



CABINET: 10 January 2017

Report of: Director of Development and Regeneration

Relevant Portfolio Holder: Councillor J. Hodson

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SUBJECT: GRANVILLE PARK CONSERVATION AREA CHARACTER APPRAISAL UPDATE – ADDENDUM REPORT

Wards affected: Aughton and Downholland Ward

1.0 PURPOSE OF THE REPORT

1.1 This Addendum Report has been produced to assist Cabinet in considering the comments made by Planning Committee on 8 December 2016 in relation to the report of the Director of Development and Regeneration on the Granville Park Conservation Area Character Appraisal Update and present updated recommendations.

2.0 RECOMMENDATIONS

- 2.1 That the comments of the Planning Committee be noted.
- 2.2 That extension B to the Granville Park Conservation Area (identified in Appendix 1) as proposed by Planning Committee is not supported for the reasons stated in Section 5 of this Report.
- 2.3 That the Granville Park Conservation Area Character Appraisal Update (included in Appendix 4 of this report) including the provision to extend the Conservation Area boundary and to make a new Article 4 Direction be approved.
- 2.4 That Cabinet delegate authority to the Director of Development and Regeneration in consultation with the Portfolio Holder for Planning to make

the necessary arrangements to inform residents and to publish the Granville Park Conservation Area Character Appraisal Update (as identified in Appendix 4 of this report).

- 2.5 That Cabinet delegate authority to the Director of Development and Regeneration in consultation with the Portfolio Holder for Planning to make the arrangements to amend the Conservation Area boundary and make an Article 4 Direction to cover the amended Conservation Area boundary, to inform residents of the changes, carry out the relevant consultations and report back to a future Cabinet to consider confirmation of the Article 4 Direction.

4.0 BACKGROUND

- 4.1 When considering any amendment to the boundary of a Conservation Area, the Council has to take a cautious approach – to ensure the area meets the statutory test imposed under the Planning (Listed Building and Conservation Areas) Act 1990 of being an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The National Planning Policy Guidance states that: “When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest” (paragraph. 127 - NPPF).
- 4.2 Background survey work of the Conservation Area for the character appraisal and the results of a public consultation workshop identified the Cockbeck Tavern as a possible extension to the Conservation Area. The building, which lies just beyond the southern boundary of the Conservation Area at its junction with Town Green Lane, is a prominent focus for the southern entrance into the residential ‘Park’. The former Public House was highlighted as playing a significant role in the setting of the Conservation Area, displaying some of the same key characteristics (set out in Section 5 of the draft appraisal document included in Appendix 4 of this report) as other properties within the Conservation Area.
- 4.3 The building dates from the mid to late C19 and is contemporary with the earliest phase of development in Granville Park. Visually it shares a number of common architectural features and materials typically found elsewhere in Granville Park.
- 4.4 Planning Committee on the 8th December considered the Character Appraisal update and resolved : *That the properties as indicated on the plan at the meeting be included in the Granville Park Conservation Area these being the Bowling Green at the rear of the Cockbeck Tavern and the cottages at the top of Winifred Lane.* This is identified in Appendix A – Map of Conservation Area – identifying the proposed extension to the Conservation Area to include both

areas A and B.

- 4.5 To assist Cabinet, Appendix 2 attached to this report provides an assessment of the properties highlighted by Planning Committee for inclusion in the Conservation Area. The property assessments have been made against the key characteristics of the conservation area identified in the Draft Character Appraisal Update.

5.0 ASSESSMENT OF EXTENSION PROPOSED BY PLANNING COMMITTEE

- 5.1 The views expressed by Planning Committee on the 8th December meeting involves the inclusion of a further seven residential properties (No's 4 to 12 Winifred Lane and 62 and 64 Town Green Lane) together with the Bowling Green which is located immediately to the north of the car park to the rear of the Cockbeck Tavern. The area adjoins the southern portion of the Conservation Area and would form a new contiguous area at the junction of Granville Park with Town Green Lane and its junction with Winifred Lane.
- 5.2 In light of the comments to extend the boundary of Conservation Area, further building assessments have been undertaken, to consider the merits of the buildings and the Bowling Green, when measured against the key characteristics of the existing Conservation Area. A summary table in Appendix 2 evaluates each building (seven residential properties) against the key characteristics identified in the draft Granville Park Conservation Area Appraisal.
- 5.3 The assessments show that the seven properties have a diverse architectural style which on the whole would make little or no contribution to the character or appearance of the existing Conservation Area. This is for a number of reasons:
- The properties all lie outside the clearly defined 'residential' Park.
 - They are generally of a different scale and relate more to the settlement on the south side of Town Green Lane. No's 8-12 Winifred Lane are a group of small single bay cottages built on small (infill) residential plots and are at odds with the character of the typical properties within Granville Park, which are typically larger in scale. Even the most prominent of the group No.64 Town Green Lane has a plot size substantially below those typically found in Granville Park.
 - Four of the properties share a simple, (C19) cottage form, which have very little architectural detailing, which is a typical within Granville Park. The other three within the group are modern (mid-20th Century) detached properties of various styles/designs. No 62 Town Green Lane for example is a mid C20 bungalow. None of the properties illustrate late C19 or early C20 architecture found within Granville Park.

