

ENVIRONMENT CABINET MEMBER MEETING

Agenda Item 78

Brighton & Hove City Council

Subject:	Patcham Character Statement		
Date of Meeting:	23 December 2010		
Report of:	Strategic Director, Place		
Contact Officer:	Name:	Sanne Roberts	Tel: 29-2261
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Key Decision:	No		
Wards Affected:	Patcham		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The report seeks approval of the Patcham Conservation Area Character Statement, following a positive public response. The Character Statement has been welcomed as clearly defining the character and appearance of the conservation area, which needs to be preserved or enhanced. This comprehensive appraisal, as now amended, will provide a good basis for making development control decisions and may prompt future initiatives to improve the appearance of the area.
- 1.2 A good deal of support was also received to the recommended changes to the conservation area boundary and to the making of an Article 4(1) Direction to control unsympathetic alterations to dwelling houses.

2. RECOMMENDATIONS:

- 2.1 That the Patcham Conservation Area Character Statement be adopted, subject to any minor grammatical and non-material text and illustration alterations agreed with the Cabinet Member for Environment.
- 2.2 That an Article 4(1) Direction be made for dwellings in the area under the Town and Country Planning (General Permitted Development) Order 1995, as recommended by the Patcham Conservation Area Appraisal and detailed in annex 3.
- 2.3 That the proposed boundary changes, as set out in the Character Statement and illustrated in annex 4, be approved and formally designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Patcham conservation area was designated in 1970. It was last reviewed in 1992 when the area was extended and a study adopted.
- 3.2 The character statement (as amended following consultation), which is appended at annex 2, is in line with current guidance from English Heritage (2006). It is

informed by historic research and on-site analysis. It describes the overall character of the area and notes three distinct character areas. The review suggests an extension to the area to include Coney Wood and Patcham Recreation Ground. The regularisation of the boundary to the rear of the Black Lion is also proposed. An Article 4(1) Direction to control incremental alterations to dwelling houses within the area is recommended, noting a threat to traditional architectural features such as timber sliding sash windows. The proposed Article 4(1) Direction is appended in annex 3, and the boundary changes in annex 4.

4. CONSULTATION

4.1 A draft Patcham Conservation Area Character Statement was approved for public consultation at the Cabinet Member's meeting on 16 September 2010. Formal public consultation took place between 28 September 2010 and 9 November 2010. Copies of the draft statement were made available on the Council's website, at City Direct Offices and at Patcham Library. Local residents, businesses, Ward Councillors, the Preston and Old Patcham Society and other local and national amenity societies, English Heritage and other key stakeholders were all consulted. Posters were displayed in the area. The statement was also reported to the Council's Conservation Advisory Group (CAG).

4.2 A number of representations have been received in from nine individuals, representing themselves, local groups or other organisations. Their various comments are summarised at annex 1, which also sets out how the character statement has been changed, or not, in response to each of the points made.

Main issues arising from the consultation

4.3 The responses broadly support the Patcham Conservation Area Appraisal and its recommendations, including the proposed inclusion of Coney Wood and Patcham Recreation Ground and the proposed Article 4(1) Direction. The changes suggested by some of the respondents relate to (i) transport matters, including the clutter of highway paraphernalia, (ii) possible public realm enhancement at the junction of Old London Road and Ladies Mile Road and (iii) to the revised boundary at Coney Hill.

4.4 A number of representations suggested traffic calming measures in and around the village, and raised issues regarding the adverse effect of parked cars on the A23. These could be explored in further detail with community groups but there are no plans to introduce traffic calming in the area at present, nor justification on highway grounds. Removing parking from the A23 may result in a displacement of parking into the surrounding area; including Patcham village, which may be cause greater visual harm and loss of amenity.

4.5 With regard highway paraphernalia, it can clutter the streets to the area's visual detriment. Some de-cluttering has already taken place during recent highway improvements in the area. More may follow. The character statement recommends signs and modern paraphernalia are kept to a minimum, for new interventions to be sited and designed sympathetically, and for de-cluttering of the streetscape to take place within further phases of road and public realm improvement.

- 4.6 With regard to the Ladies Mile Junction, there are no current plans to alter or improve this area. 5 Wych Elms are to be planted as replacements for the felled trees, between December and March. The further improvements suggested deserve further consultation with local groups and traders.
- 4.7 Two representations were received suggesting the boundary is extended beyond the area recommended, to include the open grassland on Coney Hill. Although this farmland is partly visible from the village and important to its setting, it is not the primary setting of the village or Patcham Place. As such, it is considered more appropriately protected through its inclusion in the South Downs National Park. The importance of those parts visible from the area is highlighted through its identification as part of the 'green buffer'. The character statement has been amended to emphasise this further.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 Costs associated with the adoption of the Patcham Conservation Area Character Statement will comprise staff time and press notices in the Brighton & Hove Leader and London Gazette. These will be met from within the Design and Conservation Team's existing revenue budget.

Finance Officer Consulted: Karen Brookshaw Date: 24/11/2010

Legal Implications:

- 5.2 The Council has a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 from time to time to review its area to determine whether any parts or further parts should be designated as conservation areas. There is no statutory requirement for public consultation prior to designation but it is highly desirable that such consultation should take place. The proposed Article 4(1) Direction would be made under the Town and Country Planning (General Permitted Development) Order (1995) and provides a means through which to fulfil the Council's obligation to preserve and enhance the character and appearance of the conservation area. No adverse human rights implications are considered to arise from the Report.

Lawyer Consulted: Alison Gatherer Date: 25/11/2010

Equalities Implications:

- 5.3 None have been identified. An Equalities Impact Assessment has not been carried out because the report does not concern matters of new primary policy.

Sustainability Implications:

- 5.4 The proposals in this report have no substantial impact upon the four priorities of the UK's Sustainable Development Strategy.

Crime & Disorder Implications:

- 5.5 None have been identified.

Risk and Opportunity Management Implications:

- 5.6 The failure to maintain the character and appearance of the area and its historic buildings could lead to significant adverse publicity for the Council.

Corporate / Citywide Implications:

- 5.7 The statement accords with the corporate priority to protect the environment whilst growing the economy. More specifically the guidance is a response to the Council's priority to protect the historic built environment and to secure new uses for redundant historic buildings.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 None considered.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 Patcham Conservation Area does not have an up-to-date, in depth character appraisal. A review of the Patcham Conservation Area would accord with the Council's adopted Conservation Strategy (2003), and with national and Government guidance (English Heritage Guidance 2006, Planning Policy Statement 5: Planning for the Historic Environment).
- 7.2 The results of public consultation are broadly supportive. The recommendation to adopt the Statement and implement its recommendations has taken account of the representations received during public consultation and the changes made to the document are a result of those comments. The revised wording of the character statement is attached in appendix 2. The making of an Article 4(1) Direction will help preserve the character and appearance of the dwellings in the village through controlling incremental change.

SUPPORTING DOCUMENTATION

Appendices:

1. Table of responses to public representations
2. Patcham Conservation Area Character Statement with proposed amendments highlighted
3. Proposed Article 4(1) Direction
4. Plan showing proposed boundary extension

Documents In Members' Rooms

None

Background Documents

1. Letters of representation
2. Minutes of the Conservation Advisory Group 2 November 2010

