

<b>Committee(s):</b>	<b>Date(s):</b>
Planning and Transportation Committee	14 July 2015
<b>Subject:</b> Foster Lane Conservation Area and Finsbury Circus Character Summaries and Management Strategies – draft Supplementary Planning Documents	<b>Public</b>
<b>Report of:</b> The Chief Planning Officer	<b>For Decision</b>
<p><b><u>Summary</u></b></p> <p>Draft Supplementary Planning Documents (SPD) for Foster Lane and Finsbury Circus Conservation Areas were issued for public consultation during March/April 2015. In response to comments received a number of amendments are proposed, as set out in Appendix B to this report.</p> <p><b>Recommendations</b></p> <ul style="list-style-type: none"> <li>• That the amendments to the Foster Lane and Finsbury Circus Conservation Area Supplementary Planning Documents listed in Appendix B be agreed.</li> <li>• That Members resolve to adopt the amended Foster Lane and Finsbury Circus Conservation Area SPDs.</li> </ul>	

## **Main Report**

### **Background**

1. Section 71 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to "*formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.*"
2. The London Plan, adopted July 2011, encourages the identification and recording of heritage assets through character appraisals or conservation plans.
3. The City Corporation has prepared character summaries for conservation areas, under the umbrella document '*Conservation Areas in the City: A General Introduction to Their Character*' (1994). Character summary and management strategy Supplementary Planning Documents (SPDs) have been adopted for 12 conservation areas and will be prepared for the remainder.
4. The Local Development Scheme (LDS) sets out the planning policy documents to be prepared and the timetable for preparing them. The most recent update of the LDS was approved by your Committee in April 2014 and includes a programme to complete character summaries and management strategies for the remaining conservation areas which have no document, and to revise and

update existing character summaries. These are being prepared in line with current Historic England guidance on the appraisal and management of conservation areas.

5. The City Corporation's Local Plan was adopted by Committee in January 2015. Policy CS12: 'Historic Environment' seeks to preserve and enhance the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them. The draft SPDs are consistent with the approach outlined in the Local Plan.

### **Current Position**

6. On 3<sup>rd</sup> February 2015 and 17<sup>th</sup> March 2015 your Committee agreed the draft text for Foster Lane and Finsbury Circus draft SPDs respectively, for formal public consultation. The SPDs analyse the special architectural or historic interest of the conservation areas and set out the existing policies and guidance. The draft SPDs were made available for formal public consultation for a six week period from 19<sup>th</sup> March to 30<sup>th</sup> April 2015.

### **Results of the SPD consultation**

7. Comments were received from Historic England, the City of London Archaeological Trust, the City of London Conservation Area Advisory Committee, Heathrow Airport Ltd, Natural England, Gerald Eve on behalf of Mitsubishi Estate and another client, and DP9 on behalf of Bluebutton Properties Ltd. Some respondents made suggestions for amendments, but all were broadly supportive of the draft SPDs.
8. Before adopting a SPD the local planning authority must prepare a consultation statement. A consultation statement setting out (i) who was consulted in preparing the consultation drafts, the main issues raised and how these were addressed in the SPD was made available at the formal public consultation stage. A further consultation statement which sets out the information in (i) above and (ii) the persons consulted and summarising the main issues raised at the formal public consultation stage and explaining how these were addressed in finalising the SPDs for adoption, has been prepared. The Statement is attached as Appendix B.
9. It is recommended that a number of minor amendments to the SPDs are made in response to the comments, and these are set out in Appendix B to this report. A version of the SPDs showing the amendments to the text in 'track changes' format is available in the Members' Reading Room.

### **Corporate & Strategic Implications**

10. The Planning and Compulsory Purchase Act 2004 and the 2012 Local Planning Regulations set out matters to be taken into account in preparing SPDs. In preparing the draft SPDs regard has been had to these matters, including the Development Plan, NPPF and The City Together Strategy, which contains five key themes. The most relevant to conservation areas is to 'protect, promote and enhance our environment' including the built environment of the City and its public realm.

11. The Foster Lane and Finsbury Circus Conservation Area SPDs support the Strategic aims of the Department Business Plan, relating to the sustainable design of the streets and spaces and the protection and enhancement of the City's built environment. These aims are met by promoting the protection and enhancement of the Foster Lane and Finsbury Circus Conservation Areas.
12. Equality Impact Assessments have been carried out for the draft SPDs and no equality issues were identified. (Appendix D).
13. Sustainability Appraisal Screening Reports have been carried out for the draft SPDs which has concluded a full Sustainability Appraisal/Strategic Environmental Assessment is not required. This has been confirmed by statutory consultees. (Appendix E).

### **Implications**

14. There are no financial, risk, legal, property or HR implications arising from the proposed SPD consultation and adoption process.

### **Conclusion**

15. Subject to the amendments in Appendix B it is recommended that the SPDs be adopted by resolution. Under its terms of reference your Committee is authorised to adopt SPDs without reference to Common Council. After adoption the SPDs and the supporting documents will be publicised in accordance with statutory requirements.

### **Appendices**

- Appendix A - Foster Lane Conservation Area Character Summary and Management Strategy draft SPD and Finsbury Circus Conservation Area Character Summary and Management Strategy draft SPD (separately circulated).
- Appendix B - Statement of Consultation
- Appendix C – Schedule of Proposed Changes
- Appendix D - Equality Impact Assessment
- Appendix E - Sustainability Appraisal Screening Report

### **Contact:**

*Petra Sprowson*

*02073321147*

*Petra.Sproyson@cityoflondon.gov.uk*