

# CABINET

## Adoption of Glasson Dock's Conservation Area Appraisal Individual Cabinet Member Decision (Councillor Janice Hanson)

### Report of Chief Officer (Regeneration and Planning)

| PURPOSE OF REPORT   |                          |                  |                                     |                              |
|---|--------------------------|------------------|-------------------------------------|------------------------------|
| To seek the Cabinet Member's approval for the adoption of Conservation Area Appraisal for Glasson Dock. |                          |                  |                                     |                              |
| Key Decision  | <input type="checkbox"/> | Non-Key Decision | <input checked="" type="checkbox"/> | Referral from Cabinet Member |
| Date of notice of forthcoming key decision  | N/A                      |                  |                                     |                              |

#### RECOMMENDATIONS:

- (1) The Conservation Area Appraisal for Glasson Dock, appended to this report is formally adopted by the Council. The Appraisal will be used to inform development proposals within or otherwise potentially impacting upon the character of Glasson Dock's Conservation Area.

#### 1.0 Introduction

- 1.1 Conservation Areas are designated by local planning authorities under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, and are defined as 'areas of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance'.
- 1.2 There are 37 Conservation Areas within Lancaster district.
- 1.3 Historic England's guidance *Conservation Designation, Appraisal and Management – Historic England Advice Note 1 (2016)*, states that local planning authorities should produce Conservation Area Appraisals prior to designation.
- 1.4 However, within this district Conservation Area Appraisals had not been prepared for many Conservation Areas designated in the 1970s and 1980s.
- 1.5 The Conservation Team are addressing this deficit by undertaking a programme of preparing Conservation Area Appraisals for these Conservation Areas. This programme offers the opportunity to re-evaluate the heritage features and special interest of the area.
- 1.6 Glasson Dock is part of the first in a series of new Conservation Area Appraisals to be prepared by the Council's Conservation Team.

## 2.0 Proposal Details

- 2.1 The purpose of a Conservation Area Appraisal is to define and articulate the special architectural or historic interest of the area. The appraisal of Glasson Dock's Conservation Area will be used to support local plan policies in developing a robust policy framework for planning decisions within, and immediately next to, or potentially otherwise affecting, the Conservation Area.
- 2.2 Glasson Dock's Conservation Area Appraisal, records and evaluates the area's architectural and historic interest through an assessment of significance which includes an assessment of the architectural quality, archaeological interest, setting, open spaces and trees within the boundary.
- 2.3 The document can be used by the Council, members of the public and developers to inform the consideration of development proposals and to help shape the design and appearance of the buildings.
- 2.4 The appraisal will also be a material consideration in appeal decisions and in decisions made by the Secretary of State in relation to urgent works to preserve an unlisted building within the Conservation Area.
- 2.5 Glasson Dock's Conservation Area Appraisal identifies features that are both positive and negative and will help the Council in the development of a Management Plan for the Conservation Area.

## 3.0 Details of Consultation

- 3.1 The draft Conservation Area Appraisal for Glasson Dock was advanced through PPCLG in August 2016. A draft was subsequently published for public consultation. The consultation period ran from 31<sup>st</sup> October 2016 to 12<sup>th</sup> December 2016. The draft document was available on the Council's webpage and on accessible computers in Customer Services at both Morecambe Town Hall and Lancaster Town Hall.
- 3.2 Thurnham Parish Council were notified and a local resident published a notice of the public consultation in the monthly parish newsletter. A public drop-in event was held at Glasson Dock's Village Hall on 10<sup>th</sup> November 2016 4-7pm.
- 3.3 Comments on the historic development of the village were received in response to the consultation and the document has been amended to incorporate these comments.

