Area – 348/1

Pippa Card, Planning Officer, 7635

CABINET REPORT

SIGNATORIES

Report Title	All Saints Conservation Area Reappraisal and Management Plan.
Date Of Call-Over	16/10/2007

Following Call-Over and subsequent approval by Management Board, signatures are required for all Key Decisions before submitting final versions to Meetings Services.

Name	Signature	Date	Ext.
Monitoring Officer or Deputy			
Section 151 Officer or Deputy			