

Lancaster City Council | Report Cover Sheet

Meeting	Cabinet	Date	27 October 2020
Title	Proposed Designation of Conservation Area Slyne Road, Skerton		
Report of	Report of Director for Economic Growth and Regeneration		
Purpose of the Report To advise Cabinet of the proposals and the outcome of consultation and to seek Cabinet approval for the designation			
Key Decision (Y/N)	N	Date of Notice	Exempt (Y/N)

Report Summary This report relates to the proposed designation of a conservation area for part of Slyne Road, Skerton, Lancaster. It informs Cabinet members of the outcome of consultation for the proposals and recommends that Cabinet approve the designation.

Recommendations That Cabinet approve the designation of a conservation area for the area in question.

Relationship to Policy Framework

Under section 69 of the Town and Country Planning (Listed Building and Conservation Area) Act 1990, the Local Planning Authority have a duty to consider which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas. Our Local Plan contains policies for the management of conservation areas in response to planning applications for development.

Conclusion of Impact Assessment(s), where applicable

Climate	Wellbeing & Social Value
Digital	Health & Safety
Equality	Community Safety

No implications

Details of Consultation

See Section 6 of the report below

Legal Implications

The powers to designate a conservation area derive from section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are certain procedural requirements arising from this as outlined in Section 4 of the report below. If the conservation area is designated there are various powers and duties, in particular, for the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the area under section 72 of the 1990 Act.

Financial Implications

The designation of a conservation area does not have any direct financial implications. However, there are minor implications for resources in relation to planning applications involving demolition, for tree works and an increase in publicity where applications arise. Given the very small size of the proposed conservation area the costs are not likely to be onerous and can be met from existing resources.

Other Resource or Risk Implications

There are no known implications.

Section 151 Officer's Comments

The s151 Officer has been consulted and has no further comments to add to this report

Monitoring Officer's Comments	
The Monitoring Officer has been consulted and has no further comments to make	
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Links to Background Papers	
Annex 1 - Map of Proposed Conservation Area Annex 2 – Slyne Road – Conservation Area Assessment Annex 3 – Consultation letter and attached information Annex 4 – Letter from Nexus Planning Consultants Annex 5 – Nexus comments and officer comments Annex 6 – Other comments and objections with officer comments	

1.0 Introduction

- 1.0 The concept of conservation areas was initiated in the 1967 through the Civic Amenities Act, which placed a duty on Local Planning Authorities to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. This led to the designation of conservation areas in Lancaster and Morecambe and many other towns and villages in the District. The Council designated its first conservation area in Heysham in 1972 and there are now a total of 37 conservation areas in the District as a whole.

2.0 Proposal Details

- 2.1 We are proposing to designate a new conservation area under these powers for Slyne Road just to the north of Aldren's Lane. The proposed location and conservation area boundary is shown in Annex 1. The area in question is a late 19C residential suburb which developed rapidly following the incorporation of Skerton into the City of Lancaster in 1888. A small cluster of civic/public buildings were constructed, including the Police Station (1889), St Joseph's Church and Presbytery (1900-1) and St Joseph's School. Terraces of villas soon followed to the immediate north.
- 2.2 The timing of the designation has been influenced by the proposed demolition of the former Police Station on Slyne Road, which is a Non-Designated Heritage Asset (NDHA) now used as offices. An application for re-development of the site is due to be submitted shortly. This is an architecturally significant building that positively contributes to the character of the local area. It is a prominent building on the corner on Slyne Road on its junction with Barley Cop Lane and forms one of the important cluster of civic/public building mentioned above. Its loss would, therefore, cause considerable harm to the character of the area.
- 2.3 While the timing of the designation has been influenced by the proposed demolition of the former Police Station, the reason for the proposed designation, as explained below, is that the character and appearance of area merits conservation area status. The architectural and historic quality of buildings in the area contribute significantly to its character and appearance, including the former Police station, and warrant preservation.

3.0 Justification for designation

- 3.1 The proposed conservation area is a late Victorian suburb grouped in a linear arrangement along Slyne Road. It includes a core of civic and public buildings to the south of the proposed area, set within generous grounds and greenery. There is a distinctive mixture of architectural styles, including Classical, Tudor, Perpendicular and Gothic revival. Important buildings and features include:
- St Joseph's Church (Grade II) and Presbytery- perpendicular revival church by acclaimed London ecclesiastical architects Pugin and Pugin dated 1900-1.
 - Dacrelands (Grade II) – classical styled house circa early 19C in ashlar with bow fronted west elevation within a generous garden setting
 - Police Station (unlisted) symmetrical range in Tudor Gothic style, with characterful stepped gables and bay windows
 - St Joseph's School – c1896, gable fronted, including canopy and Crucifixus, with Chapel. Probably wholly by Pugin and Pugin, although only Chapel is by them for certain.
- 3.2 Victorian terraces of smaller villas make up the remainder of the proposed conservation area. These characterful buildings display a range of features, including a rhythm of bay windows with distinctive architectural form, sliding sash windows, canopied entrances and decorative joinery, ridges and finials, the use of sandstone walling and slate roofs. The area is also notable for its mature trees and greenery, with planting to gardens fronted by stone boundary walls topped with decorative limestone.
- 3.3 The area in question provides a distinctive and attractive approach to the city, similar to the Greaves Road Conservation Area to the south of the city centre. Although some modern development has undoubtedly left its mark on the area, it remains of special architectural and historic interest and is therefore worthy of designation.
- 3.4 An assessment of the proposed conservation area has been prepared and can be found in Annex 2.

