

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 7
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	
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THE MARHOLM CONSERVATION AREA APPRAISAL

R E C O M M E N D A T I O N S	
FROM : Jim Daley - Planning Services	Deadline date : N.A.
That Committee:	
<ol style="list-style-type: none"> notes the outcome of the public consultation on the Marholm Conservation Area Appraisal (Appendix 1) supports the adoption of the Marholm Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Marholm Conservation Area 	

1. ORIGIN OF REPORT

- 1.1 A review of the Marholm Conservation 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 Marholm Conservation 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 Marholm Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Marholm 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 7 March 2014. A copy of the document was published on the Council's website, and copies were provided to

Marholm Parish Council, 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. The author attended Marholm Parish Council to inform of the report and public consultation.

4.2 3 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 retain the existing conservation area boundary.

5. ANTICIPATED OUTCOMES

5.1 The Marholm 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 Marholm 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 Marholm 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 Marholm Conservation Area Appraisal, together with the Council's response to the key issues raised.

Landowner	
Summary of Comments Received	<ol style="list-style-type: none">1. Recommendation in para. 12.3 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.
Response	<ol style="list-style-type: none">1. It is accepted that the recommendation in para 12.3 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 appropriateness of further extensions to listed buildings.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'...

Peterborough Civic Society	
Summary of Comments Received	A thorough and comprehensive report. Support the report and management plan. Encourage a prominent separate section in the final report or a separate leaflet outlining the key features of living in a conservation area and the relevant planning legislation.
Response	Noted. Para. 12.1 (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 Marholm Conservation Area following adoption of the appraisal and management plan with a copy of the information leaflet.

English Heritage	
Summary of Comments Received	English Heritage supports the preparation of up-to date appraisal and management plans for all conservation area. The Marholm 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 an opportunity to rationalise to ambiguous boundaries – the field to the west of Waterend Cottages excludes a long triangle of land adjacent to the west boundary while the boundary north of the Manor House s ambiguous.
Response	Noted. The boundary west of Waterend Cottage appears on original designation maps as continuous with the field boundary and this cartology error will be re-corrected. The boundary north of Manor House follows the water course and aerial photographs show cultivated land immediate to the north. Since 2005 an area of set aside land to the north of the water courses gives the impression of a more logical boundary of the conservation area should be further north up to the cultivated field, However, it is correct that the boundary continues to follow the water course.