
Subject: DRAFT DOUR STREET, DOVER CONSERVATION AREA CHARACTER APPRAISAL

Meeting and Date: Cabinet – 6 February 2023

Report of: Alison Cummings, Principal Heritage Officer

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

Decision Type: Key Decision

Classification: Unrestricted

Purpose of the report: To seek Cabinet approval for a 6-week public consultation on the draft Dour Street, Dover Conservation Area Character Appraisal.

Recommendation: That Cabinet:

1. Agrees that the draft Dour Street, Dover Conservation Area Character Appraisal, as set out in Appendix 1, be published for public consultation for a period of 6 weeks.
 2. Authorises the Head of Planning and Development, in consultation with the Portfolio Holder for Planning and Environment, to make any necessary editorial changes to the appraisal 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 districts conservation areas do not have an approved character appraisal, and it recommends that the Council should encourage local community groups to carry out such appraisals in conjunction with the Council. The Dover Society has prepared a draft conservation area character appraisal for the Dour Street, Dover 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 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.

2.3 The Dover District Heritage Strategy highlighted the lack of conservation area character appraisals for the districts conservation areas. It acknowledged the limited resources that are available for carrying out this work, and recommended that the Council worked with local community and interest groups to try and address this issue.

2.4 The Dover Society, in conjunction with the Council, has produced a draft appraisal for the Dour Street, Dover 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 the appraisal will be presented as a PDF and will include relevant maps and photographs. A hard copy will be deposited at the Dover library.

2.5 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
- Where necessary, makes recommendations for its future enhancement.

2.6 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.

3. **Identification of Options**

3.1 That the draft Dour Street, Dover Conservation Area Character Appraisal is agreed for public consultation.

3.2 That the draft Dour Street, Dover Conservation Area Character Appraisal is not agreed.

4. **Evaluation of Options**

4.1 The Dour Street, Dover Conservation Area Character Appraisal has been prepared by a local civic society 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 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**

5.1 The resource implications are nil.

6. **Climate Change and Environmental Implications**

6.1 None.

7. **Corporate Implications**

- 7.1 Comment from the Director of Finance (linked to the MTFP): “Accountancy has been consulted and has no further comment. (SK)”.
- 7.2 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”.
- 7.3 Comment from the Equalities Officer: “This report requesting authority to carry out public consultation on the draft Dour Street, Dover Conservation Area Character Appraisal does not specifically highlight any equality implications, however in discharging their duties members are required to comply with the public sector equality duty as set out in Section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15/section/149>”.

8. **Appendices**

Appendix 1 – Draft Dour Street, Dover Conservation Area Character Appraisal

9. **Background Papers**

The Dover Heritage Strategy (updated 2020)

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