

Committee(s):	Date(s):	Item no.
Planning and Transportation Committee	27 October 2015	
Subject: Whitefriars & Chancery Lane Conservation Area Character Summaries and Management Strategies – draft Supplementary Planning Documents		Public
Report of: The Chief Planning Officer		For Decision
<p style="text-align: center;"><u>Summary</u></p> <p>Character summaries and management strategies have been prepared for the Whitefriars and Chancery Lane conservation areas. They analyse the special architectural and historic interest of the conservation areas and set out existing policies and guidance relating to them.</p> <p>Members are asked to agree the draft Whitefriars and Chancery Lane Conservation Area Character Summaries and Management Strategies, and agree to them being made available for public consultation as part of the process of adoption as Supplementary Planning Documents (SPDs).</p> <p>Recommendations</p> <ul style="list-style-type: none"> Members approve the draft texts of the Whitefriars and Chancery Lane Conservation Area Character Summaries and Management Strategies SPDs, appended as Appendices A and B to this report, and agree to them being issued for public consultation for six weeks in November and December 2015. 		

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). Combined character summary and management strategy Supplementary Planning Documents (SPDs) have been adopted for 14 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 SPDs are consistent with the approach outlined in the Local Plan.

Current Position

6. The draft Whitefriars and Chancery Lane Conservation Area Character Summaries and Management Strategies are attached to this report – see Appendices A and B.
7. The draft SPDs update the previous statements (prepared in 1996 for Whitefriars and 2004 for Chancery Lane) and comprise 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 Summaries and Management Strategies will be adopted as SPDs.
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

SPDs have 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. It is proposed that the Character Summaries and Management Strategies will be the subject of a public consultation exercise for a six week period in November and December 2015 in line with the relevant Regulations and the City's SCI. This involves publishing draft versions of the SPDs together with a consultation statement (setting out the persons consulted when preparing the draft SPDs, a summary of the main issues raised and how those issues have been addressed in the SPDs) and carrying out public consultation. Formal consultation will take place concurrently with the draft Fleet Street Character Summary and Management Strategy agreed by your committee on 31st July 2015. This delivers cost and efficiency savings over separate consultation on each document.
11. 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 SPDs recommended for adoption.

Corporate & Strategic Implications

12. The Whitefriars and Chancery Lane Conservation Area Character Summaries and Management Strategies support 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 Whitefriars and Chancery Lane conservation areas.
13. Equality Impact Assessments have been carried out for the draft SPDs and no equality issues were identified. These can be found in Appendices C and D.
14. Sustainability Appraisal Screening Reports have been carried out for the draft SPDs, which have concluded that full Sustainability Appraisals / Strategic Environmental Assessments are not required, subject to statutory consultees' confirmation. These can be found in Appendices E and F.

Implications

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

Conclusion

16. Members are asked to agree the draft text of the Whitefriars and Chancery Lane Conservation Area Character Summaries and Management Strategies for public consultation in November and December 2015.

Appendices

- Appendix A – Whitefriars Conservation Area Character Summary and Management Strategy draft SPD
- Appendix B – Chancery Lane Conservation Area Character Summary and Management Strategy draft SPD
- Appendix C – Whitefriars Equality Impact Assessment
- Appendix D – Chancery Lane Equality Impact Assessment
- Appendix E – Whitefriars Sustainability Appraisal Screening Report
- Appendix F – Chancery Lane Sustainability Appraisal Screening Report

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