4.0 Legislative and Policy Context

- 4.1 The various legislation governing the designation of conservation areas has been consolidated in the Planning (Listed Buildings and Conservation Areas) Act 1990. Under section 69 of the Town and Country Planning (Listed Building and Conservation Area) Act 1990, the Local Planning Authority have a duty to consider which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas.
- 4.2 Our Local Plan Development Plan Document in paragraphs 10.30 states that the Council will consider future areas that may be considered suitable for designation as a conservation area. This requires a judgement as to whether an area is of special architectural or historic interest, and the character or appearance of which it is considered desirable to preserve or enhance.
- 4.3 In terms of policy the National Planning Policy Framework 2019 states that, when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest. This is to ensure the concept of conservation is not devalued through the designation of areas that lack special interest. Our assessment of the

proposed conservation area in Annex 2, therefore, has been carried out to ensure it justifies designation.

- 4.4 Designation takes effect on Cabinet approval of the proposed boundaries. We must then advertise the designation in the London Gazette and local press. Upon designation, we would have to notify Historic England and the Government Office North West of the designation if approved.

5.0 Effect of Designation

- 5.1 The designation of a conservation area introduces a general control over the demolition of buildings and the felling/lopping of trees and provides a basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest. In determining applications for development it is necessary for us to pay special attention to the desirability of preserving or enhancing the character or appearance of the area under section 72 of the 1990 Act.
- 5.2 Designation would, therefore, help conserve the architectural and historic qualities of the area for the future by ensuring that historic buildings and features are retained and that new development and enhancement proposals takes account of its special qualities. The designation also enables us to consider further measures to prevent the loss of historic features and details via an Article 4 Direction, which would require further consultation.
- 5.3 Our Development Management Development Plan Document was adopted on 30th July 2020. Policy DM 38 deals with conservation areas and would apply to the proposed conservation area if it is designated. The policy seeks to ensure that the qualities and features of the conservation area are considered when determining planning applications to ensure development preserves or enhances its character and appearance, as required by the 1990 Act.

6.0 Details of Consultation

- 6.1 We have involved the local community and stakeholders in developing the proposals for designation of this conservation area. We sent out consultation letters, information and questionnaires to residents and property owners in the proposed area (see Annex 3). We have held a five-week period of consultation during late July and August and during this time and we have had information about the designation available on our website.
- 6.2 We have received a detailed objection from the agent to the owners of the former Police Station NDHA (which is owned by the NHS). This letter is reproduced in Annex 4. Our response to the issues raised in this letter are included within a table in Annex 5.
- 6.3 We have received eight other consultation responses and these are summarised in the tables in Annex 6. We have considered the consultation responses regarding the principle of designation. We have concluded that none of the issues raised nor the weight of any particular concern mean that designation should not proceed.
- 6.4 We have received two responses seeking to amend the proposed conservation area boundary. These responses are included in Annex 5 & 6. We need a clear and easily defined boundary and we need to weigh any change against the merits of adding or excluding any area or feature and the extent to which they contribute the

character and appearance of the area. We have considered the proposed boundary changes but have not recommended any amendments be made.

7.0 Conclusion

7.1 In accordance with our statutory duties and national policy we have considered the proposal for the designation of a conservation area on Slyne Road, as shown on the proposal map in Annex 1 and recommend that the designation of a conservation area under section 69 of the 1990 Act be approved.

8.0 Options and Options Analysis (including risk assessment)

Option 1: That the conservation area designation is approved.
Advantages: The designation would be consistent with our statutory duties under Section 69 of the 1990 Act and would give appropriate protection to the special architectural and historic interest of the area.
Disadvantages: None
Risks: None
Option 2: That the conservation area designation is not approved.
Advantages: None
Disadvantages: The special architectural and historic interest of the area would not be preserved and enhanced, including historic buildings and other features which contribute to this. An unlisted building that is important to the character of the area is under threat of demolition and designation may result in its loss.
Risks: That the special architectural and historic interest of the area is not preserved and enhanced and that historic buildings and other features in the area, including the building currently under threat of demolition, may be lost.

8. Officer Preferred Option (and comments)

8.1 The officer preferred option is Option 1.