

# DRAFT REPORT TO CABINET

**REPORT OF:** Economic Development Portfolio Holder

**REPORT NO:** PLA912

**DATE:** 7 November 2011

<b>TITLE:</b>	<b>Stamford Conservation Area Appraisal and Boundary Changes</b>	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	Key Decision	
<b>PORTFOLIO HOLDER: NAME AND DESIGNATION:</b>	Councillor Frances Cartwright, Economic Development Portfolio Holder	
<b>CONTACT OFFICER:</b>	Karen Tomlinson, Assistant Conservation Officer, ext 6472 K.Tomlinson@southkesteven.gov.uk	
<b>INITIAL IMPACT ASSESSMENT:</b>	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
<b>Equality and Diversity</b>		
<b>FREEDOM OF INFORMATION ACT:</b>	This report is publicly available via the Local Democracy link on the Council's website: <a href="http://www.southkesteven.gov.uk">www.southkesteven.gov.uk</a>	
<b>BACKGROUND PAPERS</b>	None	

**1. RECOMMENDATIONS**

It is recommended that Cabinet:

1. formally adopt the draft Stamford Conservation Area appraisal,
2. approve the recommended boundary changes.

**2. PURPOSE OF THE REPORT**

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts, to consult the local community about these proposals and to review the overall extent of designation in their areas regularly and if appropriate to designate additional areas.

English Heritage guidance states that the general appropriateness of current boundaries should be reviewed as part of the appraisal process. If the original interest has been eroded by subsequent changes or by inappropriate development then the boundary should be revised.

The purpose of this report is to enable Cabinet to consider the public representations received in response to the Stamford Conservation Area proposed boundary changes and appraisal and to decide whether to confirm the revised boundary with or without further amendment and to approve the Conservation Area appraisal.

The appraisal contributes to the priority themes of Grow the Economy and Promote Leisure, Arts and Culture. It should be regarded as the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area and to provide the basis for making sustainable decisions about its future.

Stamford has a rich heritage value which could be used to generate wider social and economic benefits, such as a learning or recreational resource, a generator of tourism or inward economic investment.

### **3. DETAILS OF REPORT**

The Conservation Area appraisal provides an overview of the historic development of Stamford and an analysis of its special architectural and historic character. It establishes management proposals to provide guidance for Development Management staff in exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The appraisal proposes amendments to the boundary of the Conservation Area. It recommends the exclusion of the following areas which are considered to be of insufficient architectural or historic interest to justify inclusion (these are shown on the maps included in the report appendix):

- Wothorpe Mews and Garratt Road were built on the site of the railway sidings and are part of a modern housing development which is bisected by the boundary of the conservation area. As a peripheral site, it would seem appropriate to exclude it from the boundary.

The original boundary of the Conservation Area omitted Victorian and Edwardian phases of development which are now considered to be of special interest. Therefore the appraisal recommends the following areas for inclusion within the boundary (these are shown on the maps included in the report appendix):

- The north side of Tinwell Road is characterised by large pairs of stone built semi-detached and detached villas dating from the 1880s in the Gothic or Tudoresque style. The buildings on the south side are smaller scale brick terraces, some of which have decorative terracotta detailing. It is proposed to extend the boundary along the road as far as No. 68 on the north side and to No 29 on the south.
- Water Furlong follows the line of Ermine Street and comprises of a modest but attractive 19<sup>th</sup> century brick terrace on the east side.
- The boundary along High Street St Martins currently terminates at the former county boundary with Peterborough City. It is proposed to extend the boundary southwards to the current county boundary to include the fields and cottage on

- the west side of the street and the Bottle Lodges of Burghley Park on the east.
- Nos 4-12 Barnack Road form an attractive stone terrace, many of which have retained their traditional features whilst Nos. 2 and 2a are a modern interpretation of the Stamford vernacular style.
  - The southern end of Casterton Road comprises of a mix of late 19<sup>th</sup> century terraced, detached and semi-detached brick and stone buildings. It is proposed to extend the boundary as far as No. 17 on the south side and to No. 36 on the north.
  - Nos. 20-34 Empingham Road form a terrace of cottages with decorative brick details. Rock Lodge is an attractive large stone villa the grounds of which form a link between Empingham Road and Casterton Road.
  - Nos 14-32 Wharf Road are an attractive stone terrace of cottages whilst the small stone built workshop which lies within the curtilage of the T C Harrison car dealership is a distinctive feature of the street.
  - The former Stamford East railway station and goods shed on Water Street are attractive buildings which are proposed for inclusion due to their historical links with the town.

### **Responses from the Public Consultation**

The appraisal was subject to a six week public consultation with residents and commercial occupants within the Conservation Area, English Heritage, Stamford Civic Society, Stamford Town Council and the Burghley Estate. It was also made available on the website and a press release issued.

