

BODY: CABINET

DATE: 23rd October 2013

SUBJECT: The Park Close Conservation Area Appraisal and Management Plan

REPORT OF: Jefferson Collard
Senior Head of Development

Ward(s): Upperton

Purpose: To seek approval for the adoption of The Park Close Conservation Area Appraisal and Management Plan and noting the proposal of an Article 4 Direction.

Contact: Clare Dales, Specialist Advisor, Conservation & Design,
Unit, 1 Grove Road, Eastbourne
Tel no: (01323) 415251
E-mail: clare.dales@eastbourne.gov.uk

Recommendation

1) Members are asked to approve The Park Close Conservation Area Appraisal and Management Plan for adoption.

2) Members are asked to note that the Planning Committee will receive a report which will analyse the feasibility of introducing an Article 4 Direction. This will need Full Council approval.

1.0 Introduction

1.1 The Park Close Conservation Area and Management Appraisal is one of a rolling programme of appraisals, to cover all the Conservation Areas in the Borough. The Council has a duty to review, formulate and publish appraisals and management plans for the preservation and enhancement of the Borough's 12 Conservation Areas. The Park Close Conservation Area Appraisal sets out the special interest of the area with a recommendation for protection of the setting of the heritage assets.

2.0 The Park Close Conservation Area Appraisal

2.1 The purpose of The Park Close Conservation Area Appraisal is to define the special architectural and historic interest of the designated area in the form of a detailed character analysis. The Conservation Appraisal also contains a Management Plan, which seeks to manage change in ways that maintain and strengthen the area's special qualities.

- 2.2 The Park Close Conservation Area covers a small area of 1.255 Hectares, adjacent to the West of Gildredge Park in Old Town.
- 2.3 A Conservation Area would normally be divided onto Character Areas, however given the discrete boundary and architectural consistency of design detail to The Park Close, arising from the historic origins of this development, there are no proposed divisions.
- 2.4 The Management Plan in Section 6 of the Appraisal contains proposals that seek to preserve and enhance the character and appearance of The Park Close Conservation Area. This includes a proposal that Article 4 Directions is investigated.
- 2.5 The reason Article 4 Directions are considered desirable is that many householder works are not regulated in conservation areas. Within the conservation area, dwelling houses can be altered in such a way as may detract from the special character of the individual heritage assets, and of The Park Close as a whole. The design details are outstanding and are unique to The Park Close. Article 4 Directions would bring under control such actions as window and door replacements, which would not normally require consent in a single dwelling house.
- 2.6 Investigations regarding Article 4 will be the subject of a further report for Planning Committee. This will cover the process of Article 4; how applications are made and internal processes; the legal and financial implications of Article 4 Directions.

3.0 Assessments

- 3.1 The assessments were undertaken in line with the Criteria for extensions to the boundary of the Conservation Areas, as set out in the adopted Guidance Manual for Designation and Review of Conservation Areas and in line with guidance from English Heritage. The recommendations from this assessment are that with respect to the special interest and character of The Park Close Conservation Area, as defined within the appraisal document, no alterations to the boundary of conservation area.

The 1930s buildings have retained a very high proportion of their original features, including the shared and external spaces. Few have unsympathetic alterations and repairs.

However the special nature and visual cohesion of the dwellings, together with the quality and extent of original designs could be seriously eroded over time under the current permitted development rights. Consequently it is proposed to investigate the implications of the introduction of Article 4 directions, which would remove permitted development rights, to better protect the heritage assets. This will be the subject of a separate report to the Planning Committee.

- 3.2 Therefore, the recommendation of this report is that the boundary of The Park Close Conservation Area be retained, to help maintain the special architectural and historic character of the Conservation Area.

4.0 Consultation

- 4.1 The document was reviewed and recommended for consultation by the CAAG (Conservation Area Advisory Committee), on 14th May 2013, and then also by Planning Committee on 21st May 2013.

The Appraisal and management plan was made available to the public for a period of twelve weeks, from 24th May 2013 to 16th August 2013. The Appraisal was made available on the Councils website, and paper copies on deposit at The Town Hall, No1 Grove Road and at Eastbourne Library.

- 4.2 Following the close of Consultation period, representations have been reviewed and considered, following guidelines set out in the adopted Guidance Manual for Designation and Review of Conservation Areas and in line with guidance from English Heritage.
- 4.3 Of the Consultees, only one: The Twentieth Century Society made comment, recommending that an amendment be made to the Article 4 Directions in the Management Plan. The addition of *Part 1, Class A the addition of any side or rear extension* has duly been made to the Management Plan, and is highlighted in the Park Close Conservation Area Appraisal & Management Plan.

A table summarising this is at Appendix 1 – Summary of Representations & Comments

5.0 Financial and Staffing Implications:

- 5.1 The cost of the consultation is met from within existing budgets and will largely consist of staff time.

6.0 Sustainability Implications

- 6.1 The conservation of heritage assets, which are a finite and diminishing resource, is an integral aspect of sustainable development. The designation and revision of the conservation areas will assist in the conservation of heritage assets.

7.0 Other Implications

- 7.1 There are no youth, anti-poverty, equality or community safety implications as a direct result of the draft documents.
- 7.2 The Park Close Conservation Area Appraisal & Management Plan was presented to the Equalities & Fairness Steering Group on 3rd October 2013.

8.0 Conclusion

- 8.1 The Park Close Conservation Area Appraisal has been prepared according to English Heritage Guidance Manual (2011) and English Heritage's Guidance. It aims to set out, in a clear and concise manner, the special architectural and historic interest of the area and to provide information on the best approach to managing change, in order to conserve or enhance

the special interest of the area.

As such, it is recommended that the Appraisal is considered for recommendation, with adoption of the Conservation Area Appraisal & Management Plan.

Clare Dales
Specialist Advisor – Conservation & Design

Background Papers:

The Background Papers used in compiling this report were as follows:

The Park Close Conservation Area Appraisal and Management Plan

English Heritage: Guidance on Conservation Area Appraisals

English Heritage: Guidance on the Management of Conservation Areas

English Heritage: Conservation Area Practice

English Heritage: [Understanding Place: Conservation Area Designation, Appraisal and Management](#)

Eastbourne Borough Council: Guidance Manual for Designation and Review of Conservation Areas

Eastbourne Borough Council: Conservation Areas in Eastbourne - Companion Document

The Park Close Residents' documents, comprising excerpts from original sales literature, maps, plans and with grateful thanks for allowing internal inspection of properties, outbuildings and gardens to compile the report.

Appendix 1 – Consultation – Summary of Representations & Comments

ORGANISATION	NAME	MEDIA	COMMENTS	Officer Response	Action
Private	Christina Boatwright	direct email	General enquiry Article 4/Repairs	Reply 3.7.13	no change to report
Private	Trefor Williams	direct email	General enquiry Article 4	Reply 3.7.13	no change to report
20TH Century Society Eastbourne Society English Heritage ENHA Society ESCC ELH Society	Henrietta Billings	direct email	Include side & rear extensions to Article 4	Considered response	Amended Management Plan
			No response		
			No response		
			No response		
	Casper Johnson		No response		
			No response		
CAAG Planning Committee			Reccommended Approval with no ammendments		
			Reccommended Approval with no ammendments		