

Draft Mapesbury and Roe Green Village Design Guides Supplementary Planning Document

Consultation Statement

June 2017

This Consultation Statement has been prepared in accordance with Regulation 12(a) and (b) of the Town & Country Planning (Local Planning) (England) Regulations 2012 which states:

“Before a local planning authority adopt a supplementary planning document it must –

(a) Prepare a statement setting out –

(i) the persons the local authority consulted when preparing the supplementary planning document;

(ii) a summary of the main issues raised by those persons; and

(iii) how those issues have been addressed in the supplementary planning document; and

(b) for the purpose of seeking representations under regulation 13, make copies of that statement and the supplementary planning document available in accordance with regulation 35 together with details of –

(i) the date by which representations must be made (being not less than 4 weeks from the date the local planning authority complies with this paragraph), and

(ii) the address to which they must be sent.”

This statement sets out details of the consultation that has taken place to date which has informed and refined the Supplementary Planning Document (SPD). It sets out the details of how, when and with whom the initial consultation with interested parties and organisations took place and how this had informed the draft SPD.

Background

The Council is responsible for designating Conservation Areas with the law set down in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of the 1990 Act recognises that there are particular areas of ‘architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Conservation areas are defined as ‘designated heritage assets’ in the National Planning Policy Framework (NPPF).

The Roe Green Village Conservation Area was the first Conservation Area to be designated within the Borough, receiving this status in November 1968. Mapesbury was designated in 1982.

Brent’s Local Plan Policy DMP7 deals with proposals for or concerning affecting heritage assets. The Council, with the support of residents, added additional planning controls known as Article 4 Directions to provide extra protection from development that may damage the character of the conservation areas

The existing guides for both conservation areas are limited. The new guides explain why Mapesbury and Roe Green Village are significant, gives guidance on the specific planning controls and sets out ways in which properties can be extended or altered in a manner appropriate for the conservation area to help you achieve Planning Permission. They also give advice on ways to repair and improve so that it helps preserve and enhance the character and appearance of the area.

The Council, in association with the Mapesbury and Roe Green Residents' Associations, have redrafted the guides.

Since designation, local circumstances, national, regional and local planning policies have substantially changed. These changes have warranted a more strategic review and the use of specific parameters in the guides.

The new guides seek to build on the positive enhancement that has taken place so far in both Conservation Areas. It seeks to provide greater detail on how Development Plan policies will be interpreted in the respective conservation areas.

Consultation

The Draft SPDs will undergo public consultation (Reg 13 stage) between 22 June and 4 August 2017. In accordance with the council's Statement of Community Involvement, during the consultation period:

- the SPD, this consultation statement, and details of how to comment (known as SPD matters) will be available at www.brent.gov.uk/conservation and www.brent.gov.uk/SPD, at Brent Civic Centre and in Brent Libraries
- interested groups on the Local Plan consultation database will be emailed and invited to comment
- a press notice will be placed in the Brent & Kilburn Times
- the consultation will be publicised via social media
- where relevant affected groups will be engaged through meetings

Any person may make representations about the guidance. Representations should be made by e-mail: planningstrategy@brent.gov.uk or by post: Planning Policy & Projects Team, Brent Civic Centre, Engineer's Way, Wembley, HA9 0FJ. The deadline for comment is 4 August 2017.

Next Steps

Following the close of the consultation this consultation statement will be updated to include a summary of comments received and how this informed the finalised SPDs. These comments together with any recommended changes to the draft SPDs will be presented to Cabinet for its consideration. The document will become adopted when approved by Cabinet.