

ENVIRONMENT CABINET MEMBER MEETING

Agenda Item 41

Brighton & Hove City Council

Subject:	Patcham Conservation Area Review		
Date of Meeting:	16 September 2010		
Report of:	Acting Director of Environment		
Contact Officer:	Name:	Sanne Roberts	Tel: 29-2261
	E-mail:	sanne.roberts@brighton-hove.gov.uk	
Key Decision:	No		
Wards Affected:	Patcham		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The report seeks approval to consult on a revised character statement for the Patcham Conservation Area and on a change to its boundary.
- 1.2 The council has a statutory duty to formulate and publish proposals for the preservation and enhancement of conservation areas. The production of Character Statements for conservation areas is strongly encouraged by Government policy and by English Heritage. They are a key way in which the council can conserve the heritage of the city. Such statements enable the council to consider planning applications that affect a conservation area in a consistent manner, set against a clear definition of the area's special interest, and allow residents and businesses in the area to have a clear understanding of what must be conserved. They also enable future improvements to the conservation area to be identified.
- 1.3 In line with the Council's Conservation Strategy (2003), a review is being undertaken of the five 'downland village' conservation areas. Patcham forms the third of these five areas to be reviewed, following the adoption of Stanmer Character Statement on 25 March 2010 and consultation on a Portslade Old Village Conservation Area character statement (the adoption of which is a separate agenda item).

2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member approves the draft Patcham Conservation Area character statement and boundary change for public consultation.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Conservation areas were introduced through the Civic Amenities Act (1967). The Government's Planning Policy Statement 5 on Planning for the Historic Environment (PPS5) and policy HE6 of the Brighton & Hove Local Plan 2005 stress the need to define and record the special interest, character and appearance of conservation areas, through regularly updated character appraisals. These provide a basis on which to determine whether any parts or further parts should be designated. There is no statutory requirement for public consultation prior to designation but it is highly desirable to do so.
- 3.2 The Patcham conservation area was designated in 1970. It was last reviewed in 1992 when the area was extended and a study adopted. Its existing boundary is appended at annex 2.
- 3.3 The character statement, appended in annex 1, is in line with current guidance from English Heritage (2006) and informed by historic research and on-site analysis. It describes the overall character of the area and notes three distinct character areas: the Village Nucleus; the Church and Farm; and Patcham Place.
- 3.4 The review makes a number of recommendations, including a suggested boundary change to include the Patcham Recreation Ground and Coney Wood (illustrated in annex 3) and an Article 4(1) Direction to control incremental alterations to single family dwelling houses within the area. This follows on from the identification of a threat to traditional architectural features such as timber sliding sash windows.

4. CONSULTATION

- 4.1 The draft Patcham Character Statement has been produced following informal consultation with members of the local amenity society (Preston and Old Patcham Society).
- 4.2 This report requests approval to hold formal public consultation. The format of any public meeting will be agreed in advance with ward councillors. Local residents and businesses will be notified by letter. Ward Councillors, Brighton Society, Regency Society, Preston and Old Patcham Society, national amenity societies, English Heritage, representatives of the South Downs National Park and the council's conservation advisory group will all be consulted. Council managers responsible for managing the area's parks, highways and properties will also be consulted.
- 4.3 The consultation will take place over six weeks. The draft document will be available to view on the council's website, and hard copies made available at City Direct and Patcham Library. Posters will be displayed in the area.
- 4.4 Responses to the consultation and any amendments to the character statement and its recommendations will be reported to a future CMM meeting.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The cost of consultations will be met from within existing budgets and will largely consist of staff time and public notices.

Finance Officer Consulted: Derek Mansfield Date: 16/08/10

Legal Implications:

- 5.2 The council has a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review its area, from time to time, to determine whether any parts or further parts should be designated as conservation areas. There is no statutory requirement for public consultation prior to designation but this is considered best practice. No adverse human rights implications are considered to arise from the Report.

Lawyer Consulted: Alison Gatherer Date: 16/08/10

Equalities Implications:

- 5.3 None have been identified. An Equalities Impact Assessment has not been carried out because the report does not concern matters of new primary policy.

Sustainability Implications:

- 5.4 The proposals in this report have no substantial impact upon the four priorities of the UK's Sustainable Development Strategy.

Crime & Disorder Implications:

- 5.5 None have been identified

Risk and Opportunity Management Implications:

- 5.6 The failure to consult on the draft review, and the failure to maintain the character and appearance of the area and its historic buildings, could lead to adverse publicity for the council.

Corporate / Citywide Implications:

- 5.7 The proposals accord with the corporate priority to protect the environment whilst growing the economy. More specifically the guidance is a response to the council's priority to protect the historic built environment.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 None considered

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 Patcham Conservation Area does not have an up-to-date, in depth character appraisal. A review of the Conservation Area and its boundary would accord with the council's adopted Conservation Strategy (2003), and with national and Government guidance (English Heritage Guidance 2006, Planning Policy Statement 5: Planning for the Historic Environment).
- 7.2 Public consultation on such documents is in line with national guidance and with the council's adopted procedures and strategy.

SUPPORTING DOCUMENTATION

Appendices:

1. Patcham Conservation Area draft character statement
2. Existing Conservation Area Boundary
3. Proposed Boundary Change

Documents In Members' Rooms

None

Background Documents

1. The Conservation Strategy (Brighton and Hove City Council 2003)
2. Guidance on Conservation Area Appraisals (English Heritage 2006)