

ANNEX 3 – CONSULTATION LETTER AND INFORMATION



Email: conservation@lancaster.gov.uk

Address

**DIRECTORATE FOR ECONOMIC
GROWTH AND REGENERATION**

Planning and Place Service

PO Box 4
Town Hall
Lancaster LA1 1QR

17 July 2020

Dear Occupier

Conservation Area Appraisal and Management Plan for Slyne Road, Skerton, Lancaster

I write to inform you that the Council are considering the designation of a Conservation Area for Slyne Road in Skerton, just to the north of its junction with Aldren's Lane. This is in recognition of its special architectural and historic interest, the character or appearance of which we consider is desirable to preserve or enhance. The proposed conservation area boundary is shown on the map attached to this letter.

Conservation areas help to protect our historic environment and the sense of place which is valued by the local community. Designation provides protection to historic buildings and features in the area to prevent the character from being eroded through demolition and inappropriate development.

This letter is to confirm that your property is situated within the proposed conservation area. We would welcome comments on the proposal from the local community and interest groups. Further information about conservation areas is attached to this letter.

Why is the Slyne Road area special?

The area has the following qualities

- A late Victorian suburb grouped in a linear arrangement along Slyne Road
- Includes a core of civic and public buildings to the south set within generous grounds and greenery
- A distinctive mixture of Classical, Tudor, Perpendicular and Gothic revival styles
- Modest terraced villas with rhythm of slate roofed bay windows, sliding sash windows, canopied entrances and decorative joinery, ridges and finials
- Prevalent use of sandstone walling and slate roofs
- Mature trees and greenery, with planting to gardens fronted by stone boundary walls topped with decorative limestone

- Important historic buildings include:
 - St Joseph's Church (Grade II) and Presbytery- perpendicular revival church by acclaimed London ecclesiastical architects Pugin and Pugin
 - 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 Church – c1896, gable fronted, including canopy and Crucifixus, with Chapel. Probably wholly by Pugin and Pugin, although only Chapel is by them for certain.

Public consultation

The involvement of the local community and interest groups in the designation of a conservation area is an important part of the process. Local knowledge and support bring public understanding and ownership of the proposals if they are approved.

The designation proposals are subject to a four-week period of consultation.

Please Note: Before commenting please read all the consultation documents found on the Council website here: <http://www.lancaster.gov.uk/planning/conservation/conservation-areas>

Have your say

We want to hear the views of the local community and interest groups about the proposed conservation area designation. Comments can be provided as follows:

- online: https://www.surveymonkey.co.uk/r/SlyneRd_CA
- by email: conservationteam@lancaster.gov.uk
- by post to: Lancaster City Council, PO Box 4, Town Hall, Dalton Square, Lancaster, LA1 1QR

