

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 6
8 APRIL 2014	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Cereste - Leader of the Council and Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement	
Contact Officer(s):	Jim Daley Principal Built Environment Officer Simon Machen Director of Growth and Regeneration	Tel: 01733 453522 Tel. 01733 453475

THE LONGTHORPE CONSERVATION AREA APPRAISAL

RECOMMENDATIONS	
FROM : Jim Daley - Planning Services	Deadline date : N.A.
That Committee:	
<ol style="list-style-type: none"> 1. notes the outcome of the public consultation on the Longthorpe Conservation Area Appraisal (Appendix 1) 2. recommends that the Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement considers and approves the proposed conservation area boundary change (Appendix 2) 3. supports the adoption of the Longthorpe Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Longthorpe Conservation Area. 	

1. ORIGIN OF REPORT

- 1.1 A review of the Longthorpe Area was carried out in 2013 as part of the Council's on-going review of all 29 of Peterborough's designated Conservation Areas. A detailed written appraisal has been prepared for the area and, following public consultation and subsequent amendment, it is now proposed that the Longthorpe Area Appraisal is formally adopted as the Council's planning guidance and strategy for the area.

2. PURPOSE AND REASON FOR REPORT

- 2.1 This report is submitted to the Committee for approval of the Longthorpe Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Longthorpe Conservation Area Appraisal and Management Plan.
- 2.2 This report is for the Committee to consider under its Terms of Reference No. 2.5.1.5 to be consulted by, and comment on, the Executive's draft plans which will form part of the Development Plan proposals at each formal stage in preparation.

3. **TIMESCALE**

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	N/A
Date for relevant Council meeting	N/A	Date for submission to Government Dept <i>(please specify which Government Dept)</i>	N/A

4. **BACKGROUND**

- 4.1 The draft Appraisal was subject to public consultation from 24 January to 10 March 2014. A copy of the document was published on the Council's website, and copies were provided to Longthorpe Society, Ward members and English Heritage. A letter and summary leaflet were sent to all properties in the village and other interested parties, including planning agents, Peterborough Civic Society and Milton Estates.
- 4.2 16 representations were received and these are summarised together with the Conservation Officer's response in Appendix 1. The Appraisal has been revised to take account of some of the representations received and the approved version will be available on the Council's web site.
- 4.3 It is proposed to amend the north-west boundary of the conservation area to include the landscaped frontages of nos. 216 – 224 Thorpe Road to protect trees as these make a positive contribution to the character of this part of Thorpe Road and the conservation area.

5. **ANTICIPATED OUTCOMES**

- 5.1 The Longthorpe Conservation Area Appraisal fulfils the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to 'draw up and publish proposals for the preservation and enhancement of conservation areas. The Appraisal identifies the special character of the Longthorpe Conservation Area and confirms that it merits designation as a conservation area. It also includes a Management Plan (as required by regulations) which identifies works and actions to secure the preservation and enhancement of the conservation area.

6. **REASONS FOR RECOMMENDATIONS**

Adoption of the Longthorpe Conservation Area Appraisal as the Council's planning guidance and strategy for the Area will:

- fulfil the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to prepare and publish proposals for the preservation and enhancement of Conservation Areas.
- provide specific Conservation Area advice which will be used as local design guidance and therefore assist in achieving the Council's aim of improved design standards and the delivery of a high quality planning service.
- have a positive impact on the enhancement of the Conservation Area by ensuring that new development in the historic environment is both appropriate to its context and of demonstrable quality.

7. **ALTERNATIVE OPTIONS CONSIDERED**

- Do nothing – this would be contrary to Government guidance (Planning (Listed Buildings & Conservation Areas) Act 1990) and Guidance on Conservation Area Appraisals, English Heritage 2005

8. IMPLICATIONS

- 8.1 There are no specific financial implications for the City Council identified in this report.
- 8.2 The Appraisal and Management Plan identify works to conserve and enhance the Conservation Area. The implementation of some of these works will however require the involvement of the City Council, specifically in relation to future works to the public realm. This may have cost implications but these cannot be quantified at this time. Works will also involve co-ordination across Service Departments of the Council
- 8.3 Potential public sector funding partners may emerge for some works, depending on the grant regimes and other opportunities that may exist in the future. Other works, such as the replacement of non-original features, may be carried out entirely by private owners without public funding.
- 8.4 The City Council will seek to attract additional resources in partnership with other interested parties and funding bodies to help implement works identified in the Conservation Area Appraisal and Management Plan.

9. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

Guidance on Conservation Area Appraisals, English Heritage 2005

Guidance on the Management of Conservation Areas, English Heritage 2005

APPENDIX 1

Summary of comments received at the consultation stage of the Longthorpe Conservation Area Appraisal, together with the Council's response to the issues raised.

	Comments
English Heritage	English Heritage supports the preparation of up-to date appraisal and management plans for all conservation area. The Longthorpe appraisal has been well researched and welcome the careful analysis on building periods, building materials and boundary treatments. The use of historic maps also assists in understanding how these areas have developed over time. There is logic in the proposed extensions though tree preservation orders might be used to protect the trees on Thorpe Road and Thurlaston Close where these buildings themselves do not merit inclusion within the Conservation Area.
Comments	Comments noted. It is proposed to amend the proposed conservation area boundary extension to include only the landscape frontages of nos. 216 – 224 Thorpe Road.
Resident	The expansion of the conservation area is beneficial, although the proposed boundaries need reviewing to only incorporate the frontages of (216 – 224 Thorpe Road) and not the entire areas proposed.
Comments	Comments noted. It is proposed to amend the proposed conservation area boundary extension to include only the landscape frontages of nos. 216 – 224 Thorpe Road.
Resident	The proposed extended conservation area boundary is mostly to front gardens, except those to 216 – 224 Thorpe Road – why? Object to new boundary as difficult to carry out everyday jobs to house and gardens.
Comments	Comments noted. The case for extending the conservation area boundary is made at para. 12.2 (page 30). It is proposed to amend the proposed conservation area boundary extension to include only the landscape frontages of nos. 216 – 224 Thorpe Road
Resident	<p>1. Objection to inclusion of whole of property into the conservation area. Property not listed and offers no amenities to the public or the area. Intrusion on property/private rights. Would agree to include the mature planting to front garden only to maintain the mature landscape character along Thorpe Road.</p> <p>2. Support any proposed measures to deter through traffic. No mention of excessive vehicle speed. Should be more speed signs to remind drivers of 30mph speed limit. Need 'no through traffic sign' at Audley Gate and Thorpe Road Police station. Also, also use of the road as a short cut through the village when a duel carriageway nearby.</p> <p>3. Vermin control necessary – too many foxes and magpies are taking over the area at expense of native song birds.</p>
Comments	<p>1. It is proposed to amend the proposed conservation area boundary extension to include only the landscape frontages of nos. 216 – 224 Thorpe Road</p> <p>2. Transportation issues are not tackled through the Conservation Area Appraisal, however the comments made have been passed on and will be discussed further with the Highways Authority. Although it is agreed that the volume of traffic does affect the visual appearance of a conservation area and vibration from heavy vehicles can affect buildings, there are few powers that the Council can enforce to reduce traffic volume and impact with the exception of traffic prohibition orders and their effective enforcement. The purposes of a Management Plan is to identify those works that would enhance the character and appearance of the Conservation Area. Effort and actions can then be taken to help achieve these improvements. Remodelling of the highway in various locations and more appropriate highway street furniture would enhance the character and appearance of Thorpe Road between Audley Gate and The Green. The Management Plan needs to be realistic (for works in the 'public realm') in view of the resources likely to be available. Specific enhancements identified will be dependent on resources.</p> <p>3. Comments noted and passed to the Wildlife Officer for reply.</p>
Resident	Objection to inclusion of all the property in an extended conservation area. No

