

LONDON BOROUGH OF BRENT  
**EXECUTIVE**

DATE: 28<sup>th</sup> May 2003

FROM THE DIRECTOR OF ENVIRONMENT

FOR / ACTION

NAME OF WARD: ALL

**REPORT TITLE : THE REVIEW OF CONSERVATION AREAS**

**1.0 SUMMARY**

1.1 At the meeting of the Executive on 31<sup>st</sup> March, the recommendations in the attached report (appendix 1) were agreed. The decision was subsequently called in for scrutiny and at their meeting on the 30<sup>th</sup> April the Scrutiny Committee recommended that in respect of the agreed recommendation 2.1, the decision be endorsed subject to the results of the consultation be reported back to Scrutiny before being considered by the Executive and any decision being taken. The decision to agree recommendations 2.2 to 2.4 was endorsed, whilst the decision to agree the recommendation in paragraph 2.5 was not accepted and substituted with the recommendation that the identified funding be used to create an additional post of Planning Enforcement Officer. The Executive are asked to consider these recommendations to the decision previously made in March. There is no officer objection to the changes recommended.

**2.0 RECOMMENDATIONS**

2.1 That the Executive endorses it's earlier decision of 31<sup>st</sup> March 2003 set out in the recommendation of the report attached as appendix 1; **OR**, the Executive agrees the modifications to that decision, set out in paragraphs 2.2 and 2.4 below as recommended by Scrutiny Committee.

2.2 Members agree that due to the erosion of the historic and architectural character in many Conservation Areas the following 10 Conservation areas are considered for de-designation and a programme of consultation is undertaken and officers are instructed to report the results back to Scrutiny Committee and then the Executive to make a decision. The areas recommended for de designation are:

- 2.2.1 The de-designation of Butlers Green as a Conservation Area.
- 2.2.2 The de-designation of the Kenton Conservation Area.
- 2.2.3 The de-designation of Stanley Avenue as a Conservation Area.
- 2.2.4 The de-designation of Woodheyes and Gresham Conservation Area
- 2.2.5 The de-designation of Slough Lane Conservation Area
- 2.2.6 The de-designation of Manor Close as a Conservation Area.
- 2.2.7 The de-designation of Wembley Hill as a Conservation Area.
- 2.2.8 The de-designation of Preston Park as a Conservation Area.
- 2.2.9 The de-designation of Queens Walk as a Conservation Area.
- 2.2.10 The de-designation of King Edward VII Conservation Area.

- 2.3 That the Executive agrees the creation of a post for a Conservation Assistant, subject to approval during the 2004/5 Budget process.
- 2.4 That the Executive agrees the creation of two Enforcement Officer posts to carry out more proactive and promotional work and a budget of £20k for remedial work, subject to approval during the 2004/5 Budget process.
- 2.5 That the Executive approves the priorities and programme for the implementation of the character appraisals, production of Design Guides and the imposition of Article 4 Directions.

### **3.0 FINANCIAL IMPLICATIONS**

- 3.1 See paragraphs 3.1 to 3.2.6 of the report attached as appendix 1. Following the recommendations of Scrutiny Committee it is now recommended that the Conservation Area shortfall grant proposal set out in paragraph 3.2.3 is replaced by additional enforcement related work, including a further enforcement post and a sum of £20k set aside for remedial works.

### **4.0 STAFFING IMPLICATIONS**

- 4.1 See paragraphs 4.1 to 4.1.4 of the report attached as appendix 1 and paragraph 3.1 above.

### **5.0 LEGAL IMPLICATIONS**

- 5.1 See paragraphs 5.1 to 5.4 of the report attached as appendix 1.

### **6.0 DETAIL**

- 6.1 At the meeting of the Executive on 31<sup>st</sup> March, the recommendations in the attached report (appendix 1) were agreed. The decision was subsequently called in for scrutiny and at their meeting on the 30<sup>th</sup> April the Scrutiny Committee recommended that in respect of the agreed recommendation 2.1, the decision be endorsed subject to the results of the consultation be reported back to Scrutiny before being considered by the Executive and any decision being taken. The decision to agree recommendations 2.2 to 2.4 was endorsed, whilst the decision to agree the recommendation in paragraph 2.5 was not accepted and substituted with the recommendation that the identified funding be used to create an additional post of Planning Enforcement Officer. The Executive are asked to consider these recommendations to the decision previously made in March.

- 6.2 It is for the Executive to decide whether to accept the recommendations of Scrutiny Committee, however there is no officer objection to the changes proposed. It would be appropriate to report the results of the consultation exercise to a Committee where the public could address members prior to a final decision being taken and that committee could be Planning Committee or Scrutiny. The redirection of the £58k identified for conservation grants could beneficially be spent on supporting a further enforcement officer with a more proactive role including the raising of awareness amongst residents and businesses of the requirements of the Council within individual conservation areas, and would support a budget of approximately £20k that could be used for remedial action such as removing unauthorised development or signage in instances where there is little prospect of recovering costs.
- 6.3 Members should also be aware that several members of Scrutiny Committee questioned whether the Slough Lane Conservation Area warranted de-designation, particularly in view of the presence of attractive thatched buildings designed by Trobridge. Presently five of the Trowbridge buildings are Listed and afforded greater protection than that provided by a Conservation Area. Your Officers view is that the setting of these buildings will be safeguarded by their listed status as the effect of development proposals on the setting of a listed building is a material planning consideration.

## **7.0 BACKGROUND INFORMATION**

Planning Policy Guidance Note 15 and 16

Unitary Development Plan Adopted 1994 and Revised UDP 2000 - 2010

Planning (Listed Buildings and Conservation areas) Act 1990

Preservation Status : Survey Summary Sheets for all 32 Existing Conservation Areas

Any person wishing to inspect the above papers should contact

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