## 4.0 Options and Options Analysis (including risk assessment)

|            | <b>Option 1:</b> Approve the adoption of the Conservation Area Appraisal for Glasson Dock   | <b>Option 2:</b> Do not approve the adoption of the Conservation Area Appraisal for Glasson Dock |
|------------|---|--|
| Advantages | The Conservation Area Appraisal will inform Development Management in their day-to-day work and also have a wider informative value on the importance of Glasson Dock's Conservation Area to the public and developers considering investment in the area. In addition, a Conservation Area Appraisal will be a material consideration in appeal decisions and to | There are no advantages to not approving the Conservation Area Appraisal.                        |

|               |   |  |
|---------------|---|--|
|               | Secretary of State decisions relating to urgent works to preserve an unlisted building or structure within a Conservation Area.   |  |
| Disadvantages | There are no disadvantages to the adoption of Glasson Dock's Conservation Area Appraisal as the process is designed to act as an informative measure for the Council and the public and guide the form and content of new development within the Conservation Area. | This would have significant consequences on the future management of Glasson Dock's Conservation Area, as it would considerably limit the Council's powers to ensure the architectural and historic interest of the area is preserved and enhanced for future generations. |
| Risks         | There are no risks associated with this option.   | There is a potential risk that if not adopted, future development within the Conservation Area could erode and negatively impact the special interest of Glasson Dock for which it was designated. This could eventually devalue the status of the Conservation Area.      |

## 5.0 Officer Preferred Option (and comments)

5.1 Option 1 is the preferred option for the reasons given above.

## 6.0 Conclusion

- 6.1 The adoption of the Conservation Area Appraisal for Glasson Dock will be beneficial to the conservation of the built heritage of Glasson Dock as it will identify the 'special architectural or historic interest', which contributes to the overall identity of the district and should be conservation for the benefit of future generations.
- 6.2 Officers have responded to comments made during the public consultation period and have, subsequently, amended the layout and some of the content of the draft Conservation Area Appraisal.
- 6.3 Glasson Dock's Conservation Area Appraisal will enable a balanced judgment to be made in considering development proposals about the scale of harm or loss to the significance of the Conservation Area. The appraisal will assist the Development Management process in considering applications, inform the local community about their local heritage and positively contribute to the sustainability of the district's built heritage.

## RELATIONSHIP TO POLICY FRAMEWORK

The national policy framework relating the historic environment is *National Planning Policy Framework* (NPPF). This sets out Government guidance on the designation of Conservation Areas which justify the status of 'special architectural or historic interest'. At the District level, the *Development Management DPD* sets out the Council's strategy for the conservation of the historic environment and the policy which relates to development affecting Conservation Areas is DM31.

## **CONCLUSION OF IMPACT ASSESSMENT**

**(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, HR, Sustainability and Rural Proofing)**

The adoption of Glasson Dock's Conservation Area Appraisal could increase community awareness of the historic and architectural importance of the Conservation Area, thus inform appropriate new development which will preserve and enhance the areas for future generations. The characterisation of the built form and architectural quality could promote good design within the historic environment and lead to the increased re-use of listed and positive unlisted buildings within the Conservation Area and, therefore, make a positive contribution to the sustainable development of communities.

## **LEGAL IMPLICATIONS**

The production of a Conservation Area Appraisal for Glasson Dock could lead to the creation of a Management Plan which may result in the introduction of Article 4(2) Directions for some of the best preserved historic unlisted buildings. This would require assistance from Legal Services in making the Directions, confirming them, advertising them and regulating them.

## **FINANCIAL IMPLICATIONS**

The use of the Conservation Area Appraisal and the potential later introduction of Article 4(2) Directions will be undertaken by existing staff resources within Planning, Housing and Policy Team (Regeneration and Planning) with the assistance from Legal Services. It is not expected, therefore, that the Conservation Area Appraisal will have any additional financial and resource implications for the Council. Any subsequent Article 4(2) Directions made as a result of the Management Plan process could have some resource implications for Development Management (Regeneration and Planning), however, they are aware of this process and consider this to be manageable as it is unlikely to be substantial.

## **OTHER RESOURCE IMPLICATIONS**

### **Human Resources:**

There are no resource implications for human resources.

### **Information Services:**

There are some resource implication as there will be a requirement to publish the final Conservation Area Appraisal for Glasson Dock on the Council's website. However, the resource implications will not be substantial.

### **Property:**

There are no resource implications for property services.

### **Open Spaces:**

There are no resource implications for open space services.

## **SECTION 151 OFFICER'S COMMENTS**

The Section 151 Officer has been consulted and has no further comments.

**MONITORING OFFICER'S COMMENTS**

The Monitoring Officer has been consulted and has no further comments.

**BACKGROUND PAPERS**

National Planning Policy Framework 2012  
Conservation Area Designation, Appraisal  
and Management – Historic England Advice  
Note 1

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