

# ENVIRONMENT CABINET MEMBER MEETING

## Agenda Item 111

Brighton & Hove City Council

**Subject:** Rottingdean Conservation Area Review  
**Date of Meeting:** 10 March 2011  
**Report of:** Strategic Director, Place  
**Contact Officer:** Name: Sanne Roberts Tel: 29-2261  
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**Key Decision:** No  
**Wards Affected:** Rottingdean Coastal

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 The report seeks approval to consult on a revised character statement for the Rottingdean Conservation Area and on changes 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. Rottingdean forms the fourth of these five areas to be reviewed, following the adoption of Stanmer Character Statement on 25 March 2010, Portslade Old Village Character Statement on 16 September 2010, and Patcham Character Statement on 23 December 2010.

#### 2. RECOMMENDATION:

- 2.1 That the Cabinet Member approves the draft Rottingdean Conservation Area character statement and boundary changes 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 Rottingdean conservation area was designated in September 1970 and a study was produced in 1972. Its existing boundary is appended at annex 2.
- 3.3 The draft conservation area review, 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 four character areas: the High Street, Vicarage Lane, the Green and the Farms.
- 3.4 The review makes a number of recommendations, including changes to the boundary, as illustrated in annex 3, and an Article 4(1) Direction to control incremental alterations to dwelling houses within the area. This follows on from the identification of a threat to traditional architectural features such as timber sliding sash windows and characteristic plain clay tile roof slopes.

### **4. CONSULTATION**

- 4.1 The review of the Rottingdean Conservation Area has been welcomed by Ward Councillors, the Rottingdean Parish Council and the Rottingdean Preservation Society, and their early comments have informed this document.
- 4.2 This report requests approval to hold formal public consultation. Ward Councillors, the Parish Council, the Rottingdean Preservation Society, Brighton Society, Regency Society, national amenity societies, English Heritage, the South Downs National Park Authority and the Council's conservation advisory group will all be formally consulted. Council managers responsible for managing the area's parks, properties and highways will also be consulted. The format of local consultation and any public meeting will be agreed in advance with Ward Councillors and the Parish Council.
- 4.3 The consultation will take place over six weeks. The draft document will be available to view on the Council's website, linked to the Council's consultation portal and hard copies made available at City Direct and Rottingdean Library. Posters will be displayed in the area. The consultation will invite specific comment on the draft character statement, on the making of an article 4 direction, and on three proposed alterations to the conservation area boundary. It will also invite comment on a further two possible boundary adjustments in the vicinity of West Street and Nevill Road.
- 4.4 Responses to the consultation and any subsequent 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 public consultation on the draft Rottingdean Conservation Area Review will be met from within the Design and Conservation Team's existing revenue budget and will largely consist of staff time.

*Finance Officer Consulted: Karen Brookshaw*

*Date: 10/02/11*

### 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: 21/02/11*

### 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 Rottingdean 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. Draft Rottingdean Conservation Area Review – Black and White Version
2. Existing Conservation Area Boundary
3. Proposed Boundary Changes

### **Documents In Members' Rooms**

1. Draft Rottingdean Conservation Area Review – Colour Version

### **Background Documents**

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