

Committee(s):	Date(s):	Item no.
Planning and Transportation Committee	4 th July 2017	
Subject: Leadenhall Market draft Supplementary Planning Document – adoption	Public	
Report of: The Chief Planning Officer	For Decision	
<p><u>Summary</u></p> <p>A draft Supplementary Planning Document (SPD) for Leadenhall Market was issued for public consultation during April and May 2017. In response to comments received one minor amendment is proposed, set out in Appendix B to this report.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • That the amendment to the Leadenhall Market SPD listed in Appendix B be agreed. • That Members resolve to adopt the amended Leadenhall Market SPD. 		

Main Report

Background

1. The draft Leadenhall Market SPD sets out policies and guidance for the management of the surrounding Conservation Area and guidelines for the management of the grade II* listed Market.
2. 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.*"
3. 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.

4. The London Plan, adopted March 2015, states that heritage assets should be identified and recorded in order to sustain and enhance their significance and utilise their positive role in place shaping.
5. 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 SPDs have been adopted for 17 conservation areas and will be prepared for the remainder.
6. 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 June 2017 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.
7. The City Corporation has produced listed building management guidelines for other listed buildings, the Barbican (2012) and Golden Lane Estates (2013).
8. 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

9. On 21st March 2017 your Committee agreed the draft text for the Leadenhall Market draft SPD (appendices C & D) for formal public consultation. The draft SPD was made available for formal public consultation for a six week period from 5th April until 17th May.

10. Some minor amendments and clarifications were made to the text during this period.

Results of the SPD consultation

11. Comments were received from the City of London Archaeological Trust, Historic England, Natural England and Transport for London. Some respondents made suggestions for amendments, but all were broadly supportive of the draft SPDs.
12. Before adopting a SPD the local planning authority must prepare a consultation statement. This sets out the persons consulted during the preparation of the SPD, summarises the main issues raised and explains how these were addressed in finalising the SPD. The statement is attached as Appendix A.
13. It is recommended that a minor amendment to the SPD is made in response to the comments, set out in Appendix B to this report.

Corporate & Strategic Implications

14. The Leadenhall Market SPD supports 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 grade II* listed Leadenhall Market and the Leadenhall Market Conservation Area.
15. Equality Impact Assessments have been carried out for the draft SPD and no equality issues were identified. (Appendix E).
16. Sustainability Appraisal Screening Reports have been carried out for the draft SPD which has concluded a full Sustainability Appraisal/Strategic Environmental Assessment is not required. This has been confirmed by statutory consultees. (Appendix F).

Implications

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

Conclusion

18. Subject to the amendment in Appendix B it is recommended that the SPD is adopted by resolution in accordance with statutory requirements. Under its terms of reference your Committee is

authorised to adopt SPDs without reference to Common Council. After adoption the SPD and adoption statement will be made available in accordance with statutory requirements.

Appendices

- Appendix A – Statement of consultation - **Attached**
- Appendix B – Schedule of proposed changes – **Attached**

The following appendices are available electronically and hard copies will be available in the Members Room.

- Appendix C – Leadenhall Market SPD part 1 (Conservation Area Character Summary and Management Strategy)
- Appendix D – Leadenhall Market SPD part 2 (Listed Building Management Guidelines)
- Appendix E – SEA Screening Statement
- Appendix F – EQIA test of relevance

Contact:

Tom Nancollas

Planning Officer (Historic Environment)

020 7332 3692

Tom.Nancollas@cityoflondon.gov.uk