
Subject: DRAFT WATERLOO CRESCENT CONSERVATION AREA CHARACTER APPRAISAL

Meeting and Date: Cabinet – 5 December 2016

Report of: Nadeem Aziz, Chief Executive

Portfolio Holder: Councillor Nick Kenton, Portfolio Holder for the Environment, Waste and Planning

Decision Type: Executive Key Decision

Classification: Unrestricted

Purpose of the report: To seek Cabinet approval for a 6 week public consultation on the draft Waterloo Crescent Conservation Area Character Appraisal

Recommendation: That Cabinet:

1. Agree that the draft Waterloo Crescent Conservation Area Character Appraisal, given in Appendix 1, be published for public consultation for a period of 6 weeks.
 2. The Head of Regeneration and Development in consultation with the Portfolio Holder, be authorised to make any necessary editorial changes to the appraisal prior to consultation in order to assist with clarity, consistency, explanation and presentation.
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1. Summary

1.1 The Dover District Heritage Strategy acknowledges that most of the District's conservation areas do not have an approved character appraisal, and it recommends that a programme is put into place to address the deficit. Officers have prepared a draft conservation area character appraisal for the Waterloo Crescent Conservation Area and Cabinet's agreement is now sought to carry out a formal public consultation on the draft document for a period of 6 weeks.

2. Introduction and Background

2.1 There is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990, for local planning authorities to review their conservation areas, 'from time to time' and to formulate and publish proposals for their preservation and enhancement. A fundamental part of this process is to produce a character appraisal, for each conservation area.

2.2 The Dover District Heritage Strategy highlighted the lack of conservation area character appraisals for the District's conservation areas, and recommended that a programme was set in place to review all of the Districts conservation areas in line with the duty imposed by the legislation.

2.3 The Council is currently making arrangements to start the preparation of a Masterplan Supplementary Planning Document for the Dover Waterfront area allocated under Policy CP8 in the core strategy, which includes this conservation area. A sound understanding of the character and historic interest of the

conservation area is needed as part of the evidence base for the Masterplan and this has therefore led to its prioritisation for the preparation of a conservation area appraisal.

- 2.4 A conservation area appraisal should consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change, or the need for further planning control. This information will be helpful to those considering investment in an area, and can be used to guide and inform new development. Character appraisals also have a wider application as educational and informative documents for the local community.
- 2.5 Officers have produced a draft appraisal for the Waterloo Crescent Conservation Area, and this is appended to this report. For the benefit of this report the appraisal is provided as a word document, but for the public consultation this will be undertaken using the Council's 'Objective software' and will include relevant maps and photographs.
- 2.6 The appraisal looks at:
 - The origins and growth of the area;
 - Reviews the existing boundary of the conservation area;
 - Highlights both positive and negative aspects of its character, and
 - Makes recommendations for its future enhancement.
- 2.7 If the draft appraisal is agreed by Cabinet, public consultation would be undertaken for a period of 6 weeks. The results of the consultation process would then be reported back to Cabinet together with any proposed revisions in order that a final version can be adopted.

3. **Identification of Options**

- 3.1 That the draft Waterloo Crescent Conservation Area Character Appraisal is agreed for public consultation.
- 3.2 That the draft Waterloo Crescent Conservation Area Character Appraisal is not agreed.

4. **Evaluation of Options**

- 4.1 The Waterloo Crescent Conservation Area Character Appraisal has been prepared by officers and would be used to identify opportunities for environmental improvements, inform new development and to act as an evidence base for the evaluation of new proposals. It would form an essential part of the suite of documents informing the Dover Waterfront Masterplan. It would also be used by Planning Inspectors in appeal situations. If the document is not subject to public consultation then little weight can be attributed to it in the planning process.
- 4.2 In view of the above it is recommended that the draft appraisal is agreed for public consultation.

5. **Resource Implications**

The resource implications are limited to consultation and printing costs, which would be approximately £50, and this would be covered by the existing LDF budget.

6. **Corporate Implications**

- 6.1 Comment from the Section 151 Officer: 'Finance has been consulted and has nothing further to add' (SB).
- 6.2 Comment from the Solicitor to the Council: 'The Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make'.
- 6.3 Comment from the Equalities Officer: 'The report does not specifically highlight any equalities implications, however in discharging their responsibilities members are required to comply with the public sector duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15>'

7. **Appendices**

Appendix 1 – Draft Waterloo Crescent Conservation Area Character Appraisal

Appendix 2 – Map of the conservation area boundary as current

8. **Background Papers**

The Dover Heritage Strategy 2013

Contact Officer: Alison Cummings, Principal Heritage Officer