

ANNEX 6 - OTHER COMMENTS AND OBJECTIONS TO THE PROPOSED CONSERVATION AREA DESIGNATION FOR SLYNE ROAD

Consultee Comment	Lancaster Conservation Team Response
Consultation questionnaire Q1 Do you agree with the proposal to designate a Conservation Area?	
Yes – 2 respondents	Responses noted
No – 1 respondent	
Don't know – 3 respondents	
Consultation questionnaire Q2 Does the proposed boundary include all the areas which have special architectural or historic interest? If no, what areas would you add or remove?	
Yes – 2 respondents	Responses noted
No – 1 respondent	
Don't know – 3 respondents	
Not enough information about what it would mean for us in terms of alterations etc.	<p>A Frequently Asked Question leaflet was included in the information sent to residents and owners and is shown in Annex 3. The respondent in this case has been contacted to help clarify the impact of designation.</p> <p>Conservation Area designation means there is greater control over some alterations and extensions to buildings. This affects the size and location of development. For example there is a limit on the size of extensions and the carrying out of alteration to roofs. However, there remains considerable scope to carry out works. Where the degree of alteration is harmful we have sought to control works by making Article 4 Directions. This generally controls changing windows, doors, roofing materials and creating parking in front gardens. An Article 4 Direction is not currently proposed as part of the Slyne Road CA proposals</p>

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<p>Consultation questionnaire Q3 Does the Conservation Area Assessment outline the qualities which make up the area's special architectural and historic interest?</p>	
Yes – 4 respondents	Responses noted
No – 1 respondent	
Don't know – 2 respondents	
<p>Consultation questionnaire Q4. Do you think there should be some protection to prevent the loss of historic and traditional features such as original windows, doors and roofing materials?</p>	
Yes – 2 respondents	Responses noted
No – 1 respondent	
Don't know – 3 respondents	
<p>Respondent Comment: Within reason, keeping the Victorian look, windows, doors and roofs</p>	Comment noted
<p>Consultation questionnaire Q5 Do you have any other comments?</p>	
<p>Respondent Comment: I would request that you update your map of the proposed conservation area. You state on it that The New Melbourne pub is still a social club and institute. This will affect our business.</p>	Comment noted
<p>Respondent Comment: The residential properties on Slyne Road do not represent historic examples of Lancaster given the amount of development that has already taken place. It is likely to lead to a dramatic drop in house prices, additional costs to house owners. None of which will</p>	<p>The character of the area is outlined within our assessment. The fine group of civic and public buildings and the strong character of terraced villas which line the road were developed over a short period at the turn of the 19/20C and are part of the historic development of the area as a suburb of Lancaster. We, therefore, consider the area to be of special architectural and historic character.</p>

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<p>particularly enhance or improve the local area. I strongly object to the proposal</p>	<p>Research has shown that the designation of a conservation area tends to have a positive impact on property prices.</p>
<p>Respondent Comment: You haven't provided enough information as to what this actually means for homeowners within the potential conservation area. What would need/not need permission for. How might it affect house sales? Will it cover just frontage or the rear of properties as well? What about gardens etc? You are asking for people to comment on something but giving no information for them to do so in an informed way.</p>	<p>A Frequently Asked Question leaflet was included in the information sent to residents and owners and is shown in Annex 3. The respondent in this case has been contacted to help clarify the impact of designation.</p> <p>Also, see response to Q2 and Q5 above</p>
<p>Respondent Comment: We think this is a really good proposal. Having just purchased our first home on Slyne Road we are grateful that the Council are considering taking steps to preserve some of the historical characteristics that attracted us in the first place - particularly St Joseph's Church and the old Police Station.</p>	<p>Comment noted</p>
<p>Respondent Comment: Some concerns about possible restrictions on house repairs. Double glazed sash windows are very expensive!</p>	<p>There are no controls over alterations to windows and doors from designation. Such control would require the making of an Article 4 Direction. An Article 4 Direction would require public consultation before confirmation.</p>
<p>Other representations</p>	
<p>There is a lane at the rear of 2 - 44 Slyne Road, which appears to be included in the conservation area. From the old deeds it states that the property owner is responsible for the maintenance of that part of the lane which is 10 feet from the boundary of the property. This means the owners are responsible for their part of the lane and the school is responsible for the 10 feet from their boundary.</p>	<p>The location of the conservation area boundary should ideally follow physical boundaries. The lane accesses the rear of properties located within the proposed conservation area and the boundary with the school delineates two areas of contrasting character. Therefore no change to the proposed conservation area boundary is recommended.</p>

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<p>If the proposed line is drawn up to the boundary of the school then part of the school is in the conservation area.</p> <p>There are some very large Sycamores at the rear of 42, 40 and 38 Slyne Road which are within 10 feet of the school boundary and encroach on these properties. The school is and has taken responsibility for these trees and has had them pruned.</p> <p>It would seem to me that it would be clearer if the boundary of the conservation area was drawn down the middle of the lane to recognise the responsibility of each owner.</p>	