

EAST HERTS COUNCIL

EXECUTIVE - 17 JULY 2018

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT
MANAGEMENT AND COUNCIL SUPPORT

BRENT PELHAM CONSERVATION AREA CHARACTER APPRAISAL
AND MANAGEMENT PROPOSALS

WARD(S) AFFECTED: BRAUGHING

Purpose/Summary of Report

- To enable Members to consider the Brent Pelham Conservation Area Character Appraisal and Management Proposals following public consultation and consideration of the comments received.

<u>RECOMMENDATIONS FOR EXECUTIVE: That Council</u>	
(A)	note the responses to the public consultation and support the Officer responses and proposed changes to the Brent Pelham Conservation Area Character Appraisal and Management Proposals;
(B)	delegate authority to the Head of Planning and Building Control, in consultation with the Executive Member for Development Management and Council Support, to make any further minor and consequential changes to the document which may be necessary; and
(C)	support for adoption the Brent Pelham Conservation Area Character Appraisal and

	Management Proposals.
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1.0 Background

1.1 East Herts has a rich environmental heritage which includes 42 Conservation Areas. The East Herts Local Plan commits the Council to review its Conservation Areas, a requirement which is also set out in national legislation.

1.2 The review of Brent Pelham Conservation Area is one of a series of reviews being undertaken.

1.3 Each document identifies the special character of the respective conservation area together with the elements that should be retained or enhanced and those which detract from the identified character. Existing boundaries are reviewed and, where appropriate, practical enhancement proposals are suggested.

1.4 Once Members have considered each document and it has been adopted by the Council, it becomes a 'material consideration' in the process of determining planning applications.

2.0 The Brent Pelham Conservation Area Character Appraisal and Management Proposals

2.1 The Brent Pelham Conservation Area was designated in 1977.

2.2 The production of Management Proposals is a statutory duty under s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The associated Character Appraisal is a necessary stage in the devising of

Management Proposals as it analyses and describes the character and appearance of the conservation area that the Management Proposals seek to preserve and enhance.

- 2.3 S.71 of the Act requires that Councils put the Management Proposals to a public meeting, considers the responses received and makes any appropriate amendments before adopting the document.
- 2.4 The Brent Pelham Conservation Area Character Appraisal and Management Proposals were drafted in 2018 and put to a public meeting in Brent Pelham Village Hall on the 16 May 2018 jointly with the Crabb's Green Conservation Area Character Appraisal and Management Proposals. The meeting featured an exhibition showing the proposals and a Conservation Officer was there to answer any questions. The joint meeting was well attended with 22 residents coming to view the proposals. There followed a period of public consultation from 16 May to 27 June 2018.
- 2.5 The 'Consultation Draft' document included a number of amendments to the boundary of the Conservation Area. These are designed to include areas of special interest and make the Conservation Area more logical and defensible, particularly in the context of Planning Appeals. They are detailed in 8.1 of the Management Proposals on p. 70. A large map showing these boundary amendments was displayed at the public meeting and has been included, along with the revised document, in **Essential Reference Paper C** to this report.
- 3.0 Public consultation responses
- 3.1 The Parish Council did not provide any comments or

table any further management proposals. Five consultee responses were received during the consultation period. These have been carefully considered and are detailed in **Essential Reference Paper B**. The headline responses and officer comments are as follows:

1/ One respondent commented that they did not agree that the Conservation Area should be extended to cover Huntsman House, Kennel Cottages and the old kennels.

Officers comment. The Conservation Area is proposed to be extended to include areas of special interest in line with national and local policy and guidance.

2/ Two respondents suggests that the Conservation Area should be extended to include surrounding open space and houses but did not table new evidence that might weigh in favour of their argument.

Officers comment. The document fully explains current government policy and the rationale for the proposed boundary. To summarise:-

The National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) including the current Historic England Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) are consistently clear that areas of no architectural or historic interest should not be included within conservation areas. Paragraph 127 of the NPPF is explicit:-

'127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.

The East Herts Local Plan and emerging District Plan both underline this position. The above policies require that the

boundary should describe a clear change in character or appearance such that it is both logical and defensible in law.

Consequently, the Management Proposals include a number of boundary changes necessary to make the Conservation Area consistent with the above national and local policies.

3/ There were no objections to the proposed Article 4 direction.

Officers comment. Noted. This and other Management Proposals will be considered for action in due course.

4.0 Adoption of the Brent Pelham Conservation Area Character Appraisal and Management Proposals document

4.1 No other relevant considerations have come to light since the public consultation and, as amended, the Brent Pelham Conservation Area Character Appraisal and Management Proposals document is recommended for adoption by the Council. It can be found at **Essential Reference Paper C** to this report.

4.2. Further minor changes will be incorporated reflecting the status of the final document once Members have considered it for adoption.

5.0 Implications/Consultations

5.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Representations received from the 2018 consultation exercise.

<http://democracy.eastherts.gov.uk/mgIssueHistoryHome.aspx?Id=22135&PlanId=276&J=4>

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