

ENVIRONMENT CABINET MEMBER MEETING

Agenda Item 98

Brighton & Hove City Council

Subject:	Supplementary Planning Document – Architectural Features		
Date of Meeting:	27 January 2008		
Report of:	Director of Environment		
Contact Officer:	Name:	Tim Jefferies	Tel: 29-3152
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Key Decision:	No		
Wards Affected:	All		

FOR GENERAL RELEASE.

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The report seeks approval of a draft Supplementary Planning Document (SPD) on Architectural Features, for the purposes of formal public consultation. The SPD would form part of the Local Development Framework and would provide detailed guidance to support policy on historic buildings and areas.

2. RECOMMENDATIONS:

- 2.1 (1) That the Cabinet Member for Environment approves the draft Supplementary Planning Document on Architectural Features for the purposes of formal public consultation.

3. RELEVANT BACKGROUND INFORMATION:

- 3.1 A Supplementary Planning Document (SPD) forms part of the Local Development Framework (LDF) and contains detailed policy to elaborate upon the general policies in the documents that make up the LDF. Once adopted, an SPD is one of the material considerations that can be taken into account when determining a planning application.
- 3.2 The aim of this SPD is to provide detailed policy guidance on the repair, restoration and enhancement of historic buildings. It applies to statutorily listed buildings, historic buildings within conservation areas and locally listed buildings. It focuses on those original external architectural features of buildings that give them their historic character and which cumulatively contribute to the attractiveness of the street scene, from roofs and walls to door and windows.
- 3.3 The document particularly concentrates on the typical Regency, Victorian and Edwardian buildings that make up the majority of the city's historic built environment and which are in residential or small-scale commercial use.

- 3.4 This SPD sets out the general conservation principles that should be applied to all historic buildings. It advises on the appropriate maintenance and repair of historic buildings as well as potential enhancements or minor alterations to them. It also includes advice on choosing a builder and provides sources of further information. The SPD then goes on to set out detailed guidance on the different architectural features that typify the form and appearance of Brighton & Hove's historic buildings: Roofs; bays, gables and porches; facing materials such as render, brick and flint; mouldings; windows; doors, balconies and canopies; and boundaries and paths.
- 3.5 The draft SPD takes into account current Government advice in Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Guidance Note 15: Planning and the Historic Environment.
- 3.6 In accordance with the legislation, the draft SPD has been subject to a Sustainability Appraisal, which evaluates the contribution made by the draft SPD towards achieving sustainable development. The findings of the Sustainability Appraisal have been incorporated into the draft SPD.
- 3.7 The repair and re-use of historic buildings, including the retention of historic fabric, minimises wasted resources and so makes a significant contribution to environmental sustainability. On matters of windows and doors, the SPD has sought to strike an appropriate balance between issues of aesthetic value or historic authenticity and those of energy efficiency.

4. CONSULTATION

- 4.1 Early, informal consultation was carried out in October and November 2007 with the Conservation Advisory Group and with planning agents/architects. The purpose of that early involvement was to scope the issues that should be covered in the SPD and determine the key issues that require particular attention. English Heritage have subsequently also been consulted informally on the general approach and format of the SPD and on key policy matters. Comments made have been taken into account in producing the draft SPD.
- 4.2 In addition, statutory consultation was carried out on the Scoping Report for the Sustainability Appraisal. It was submitted to the four required statutory environmental bodies; the Environment Agency; English Heritage; the Countryside Agency; and English Nature for their formal comments.
- 4.3 If approved, the draft SPD will be subject to a formal period of wider consultation for a minimum of four weeks.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The costs of public consultation, including printing and a public notice, will be met from within existing revenue budgets.

Finance Officer Consulted:

Patrick Rice

Date: 10/12/2008

Legal Implications:

- 5.2 Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended by the Town and Country Planning (Local Development) (England) Regulations 2008, requires that SPDs must be subject to formal public consultation for a period of not less than four nor more than six weeks prior to adoption. Regulation 17 sets out detailed publicity requirements which will need to be followed. Regulation 18 of the 2004 Regulations provides that planning authorities cannot adopt SPDs until they have considered any representations made within the consultation period, prepared a statement summarising the main issues raised in the representations and saying how these have been addressed within the SPD the authority intend to adopt.
- 5.3 Section 39 of the Planning and Compulsory Purchase Act 2004 provides that local development documents (of which an SPD is one) must be prepared with a view to contributing to the achievement of sustainable development. The preparation of the draft SPD complies with this requirement.

Lawyer Consulted: Hilary Woodward

Date: 09/12/2008

Equalities Implications:

- 5.4 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:

- 5.5 The proposals in this report have no substantial impact upon the four priorities of the UK's Sustainable Development Strategy. But in terms of Sustainable Consumption and Production, the retention and timely repair of existing buildings reduces construction and demolition waste.
- 5.6 A Sustainability Appraisal has informed the content of the SPD and will be made publicly available alongside the draft SPD.

Crime & Disorder Implications:

- 5.7 None have been identified.

Risk and Opportunity Management Implications:

- 5.8 The failure to retain and maintain historic buildings could lead to significant adverse publicity for the council.

Corporate / Citywide Implications:

- 5.9 The proposals accord with the corporate priority to protect the environment whilst growing the economy.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 Alternative options were evaluated as part of the Sustainability Appraisal, including an option that would have involved producing a non-statutory advice

and information note and an option that would have relied on primary policy and Government guidance only. The option of producing an SPD was considered to be the most effective and sustainable option. This approach was also supported by early informal consultation.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The next stage of producing an SPD requires formal public consultation on draft proposals and it is considered that such a draft should be subject to Cabinet Member approval.

SUPPORTING DOCUMENTATION

Appendices:

None

Documents in Members' Rooms

1. Draft Supplementary Planning Document - Architectural Features.
2. Draft Sustainability Appraisal – Architectural Features

Background Documents

None