A total of twenty representations were received and thirteen respondents, including Stamford Town Council and the Stamford Civic Society, supported the appraisal. A summary of the representations received is set out below.

### **Representations to the Appraisal**

Four respondents were concerned about the perceived lack of enforcement of the Stamford Shop Front Design Guide within the conservation area in relation to inappropriate shop fronts and fascias. The appraisal highlights properties which would benefit from the reinstatement of sympathetically designed shop fronts and fascias and highlights the need to refer to the design guide.

Three respondents were critical regarding the lack of parking and traffic enforcement within the conservation area. The appraisal highlights areas where traffic detracts from the character of the conservation area but the responsibility for enforcement currently lies with Lincolnshire Police.

One respondent considered the appraisal to be lacking in detail, was critical in that not all trees were marked on the maps and that all places where vehicles mounted the pavement should be recorded. The appraisal is meant to provide a broad snap shot of the special historic and architectural character of the area rather than an exhaustive survey. It is intended to guide planners, potential developers and the public of the issues which need to be considered when considering development proposals or changes. All trees within a conservation area are protected, therefore only trees which form part of a key view or have a particular street presence have been highlighted on the maps. With regard to the detailed street survey, this is beyond the remit of the appraisal and could be pursued by a local community group such as the Civic Society.

### **Representations to the Proposed Boundary Changes**

Eleven responses were received in relation to the proposed boundary changes. Eight supported the proposed extensions to the boundary.

Stamford Town Council proposed a further extension along Empingham Road to include Nos. 36-96 and a section of Queens Walk. These buildings are not considered to be of sufficient architectural interest to justify inclusion within the boundary. They date from the late 19<sup>th</sup> to early 20<sup>th</sup> centuries and some have lost original details such as windows and roof coverings, also the inclusion of modern porches on some properties detracts from their individual character. Another respondent suggested the inclusion of Nos. 22-27 Barnack Road which was the former workhouse. Whilst the building is of high quality, the adjacent buildings lack sufficient interest to justify inclusion within the boundary.

Three respondents objected to the proposed extensions. Two were concerned that it would undermine the unique character of the historic core, whilst one saw no merit in protecting 19<sup>th</sup> century buildings. The proposed extensions encompass high quality 19<sup>th</sup> and early 20<sup>th</sup> century villas and modest terraced properties which retain a large proportion of their historic features and represent high quality pieces of townscape. The extensions do not detract from the unique nature of the historic core but complement it as a later phase in the town's evolution.

The Town Council objected to the proposed exclusion of Wothorpe Mews and Garratt Road on the basis that the dwellings contributed to the built environment and exclusion could have implications for the redevelopment of the former cattle market. It is not considered appropriate to include a partial section of the estate within the boundary and it lacks the special interest to justify its whole inclusion. Whilst the buildings have a neutral impact upon its overall character, as a peripheral site it appears to be logical to omit it. The redevelopment of the cattle market should have due regard to the broader character and setting of the conservation area, therefore this is not considered to be a reasonable justification against the exclusion of these peripheral areas.

## **4. OTHER OPTIONS CONSIDERED**

The Council is required by Section 72 of the 1990 Act to produce character appraisals and to publish proposals for their management. This is the first Conservation Area appraisal document produced for Stamford which contains a comprehensive analysis of its special architectural and historic character since it was designated in 1967. The document is necessary to provide a basis for sustainable planning decisions which will preserve and enhance the character of the Conservation Area.

Not to amend the boundary. However, this would constitute a missed opportunity to include areas which are of sufficient architectural quality to merit protection and would positively contribute to the overall character of the Conservation Area and to exclude peripheral areas of insufficient interest as set out in Section 3 of the report. These alterations will ensure that the boundary is robust and justifies its status as an area of special historic and architectural importance.

**5. RESOURCE IMPLICATIONS**

The costs associated with the publication of statutory notices and printing costs of the appraisal can be accommodated within the existing Conservation budget.

**6. RISK AND MITIGATION**

There are no identifiable risks associated with this report.

**7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT**

Not applicable.

**8. CRIME AND DISORDER IMPLICATIONS**

None in relation to this report.

**9. COMMENTS OF FINANCIAL SERVICES**

There are no specific financial comments to make in respect of this report.

**10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES**

Local authorities have a duty to review the overall extent of conservation area designations in their area regularly. Designations such as this remain the principal means by which conservation policies can be applied to particular areas.

Detailed guidance on the appraisal of conservation areas has been produced by English Heritage in association with the Planning Advisory Service. This has been followed so far as it is appropriate for this particular designation.

It is appropriate this matter is dealt with as a key decision of Cabinet as the appraisal affects more than 2 wards of the district

**11. COMMENTS OF OTHER RELEVANT SERVICES**

**12. APPENDICES:**