

Committee(s):	Date(s):	Item no.
Planning and Transportation Committee	23 February 2016	
Subject: Adoption of Fleet Street, Whitefriars and Chancery Lane Character Summaries and Management Strategies Supplementary Planning Documents		Public
Report of: The Chief Planning Officer		For Decision
<p style="text-align: center;"><u>Summary</u></p> <p>Draft Supplementary Planning Documents (SPD) for the Fleet Street, Whitefriars and Chancery Lane conservation areas were issued for public consultation from October 2015 until January 2016. In response to comments received a number of amendments are proposed, as set out in Appendix C to this report.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • That the amendments to the Fleet Street, Whitefriars and Chancery Lane Supplementary Planning Documents listed in Appendix C be agreed. • That Members resolve to adopt the amended Fleet Street Conservation Area, Whitefriars Conservation Area and Chancery Lane Conservation Area SPDs. 		

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 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 December 2015 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 of London Local Plan was adopted 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 31st July 2015 your Committee approved the draft text for the Fleet Street SPD for formal public consultation, and on 27th October 2015 approved the Whitefriars and Chancery Lane draft SPDs 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 ten week period from 29th October 2015 to 8th January 2016.

Results of the SPD consultation

7. Comments were received from City of London Archaeological Trust (CoLAT), Natural England, Transport for London, Tideway, the Port of London Authority, Historic England and the City of London Conservation Area Advisory Committee. 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 has been prepared that sets out persons consulted, summarises the main issues raised at the formal public consultation stage and explains how these were addressed in finalising the SPDs for adoption. 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 the Schedule of Proposed Changes in Appendix C to this report. Versions of the SPDs showing the amendments to the text in 'track changes' format are attached in Appendix A. Clean copies are available in the Members' Reading Room for information.

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 and the National Planning Policy Framework (NPPF).
11. The Fleet Street, Whitefriars and Chancery Lane 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 Fleet Street, Whitefriars and Chancery Lane 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 prepared for the draft SPDs which have concluded that a full Sustainability Appraisal/Strategic Environmental Assessment is not required (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. Section 23(5) of the Planning and Compulsory Purchase Act 2004 requires local development documents to be adopted by resolution

of the authority. Subject to the amendments in Appendix C it is therefore 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 adoption statement will be publicised and made available in accordance with statutory requirements.

Appendices

- Appendix A – Fleet Street Conservation Area Character Summary and Management Strategy draft SPD (a1), Whitefriars Conservation Area Character Summary and Management Strategy draft SPD (a2) and Chancery Lane Conservation Area Character Summary and Management Strategy draft SPD (a3) amended in response to statutory consultation. – **Available electronically**
- Appendix B - Statement of Consultation - **Attached**
- Appendix C – Schedule of Proposed Changes - **Attached**
- Appendix D - Equality Impact Assessments – **Available electronically**
- Appendix E - Sustainability Appraisal Screening Reports – **Available electronically**

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