Please send your comments to us by **Monday 24 August 2020**

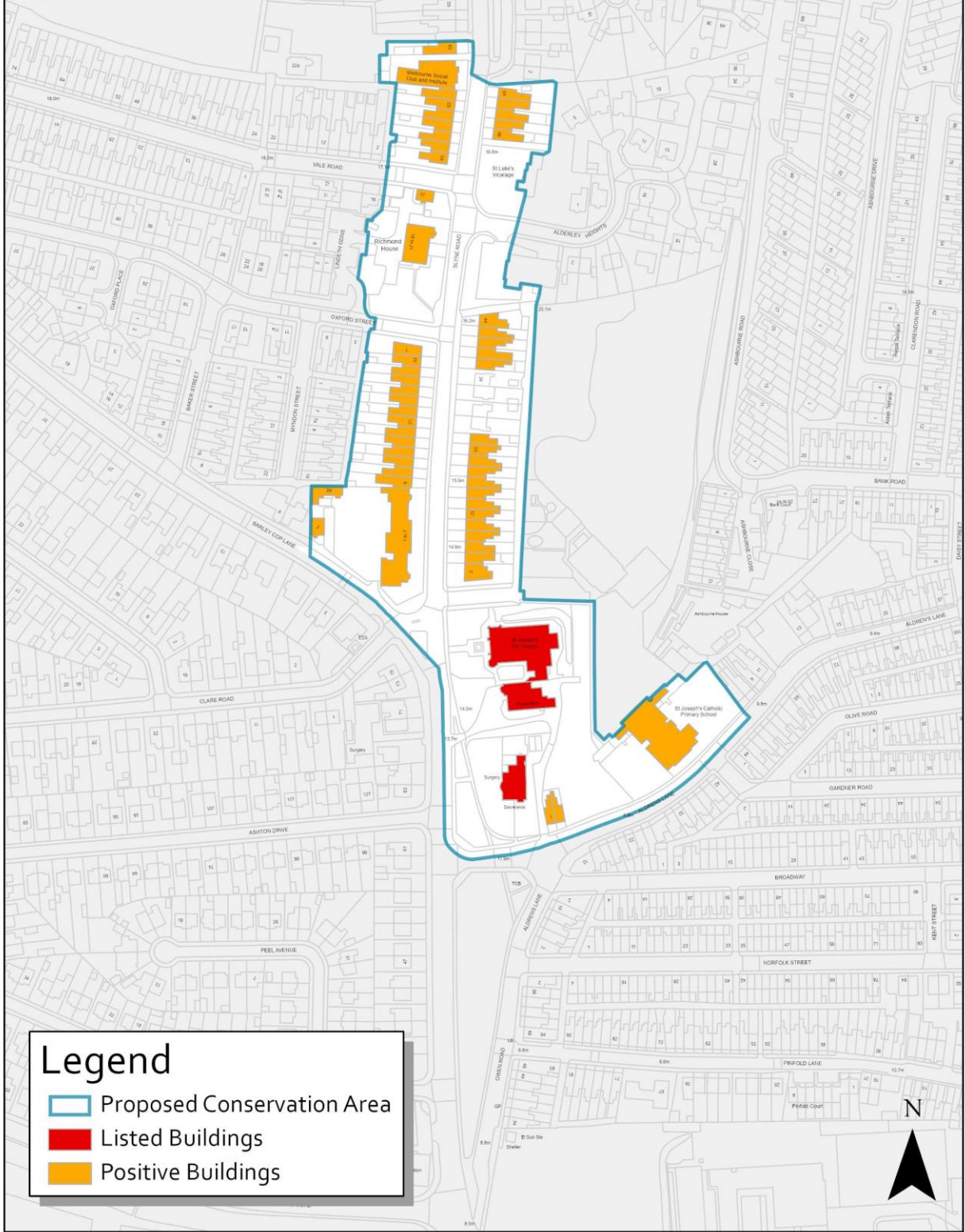
Yours sincerely



DAVID JAMES
PRINCIPAL CONSERVATION OFFICER

Inc: Map of Proposed Conservation Area
Frequently Asked Question

Proposed Slyne Road Conservation Area: Consultation, July 2020



Legend

-  Proposed Conservation Area
-  Listed Buildings
-  Positive Buildings

Scale: 1:2,500

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Conservation areas

What is a Conservation Area?

Conservation areas are legally defined as areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Local authorities have a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider the designation of a conservation areas for places that have these qualities.

Conservation areas help to protect our historic environment and the sense of place which is important to the local community. The special interest of an area relates to those qualities that gives an area its distinctive character and appearance.

The designation of a conservation area can be based on qualities such as:

- the historic layout of streets, plots and boundaries
- the quality, character and "group interest" of its buildings and their materials
- boundary features and their materials
- the character of spaces that the buildings enclose, including historic paving
- the contribution of trees and green spaces.
- the views, vistas and 'townscape' character created by the buildings and spaces
- traditional uses and activities which characterise the area
- the activity and atmosphere which give an area its distinctive character

Designation provides protection to historic buildings and features to prevent the character from being eroded through demolition and inappropriate development. However, conservation area may need to evolve to meet the changing demands and pressures of daily life. Well-designed, sustainable new development that is sensitive to the local character can benefit the area and need not be detrimental. Our policies and guidance seek to manage change without undermining the conservation area's character.

Benefits of living in a Conservation Area

Does a conservation area mean that the area can never change?

The designation of a conservation area does not mean every building will be preserved and no changes allowed. Some change is inevitable and may be necessary for the day-to-day life and enhancement of an area. Designation helps ensure changes respect the area's character and appearance. The additional planning powers and policies within conservation areas aim to ensure new development is of good quality while giving protection to important historic buildings and features.

How does being in a conservation area affect demolition?

Applications for permission to totally or partially demolish any building within a conservation area must be made to us. Procedures are similar to listed building consent applications. Generally, buildings which make a positive contribution to the character or appearance of the conservation area should be retained.

What about minor developments?

Within Lancaster district, areas both within or outside a conservation area have "permitted development rights" unless they have been removed by an Article 4 Direction (see below). These rights permit development such as small extensions and alteration, to be carried out without planning permission. Where planning permission is required, new development and alterations to existing buildings need to be well designed and employ good quality materials so that they preserve or enhance the character or appearance of the area.

Can you still cut down trees in a conservation area?

Trees make an important contribution to the environment within conservation areas. Anyone proposing to cut down, top or lop a tree above a certain size in a conservation area, whether or not subject to a tree preservation order, has to give us notice. We can then consider the contribution the tree makes to the character of the area and may seek to protect important mature trees and groups of trees by making a tree preservation order.

What is an Article 4 Direction?

We can introduce more sensitive controls through an 'Article 4 Direction', to manage alterations to houses. Such Directions prevent the loss of important historic features and details which contribute to the area's character such as original roof slates, doors, windows, boundary walls and other architectural details. But reasonable alterations which are of good quality are permitted. Such controls currently exist in a number of our conservation areas. We have to have good reason to introduce an Article 4 Direction and must take account of public views before doing so.