

PLANNING AND COMPULSORY PURCHASE ACT 2004

TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012, REGULATION 12

Mapesbury and Roe Green Village Conservation Area Design Guides

Supplementary Planning Documents

Adoption Statement

February 2018

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 Documents (SPDs). 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 SPDs.

Background

Guidance, both printed and available online, to help home owners, businesses and developers understand how the community wants the area to develop in a sympathetic way is beneficial. It saves officer time in advising on unnecessary and unacceptable proposals.

The existing Mapesbury and Roe Green Village Conservation Area Design Guides date from the 1980s and have not been updated for many years. Whilst the general approach to development remains unchanged, the updated documents are intended to be more 'user friendly' and provide clearer advice on the interpretation of guidance given current legislation and the National Planning Policy Framework (NPPF).

The following are the key changes to the Design Guides:

- A better understanding of why the respective conservation areas are significant, explaining why the Council is more restrictive with alterations and extensions in these areas.
- Clarity around the interpretation of the Article 4 Directions.
- More detailed text, illustrations, diagrams and examples to help householders.
- Particular guidance on the parameters for rear, side and roof extensions.
- Further clarity on replacement windows including examples of the plans and level of detail required as part of a planning application to assist applicants and ensure acceptable replacement windows are provided.
- Details on works to front and rear gardens, including boundary treatment, ratio of soft to hard landscaping and trees.

Area of Coverage

The Mapesbury Conservation Area and the Roe Green Village Conservation Area.

Drafting the SPD

Paragraph 127 of the NPPF cautions local planning authorities to ensure that an area justifies designation as a conservation area because of its special architectural or historic interest. With appropriate management procedures in place, such as an up to date agreed design guide, the character and appearance of a conservation area will be preserved.

Good practice guidance from Historic England (contained within its Advice Note 1, 2016, Conservation Area Designation, Appraisal and Management) advocates consultation with local amenity and heritage groups.

Both guides have been drafted in consultation with the respective residents' association planning committee board members and have local councillor support.

The Mapesbury Residents' Association (MapRA) www.mapra.org.uk has a planning and conservation group to oversee planning applications. It has provided a 'drop-in' discussion and assisted with the dissemination of the guide.

Likewise, the Roe Green Village Conservation Area Planning Committee www.roegreenvillage.org.uk has made comments and helped its area's guide.

Consultation

The SPDs have undergone public consultation (Regulation 13) between 22nd June and 4th August 2017. During the consultation period:

- individual letters were sent to owner/occupiers in the respective conservation areas notifying them of the consultation and seeking views.
- both residents' associations kept a hard copy of the draft guide for local residents to view.
- the consultation was made available on the Council's website www.brent.gov.uk/heritage for comment for 28 days with the draft guides available to download.

- hard copies were made available in Brent libraries at the following addresses: Kingsbury Library, 522 - 524 Kingsbury Road, Kingsbury NW9 9HE; The Library at Willesden Green, 95 High Road, Willesden NW10 2SF and Wembley Library, Brent Civic Centre, Engineer's Way, Wembley HA9 0FJ.
- interested groups on the Local Plan consultation database were emailed and invited to comment.
- a public notice was placed in the local newspaper.
- the consultation was publicised via social media.

Consultation comments have been taken into consideration in the preparation of the design guides and responses are identified within Appendix A of the cabinet report.

Consultation comments received in relation to the Mapesbury Conservation Area Design Guide related to:

- the installation of rooflights to the front roof slopes
- street facing solar panels

Consultation comments received in relation to the Roe Green Village Conservation Area Design Guide related to:

- allowing 3 metre deep single storey extensions to the rear

General comments included:

- Knotweed and sensitive lamp post replacement

These comments together with recommended changes to the Draft Mapesbury and Roe Green Village Conservation Area Design Guides Supplementary Planning Document were presented to Cabinet on 12 February 2018 for its consideration. The document will become adopted when approved by Cabinet. At that time the previous versions of the two guides will be revoked.