	reasons for inclusion in the plan. A number of (existing) tree preservation orders apply to the property.
Comments	Comment noted. The case for extending the conservation area boundary to include nos. 216 – 224 Thorpe Road is made at para. 12.2 (page 30). It is proposed to amend the proposed conservation area boundary extension to include only the landscape frontages of nos. 216 – 224 Thorpe Road.
Resident	Support the proposed conservation area boundary extensions and management plan. Conservation area should also be extended to include the area west to Holy Well Way, including Fox & Hounds P.H. and other buildings of note.
Comments	This comment is noted, although the appraisal has not been altered to accommodate the above comment. A conservation areas should have definable 'special character'. Conservation areas can include properties which do not have architectural or historic character to justify inclusion in their own right. However, it would be expected that such an area provided a 'special character' in other respects to justify inclusion. As part of the appraisal process adjacent areas, including the area suggested, were considered for possible inclusion in an extended conservation area. It is considered that although the area has some merit it does not possess sufficient definable 'special interest' (architectural or historic interest) and to include the area would not add to the special character of the conservation and fulfil the criteria of conservation area designation. While the suggested area illustrates the history and growth of the village it does not have architectural and historic consistency (special character) to justify inclusion and to do so would likely weaken the strength of the overall conservation area. Also, the additional controls on householders as a result of conservation designation must be balanced against the wider public gain.
Resident	Support the proposed conservation area boundary extensions and management plan. The conservation area should also be extended to include properties west on Thorpe Road beyond Longthorpe Tower and Bluebell Woodland. Also, to include the Fox & House P.H. would be a proactive move to protect it for possible change to supermarket and improvement in presentation of the forecourt.
Comments	See same comment above. The use of conservation area powers to prevent or deter development is not envisaged within national guidance, The conversion of public houses to retail use is a permitted development. Conservation Area designation should not be seen as means in itself to restrict or control change. Enhancement of the forecourt to the public house can be achieved without conservation area designation, and no additional opportunities would arise for such work if included in a conservation area.
Resident	Support the proposed conservation area boundary extensions and management plan.
Comment	Comment noted
Longthorpe Society	An excellent document. The proposals would keep Longthorpe with a village 'feel'.
Comment	Comment noted
Landowner	1 Recommendation in para. 13.4 regarding further extension of extended listed buildings should be resisted is an unreasonable imposition. 2 Requirement to use long straw thatch is unhelpful and could not be imposed where water reed is used. 3 Questions proposed inclusion of Longthorpe Green cottages (nos. 7 to 26) in extended Conservation Area.
Comment	1. It is accepted that the recommendation in para 13.4 that in principle, further extensions to listed building should be resisted is too prescriptive, and this statement is omitted. Proposed alterations to a listed building are assessed taking account of the significance of the heritage asset and how the proposal would affect that significance. When making a decision on all listed building consent applications the local planning authority must have special regard to the desirability of preserving the character and appearance of the building or its setting or any features of special architectural or historic interest which it possesses. (Planning (Listed Building and Conservation Areas) Act 1990. Therefore, the judgement made in accordance with the provisions of the Act will determine the

