

<b>REPORT TO:</b>	Environmental and Development Service Committee	<b>AGENDA ITEM: 9</b>
<b>DATE OF MEETING:</b>	6 <sup>th</sup> June, 2013	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	Director of Community and Planning	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	Philip Heath, Conservation and Heritage Officer Ext. 5936 philip.heath@south-derbys.gov.uk	<b>DOC:</b>
<b>SUBJECT:</b>	Melbourne Conservation Area Extension	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	Melbourne	<b>TERMS OF REFERENCE: EDS04</b>

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## **1.0 Recommendations**

- 1.1 That a six week consultation, beginning on Friday 7<sup>th</sup> June, 2013, and ending on Friday 19<sup>th</sup> July, 2013, be undertaken concerning a proposed extension of the Melbourne Conservation Area to include the properties nos. 60-92 Ashby Road (no. 92 being the Melbourne Arms), and land lying between them and the present conservation area boundary to the east.
- 1.2 That the conservation area extension be considered by the next appropriate committee meeting of the Council after the consultation period has ended.

## **2.0 Purpose of Report**

- 2.1 To seek committee approval for consultation concerning a proposed extension of the Melbourne Conservation Area, as described in the appended document Annexe No.1 and appended plans Annexe No.2.

## **3.0 Detail**

- 3.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“1) Every local planning authority :

a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance, and

b) shall designate those areas as conservation areas

2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to

determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.”

- 3.2 English Heritage recommends that reviews should be made every five years or so (see paragraph 1.17 of “Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011). They observe that “Regular reviews will ensure protection is maintained and threats and opportunities identified” (ibid, paragraph 1.18). The Melbourne Conservation Area boundary was reviewed in 2005. The conservation area character statement was consulted on and adopted in 2011, including adoption of the boundary review recommended earlier.
- 3.3 The present review of the conservation area boundary has been brought about by the de-listing, on 9<sup>th</sup> April, of the “Melbourne Arms” on Ashby Road. Built in 1791, it was made a Grade II listed building by the Secretary of State on 11<sup>th</sup> March 1987 as part of the national re-survey. The listing appropriately recognised its landmark status and the strong historic character of its exterior, despite some unsympathetic change. However, English Heritage received a request in 2011 to have it de-listed and have now granted the request.
- 3.4 The de-listing was granted on the grounds that the interior of the building is heavily altered, but objections to the proposed de-listing from the District Council, Melbourne Parish Council, Melbourne Civic Society and the Georgian Group emphasised the landscape value of the building and its prominent “gateway” role in one of Melbourne’s most distinctive approaches. Indeed, English Heritage, in its de-listing report for the building, acknowledged that “The Melbourne Arms remains an important local landmark, its front elevation a reminder of its date and original form. The well-balanced main elevation with its gently arched lintels and neat, brick, dog-toothed eaves cornice is a major feature in the local streetscape.”
- 3.5 The building is valued as an asset to the locality and it is therefore appropriate for the District Council to consider how its contribution to the character of the area can be maintained, for example by inclusion in a local list, making of an Article 4 Direction, or inclusion in a conservation area.
- 3.6 Survey work suggests that the Melbourne Arms, with land and other property nearby, meet the criteria for inclusion in a further extension of the Melbourne Conservation Area, as described in the appended document and plans.
- 3.7 The proposed consultation will include individual notification to all affected owners and local organisations including Melbourne Parish Council and Melbourne Civic Society, along with a press release containing a link to relevant information on the Council’s website. The

responses will be evaluated and collated and reported to the next appropriate Committee.

#### **4.0 Financial Implications**

4.1 The costs of publicity material and statutory advertising can be drawn from existing budgets.

#### **5.0 Corporate Implications**

5.1 The District's conservation areas are a key component of its vibrant communities. The effective protection of conservation areas, through analysis and good management, enhances quality of life for all and safeguards the environment. Protecting important buildings contributes to the Corporate Plan theme of Sustainable Development.

#### **6.0 Community Implications**

6.1 The District's Conservation areas are a key component of its attractive rural environment.

6.2 It is the District Council's normal practice, in line with best practice guidance, to consult the public and affected residents on alterations to conservation area boundaries. It is understood that the area affects eight or nine separate ownerships.

6.4 Buildings that are protected for their high amenity and historic value enhance the environment and character of an area and therefore are of community benefit for existing and future residents.

#### **7.0 Conclusions**

7.1 The consultation period will allow for comments to be submitted to the Council which will aid the determination of the proposed extension of the Melbourne Conservation Area.

#### **8.0 Background Papers**

8.1 Notification from English Heritage regarding the delisting of Melbourne Arms.

8.2 Representations against the proposed delisting of the Melbourne Arms.

8.3 Description of proposed extension of the Melbourne Conservation Area (Annexe No.1)