

Committee(s):		Date(s):
Planning and Transportation Committee		02 May 2017
Subject: Barbican and Golden Lane Estates: Proposed Conservation Area		Public
Report of: Carolyn Dwyer		For Decision
<u>Summary</u>		
<p>The Barbican and Golden Lane Estate Residents Association have requested that a new conservation area is designated by the City to include the Barbican and Golden Lane Estates and surrounding area.</p> <p>This report sets out the steps to be followed for consideration of a new conservation area, describes the existing conservation area designations in the City and the planning context.</p>		
Recommendation(s)		
<p>Members are asked to:</p> <ul style="list-style-type: none"> • Note the report • agree that assessment and analysis of the proposed area would be carried out in accordance with policy and national guidance • consider the results of this work and if a conservation area should be designated 		

Main Report

Background

1. The Barbican and Golden Lane Residents Associations have approached the City with a proposal for a new conservation area. They state that 'there are an increasing number of new developments that are due to affect the setting of the area's listed buildings and a conservation area would help control the massing and appearance of those developments and also allow more consideration of proposed demolition of buildings within the area'. They have, on 4th April 2017, suggested a boundary for the conservation area as London Wall, Aldersgate Street, Baltic Street, Golden Lane, Chiswell Street and Moor Lane and a map is attached in Appendix A. This would incorporate the existing Brewery Conservation Area. They have initiated a public campaign in support of this proposal and a petition has been set up which currently has approximately 730 signatures. To date, the petition has not been submitted formally to the City.

2. The City has a statutory duty under section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider whether it should designate conservation areas which are defined as 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. There are 26 conservation areas in the City which cover 35.8% of the area. Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act states that 'It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this Section and to determine whether any parts or further parts of their area shall be designated as conservation areas; and if they so determine, they shall designate those parts accordingly'.
3. In the exercise of planning functions, the City is required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and to prepare proposals for their preservation and enhancement. Guidance is contained in the City of London Local Plan, the National Planning Policy Framework and the 1990 Act.
4. The designation of a conservation area brings the demolition of buildings within the area under the control of the local planning authority, in the absence of a planning permission. Permitted development rights are more restricted and there is greater control over work to trees. The Mayor of London's powers are unchanged whether the development is within or outside a conservation area.
5. A comprehensive review of conservation areas was last carried out in 2007. It is anticipated that the next review would be undertaken following completion of the current programme of Conservation Area Character Summary and Management Guidelines SPD's, which is likely to be in 2-3 years. SPD's are in place for 16 conservation areas.

Current Position

6. The City has previously carried out reviews of conservation area status on a comprehensive basis. This has been beneficial as the City is a tight geographical area with a range of areas of different and varying character and has enabled robust, justifiable proposals to be made. It is important that designation boundaries are precise and clear to avoid potential uncertainty.
7. It would be possible to consider a specific area of the City to determine if any parts of that area should be designated as a conservation area and this would be in accordance with national guidance.

Options

8. A review of the proposed conservation area would include assessment and analysis of the area as a whole using national guidance and criteria. It would include assessment of the existing statutory designations in and adjoining the area and if appropriate, would include defining boundaries of an area or areas considered to be of special architectural and historic interest.

Following this assessment a report of the results would be prepared for your decision. In the event that members felt that conservation area designation of a whole or part of the area had merit, public consultation would be carried out. There is no requirement to carry out consultation; however it is supported as

good practice. Comments would be taken into account and reported to Committee to decide if conservation area designation is appropriate.

Corporate & Strategic Implications

9. The City of London Local Plan is undergoing review. It will set out the type of development that is considered appropriate within and affecting conservation areas and include boundaries on the policy map. Decisions on the designation and boundaries of conservation areas are separate from the Local Plan process.

Conclusion

10. The Barbican and Golden Lane Residents Associations have approached the City with a proposal for a new conservation area. The City has a statutory duty under section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider whether it should designate conservation areas which are defined as 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. It is proposed to assess the area proposed and report the findings to Committee and if the Committee decide designation has merit, to carry out public consultation.

Appendices

Appendix A

Map of area proposed by Barbican and Golden Lane Residents Associations as a conservation area

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