	<p>appropriateness of further extensions to listed buildings.</p> <p>2. This recommendation does not prescribe the sole use of long straw thatch to new or older and remodelled extensions. The para. states that ...”the presumption will be that the new roof(s) will be in thatch of the same type”. Where water reed has been used then this will be the appropriate thatch to use in a new extension or to a re-modelled extension. The para. advises that ...”the traditional thatching material is long straw”. The advice would be improved by the insertion of the word ‘local’ so as to read...’traditional local thatching material’...</p> <p>3. It is not proposed to include Longthorpe Green cottages (nos. 7 to 26) in a Conservation Area.</p>
Resident	<p>1. Support the proposed extension to the conservation area. Removal of Larklands development and Holywell Close from the conservation area may be appropriate as these are ordinary housing away from the village.</p> <p>2. More publicity should be given to the sort of alterations which are not appropriate to (properties) in the area.</p>
Comment	<p>1. The Larklands and Holywell Close developments are located to the original Thorpe Parkland and Holywell Close is adjacent to the important scheduled Longthorpe Tower and grade I listed buildings as well as having an interesting townscape. It is considered appropriate to retain these areas in the conservation area for their historical and character contribution.</p> <p>2 Noted. Para. 13.1 (Draft Management Plan) advises on the additional planning control in force in a conservation area. Planning Services has prepared an information leaflet, ‘A householder’s guide to living in a conservation area’, and periodically sends this with a covering letter to residents in conservation areas. It is proposed to write to all householders in the Longthorpe Conservation Area following adoption of the appraisal with a copy of the information leaflet.</p>
Resident	Comments made on the condition and management of the Holy Well and ponds and problems of anti-social activities affecting the area,
Comments	Comments noted and this matter has been passed to the Wildlife Officer to liaise.
Resident	Support and in agreement with the aims of the appraisal.
Comments	Noted
Resident	Comments on proposed inclusion of landscaped frontage to an extended conservation area.
Comments	It is proposed to amend the proposed conservation area boundary extension to include only the landscape frontages of nos. 216 – 224 Thorpe Road
Peterborough Civic Society	<p>Support report and recommendations.</p> <p>1. Page 10 - views of Longthorpe, in particular Thorpe Hall are prominent from the Parkway and some mention of their importance should be made.</p> <p>2 Re-modelling of Audley Gate junction should be made a ‘proposal’ and together with The Green would benefit from including a sketch plan / illustration in the appraisal.</p> <p>3 Could a case be made for including the frontages of properties to the north east side of Thorpe Road between the Parkway roundabout and Audley Gate in an extended conservation area?</p> <p>4 The playing field south of the Green could also be included in an extension.</p> <p>5 Para. 13.3 (page 30) suggested amendment for avoidance of doubt and clarity (List of Locally Important Buildings)</p> <p>6 Para 13.5 (New Buildings - page 31-32) comment on design principles and use of clay pantiles for new single storey buildings</p> <p>7 Comment on proposed rejection of dormer windows to front roof slopes to buildings as these are a feature of a number of listed buildings</p> <p>8. General text omissions and consistencies.</p>
Comments	<p>1 This comment is accepted and the appraisal has been amended.</p> <p>2 A purpose of a Management Plan is to identify those works that would enhance the character and appearance of the Conservation Area. Effort and actions can then be taken to help achieve these improvements. Remodelling of the highway in various locations and more appropriate highway street furniture would enhance the character and appearance of Thorpe Road between Audley Gate and The Green.</p>

	<p>The Management Plan needs to be realistic (for works in the 'public realm') in view of the resources likely to be available. Specific enhancements identified will be dependent on resources. Illustrations of possible enhancement schemes to Thorpe Road and at Audley Gate and The Green junctions would not be appropriate in view of the need to investigate the cost and feasibility of works and secure resources. This can be progressed as an enhancement objective following adoption of the appraisal.</p> <p>3 This comment is noted, although the appraisal has not been altered to accommodate the above comment. This section of Thorpe Road has less enclosure (formed by trees to frontages) than the section between Audley Gate and The Green.</p> <p>4 This comment is noted, although the appraisal has not been altered to accommodate the above comment. Conservation areas should have definable 'special character'. It is considered that the field does not have a 'special character' to justify inclusion.</p> <p>5 & 6 These comments are accepted and the appraisal has been amended.</p> <p>7 This is a drafting error. The comment is accepted and the appraisal has been amended.</p> <p>8 Minor corrections made to text and plans.</p>
Resident	<p>1. Support for the plan and objectives. Support consideration given to traffic in Thorpe Road and difficulties of parking on road because of high traffic levels. Also, high traffic and pollution levels have impacts – the deterioration of stone boundary walls to frontages.</p> <p>2 Concern at scale of changes –including loss of large gardens for building plots and removal of trees and front gardens paved for additional parking. This has not been for the better.</p>
Comments	<p>1. Comments noted</p> <p>2. The Longthorpe Appraisal has identified the special character of the present conservation area. Development Control guidelines allied to this appraisal will strengthen the control of development throughout the conservation area. Any development should be sympathetic to the character of the area, being compatible in terms of design, density height, scale and building materials.</p>

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