

Committee(s):	Date(s):	Item no.
Planning and Transportation Committee	31 July 2015	
Subject: Fleet Street Conservation Area Character Summary and Management Strategy – draft Supplementary Planning Document	Public	
Report of: The Chief Planning Officer	For Decision	
<p style="text-align: center;"><u>Summary</u></p> <p>A character summary and management strategy has been prepared for the Fleet Street Conservation Area. This analyses the special architectural or historic interest of the conservation area and sets out the existing policies and guidance.</p> <p>Members are asked to agree the draft Fleet Street Conservation Area Character Summary and Management Strategy, and agree to it being made available for informal and formal public consultation to enable its adoption as a Supplementary Planning Document.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Members approve the draft text of the Fleet Street Conservation Area Character Summary and Management Strategy SPD, appended as Appendix A to this report, and agree to it being placed on the website as a ‘living draft’ prior to formal public consultation in autumn 2015; • The Chief Planning Officer be authorised to make amendments in response to the public’s comments, providing these do not materially change the document; • Agree that following informal public consultation the document be published for formal consultation, prior to any comments being received and your adoption of it as a Supplementary Planning Document. 		

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 March 2015, 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 16 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 Court of Common Council 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 SPD is consistent with the approach outlined in the Local Plan.

Current Position

6. The draft Fleet Street Conservation Area Character Summary and Management Strategy documents are attached to this report – see Appendix A.
7. The draft SPD updates the previous statement prepared in 1996 and comprises two main parts. The character summary defines the special interest of the Conservation Area by analysing its historical, spatial and architectural character. The management strategy sets out existing policies

and guidance relating to the preservation and enhancement of the conservation area.

8. It is intended that the Character Summary and Management Strategy will be adopted as an SPD.
9. SPDs must be prepared in accordance with procedures set out in relevant regulations and public consultation must be in accordance with the City's Statement of Community Involvement (SCI), adopted in 2012. The draft SPD has been prepared having regard to the matters specified in Section 19 of the Planning and Compulsory Purchase Act (2004) and prescribed in Regulations 8 and 10 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
10. Prior to formal consultation, it is proposed that the Fleet Street Character Summary and Management Strategy should be placed as a 'living draft' on the website. The 'living draft' document will be available for City developers, private land owners, organisations, residents and any other interested parties. It will be available for comment and this will be an informal consultation stage.
11. It is proposed that the Character Summary and Management Strategy will be the subject of a public consultation exercise for a six week period in autumn 2015, in line with the relevant Regulations and the City's SCI. This involves publishing a draft version of the SPD together with a consultation statement (setting out the persons consulted when preparing the draft SPD, a summary of the main issues raised and how those issues have been addressed in the SPD) and carrying out public consultation. Formal consultation will take place concurrently with other draft SPDs. This will deliver cost and efficiency savings over separate consultation on each document.
12. At the end of the formal consultation period I will report back to your Committee on any comments received and how these have been taken into account in the final version of the SPD recommended for adoption.

Corporate & Strategic Implications

13. The Fleet Street Conservation Area Character Summary and Management Strategy supports the Strategic aims of the Departmental 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 Fleet Street Conservation Area.

14. An Equality Impact Assessment has been carried out for the draft SPD and no equality issues were identified. This can be found in Appendix B.
15. A Sustainability Appraisal Screening Report has been carried out for the draft SPD which has concluded that a full Sustainability Appraisal / Strategic Environmental Assessment is not required, subject to statutory consultees' confirmation. This can be found in Appendix C.

Implications

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

Conclusion

17. Members are asked to agree the draft text of the Fleet Street Conservation Area Character Summary and Management Strategy for informal consultation on the City Corporation's website and, subject to there being no material changes to the drafts following this consultation, to agree that they be issued for formal consultation in autumn 2015.

Appendices

- Appendix A – Fleet Street Conservation Area Character Summary and Management Strategy draft SPD
- Appendix B - Equality Impact Assessment
- Appendix C - Sustainability Appraisal Screening Report

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