- All seven properties have been subject to some change and lack detailing i.e. timber windows, lighted lights commonly found elsewhere in the Conservation Area.
- The properties, because they fall outside the residential park, lack the presence of any mature landscape setting enjoyed by the houses in Granville Park. Their focus and orientation is towards the village centre of Town Green rather than the residential park.

5.4 The overall contribution to the character or appearance of the Conservation Area of the seven properties is, on our assessment very limited and would not meet the test contained in national planning guidance.

5.5 The Bowling Green is an enclosed open space located to the rear of the Cockbeck Tavern, bounded by the existing car park. The Bowling Green does not share the same historical context (associations) as the Cockbeck Tavern and dates from a later period (post 1927). Whilst this period marks a period of expansion within the Park because of its enclosed location it is largely obscured from view and is screened by the former Cockbeck Tavern and the residential properties to the north and east. It is separated from the existing Conservation Area by an existing pathway which runs northwards which is a clear and well defined boundary to the existing Conservation Area. There is currently no connection/access from the Bowling Green into the Conservation Area. The modern residential development of Capilano Park, which lies immediately to the north of the Bowling Green and is outside the Conservation Area is also bounded by the same pathway.

5.6 In conclusion, the Bowling Green is discretely located behind the frontage and is physically separated from Granville Park. It does not play a significant role in the appearance of the Conservation Area and there is no overwhelming historical value to warrant the boundary being amended to include it within the Conservation Area.

5.7 For the reasons highlighted above I do not feel the inclusion of the seven residential properties or the Bowling Green (identified as extension B in Appendix 1) as put forward by Planning Committee would meet the requirements of the statutory test of being of “special architectural or historic interest” imposed under the Planning (Listed Building and Conservation Areas) Act 1990. In relation to the above I retain the view, as outlined in my original report, that the Conservation Area should be amended to include the Cockbeck Tavern (identified as extension A in Appendix 1).

6.0 REQUIREMENTS - CONSULTATION

6.1 Members need to be aware that if they wish to take forward Planning Committees recommendation to extend the Conservation Area to include the Bowling Green and the seven residential properties identified in Area B in Appendix 1, there will need to be further consultation with the owners and/or

occupiers of the properties affected. Any comments made as a result of the consultation, to include their properties in the Conservation Area and to introduce an Article 4 Direction, will need to be brought forward and considered at a future Cabinet meeting.

7.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 7.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.
- 7.2 The need to continue with efforts to protect and improve the quality of the Borough's environment including the streetscene, natural and built heritage of our towns, villages and countryside has been identified as a key issue in the Sustainable Community Strategy.
- 7.3 The historic environment has an important role to play in contributing to sustainability in West Lancashire. The appraisals help value the distinctiveness of the local areas and provide a better understanding of the state of the physical and historical environment. The work seeks aims to improve the environment and cultural heritage of the wider community.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 8.1 There are no significant financial or resource implications arising from this report although a programme of small scheme enhancement works including a Traditional Features Grant Scheme is currently supported via the Capital Programme for properties in designated Conservation Areas.
- 8.2 However there are circumstances in which local authorities may be liable to pay compensation having made an Article 4 Direction, although the potential liability is limited by time limits that apply. Compensation in all cases can only be claimed for abortive expenditure or other loss or damage caused by the removal of the permitted development rights in the event that the Council refuses consent for proposed works.

9.0 RISK ASSESSMENT

- 9.1 The work undertaken is an important part of the Council's duty to preserve its Conservation Areas. Under existing legislation Councils are required to formulate and publish proposals for the management of its designated Conservation Areas.
- 9.2 Article 4 Directions provide planning controls over the impacts of minor development on the character and appearance of Conservation Areas. Failure to apply the Article 4 Directions weakens our management of these historic

areas and risks the Authority not fulfilling its duty to preserve the historic character and appearance of both Conservation Areas.

10.0 CONCLUSIONS

10.1 That no further changes to the Conservation Area boundary, other than that proposed to include the Cockbeck Tavern identified in my original report, can be properly justified. That the revised boundary identified as Area A in Appendix 1 be taken forward as an extension to Granville Park Conservation Area.

Background Documents

2016 Advice Note 1: Conservation Area
Designation, Appraisal and Management
(Historic England)

Equality Impact Assessment

There is a significant direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix 3 to this report, the results of which have been taken into account when undertaking the actions detailed within this article.

Appendices

Appendix 1 – Map of Granville Park Conservation Area – illustrating proposed boundary extensions

Appendix 2 – Summary Assessment of buildings within proposed extension against the Key Characteristics of the Granville Park Conservation Area

Appendix 3 – Equality Impact Assessment

Appendix 4 – Granville Park Conservation Area Character Appraisal Update
(Planning Committee and Cabinet Report)