

DECISION-MAKER:	CABINET		
SUBJECT:	CARLTON CRESCENT CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN		
DATE OF DECISION:	21 MAY 2013		
REPORT OF:	CABINET MEMBER FOR ENVIRONMENT AND TRANSPORT		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY

None

BRIEF SUMMARY

An appraisal was carried out on the Carlton Crescent Conservation Area during 2012 as part of the continuing appraisal programme. The final document recommends a number of management proposals that will help to guide future development.

RECOMMENDATIONS:

- (i) To adopt the Conservation Area Appraisal and Management Plan in order that the policies contained within the Management Plan will guide future development proposals in the Conservation Area;
- (ii) To approve the proposal to develop an Article 4 Direction for Canton Street to remove Permitted Development (PD) rights for works to the roofs and front elevations, and to authorise officers to prepare a draft Article 4 Direction and consult with residents; and
- (iii) To approve the boundary of the Conservation Area remaining unchanged.

REASONS FOR REPORT RECOMMENDATIONS

1. To enable the Council to manage change inside the Conservation Area within a clear framework.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. Not to adopt the Conservation Area Appraisal and Management Plan. This would result in the present out-of-date appraisal and guidance being used to inform development proposals within the Conservation Area.

DETAIL (Including consultation carried out)

3. A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Southampton City Council designated Carlton Crescent as a Conservation

Area in 1972 to conserve the special character and appearance of the area. The last appraisal of the area was published in 1986 and is therefore 27 years old.

4. The Conservation Area consists of a large number of listed buildings and is particularly important as a cohesive example of Regency style architecture in Southampton.
5. The Appraisal was carried out over several months and involved a photographic survey of all buildings in the Conservation Area, an assessment of historic maps and a brief analysis of the exteriors of most of the historic buildings, an assessment of the issues facing the Conservation Area, a review of the appropriateness of the Conservation Area boundary, an assessment as to whether new development has made a positive, negative or neutral impact on the character of the Conservation Area and the formulation of management policies for the area.
6. Letters were delivered to each property in the Conservation Area outlining the appraisal and public consultation process. A public meeting was held on 15 February 2013 at the start of the six week public consultation. The consultation period ended on 31 March 2013. Responses were received from 15 people including representation from the City of Southampton Society and St. Anne's Catholic School. A summary of the responses are detailed in Appendix 2.
7. Two specific proposals were suggested during the consultation period.
8. The first proposed change was to alter the boundary of the Carlton Crescent Conservation Area to include the whole of the St. Anne's Catholic School site, as an acknowledgement that it is illogical to draw the line arbitrarily so that some of the school buildings are included and others are not. This suggestion was met with objections at a briefing held with the Headmistress on 6 February, at the public meeting on 15 February, and in several letters and written feedback received.
9. Further discussion regarding this first proposal included consideration of the following options:
 - Option 1 Change the boundary to include the whole of the school site
 - Option 2 Change the boundary to exclude the whole of the school site
 - Option 3 Leave the boundary as it currently is.
10. It is recommended that Cabinet approve Option 3 and that the boundary of the Conservation Area remains unchanged.
11. The second proposed change is to introduce an Article 4 Direction for Canton Street in order to protect against unsympathetic alterations and preserve the current, valued, character of the street. The Article 4 Direction will include proposals to remove Permitted Development rights for works to the roofs and front elevations of all residential properties. This proposal has been met with general approval by local residents.
12. It is recommended that Cabinet approve the proposal to make an Article 4 Direction for Canton Street, and that officers are authorised to begin consultations with residents.
13. The adoption of the Carlton Crescent Conservation Area Appraisal and Management Plan will assist the Local Planning Authority to ensure that

proposals for future development both enhance the area and assist with future regeneration.

RESOURCE IMPLICATIONS

Capital/Revenue

- 14. There is no capital implication arising from this report.
- 15. There are no revenue implications.

Property/Other

- 16. There are no property implications for the Council arising from the recommendations contained within this report.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

- 17. The Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legal Implications:

- 18. The Council must be satisfied that any Conservation Area Appraisal and Management Plan conforms to the requirements of the Human Rights Act 1998, in particular, Article 1 of the First Protocol in relation to the Protection of Property. Any interference with property rights (including restricting development opportunities, etc.) must be necessary and proportionate in order to control the use of property in accordance with the general public interest.

POLICY FRAMEWORK IMPLICATIONS

- 19. The recommendations set out in the Carlton Crescent Conservation Area Appraisal and Management Plan are based on and complement, the existing policies set out in the Core Strategy and the saved policies of the City of Southampton Local Plan Review.

KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	Bevois and Bargate
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SUPPORTING DOCUMENTATION

Appendices

1.	Carlton Crescent Conservation Area Appraisal and Management Plan
2.	Consultation Responses to the Draft Carlton Crescent Conservation Area Appraisal & Management Plan - April 2013

Documents In Members' Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

1.	None	
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