

Committee(s):	Date(s):	Item no.
Planning and Transportation Committee	21 st March 2017	
Subject: Leadenhall Market – draft Supplementary Planning Document		Public
Report of: The Chief Planning Officer		For Decision
<p style="text-align: center;"><u>Summary</u></p> <p>A Leadenhall Market Supplementary Planning Document (SPD) has been prepared to provide guidance on the Leadenhall Market conservation area and the management of the Market as a grade II* listed building. The proposed SPD is in two parts:</p> <ul style="list-style-type: none"> - Part One: draft Leadenhall Market Conservation Area Character Summary and Management Strategy. This analyses the special architectural and historic interest of the Leadenhall Market conservation area and sets out existing policies and guidance relating to its management (Appendix A); - Part Two: draft Leadenhall Market Listed Building Management Guidelines. These are a tool for the management of the Market as a listed building and working market, providing clarity on permissions and consent requirements and guidance on best practice for works (Appendix B). <p>Members are asked to agree both parts of the draft Leadenhall Market SPD, and agree to them being made available for public consultation as part of the process of adoption as a Supplementary Planning Document (SPD).</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Members approve the draft text of the Leadenhall Market SPD and agree to it being issued for public consultation for six weeks during April and May 2017. 		

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 National Planning Policy Framework 2012 (NPPF) requires local planning authorities to set out a "*positive strategy for the conservation and enjoyment of the historic environment*" (para 126). It encourages assessment of the significance of designated heritage assets in advance of proposals for change.
3. The London Plan, adopted March 2015, encourages the identification and recording of heritage assets through character appraisals or conservation plans.
4. 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 17 conservation areas and will be prepared for the remainder.
5. 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.
6. The City Corporation has produced listed building management guidelines for other listed buildings, the Barbican (2012) and Golden Lane Estates (2013).
7. 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 policy seeks to safeguard the City's listed buildings and their settings, while allowing appropriate adaptation and new uses. The draft SPD is consistent with the approach outlined in the Local Plan.

Current Position

8. The draft Leadenhall Market SPD is attached to this report – see Appendices A and B.
9. The new draft Conservation Area Character Summary and Management Strategy (part one of the SPD) updates the previous statement (published in 2006) and is itself divided into two main sections. 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.
10. The new draft Listed Building Management Guidelines (part two of the SPD) has been produced in consultation with the City Surveyor. The guidelines define the special architectural and historical interest of the Market and are designed to facilitate the timely planning and implementation of proposed maintenance, repair and alterations. They encourage long-term consistency in the management of the Market in listed building terms and to support its use as a working market.
11. 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.
12. It is proposed that the draft SPD will be the subject of public consultation for a six week period in April and May 2017 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.

13. 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

14. The Leadenhall Market SPD supports the Strategic aims of the Departmental Business Plan, relating to the protection and enhancement of the City's built environment and the sustainable design of the streets and spaces. These aims are met by promoting the conservation and enhancement of the special architectural and historic character of Leadenhall Market and the surrounding conservation area.
15. An Equality Impact Assessment has been carried out for the draft SPD and no equality issues were identified. This can be found in Appendix C.
16. 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 D.

Implications

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

Conclusion

18. Members are asked to agree the draft text of the Leadenhall Market SPD for public consultation in April and May 2017.

Appendices

- Appendix A – Leadenhall Market draft SPD part one: Conservation Area Character Summary and Management Strategy
- Appendix B – Leadenhall Market draft SPD part two: Listed Building Management Guidelines
- Appendix C – Leadenhall Market draft SPD Equality Impact Assessment
- Appendix D – Leadenhall Market draft SPD Sustainability Appraisal Screening Report

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