

Town Planning Committee (15.6.87)
Public Services Committee (22.6.87)
Housing Committee (22.6.87)

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PS /87-88
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PROPOSED EXTENSION TO THE LOUGHBOROUGH PARK CONSERVATION AREA No. 27
(Angell Ward)

Report by DTPED in consultation with DAL5 (Legal).

SUMMARY

This report recommends the extension of the existing CA 27 (Loughborough Park) to link up with the Brixton Town Centre CA (Ho. 26) to include additional properties to the north of Coldharbour Lane.

RECOMMENDATIONS

Town Planning Committee

(1) That the area shown on plan No UD/ 53.1A be designated as Conservation Area CA27 (Loughborough Park) (Extension) pursuant to Section 277(1) of the Town & Country Planning Act 1971.

(2) That the Director of Administration & Legal Services be authorised to notify the Secretary of State, and publish the above designation, in accordance with the provisions of Section 277(6) & (7) of the Town & Country Planning Act 1971.

For decision

Public Services Committee

Housing Committee

For information

1. Previous decisions & Policy Aims and Objectives

1.1 The proposals contained in this report accords with Sections 167, 169 s. 172 of the Council's Strategic Policy Aims & Objectives. (Minutes-pages 1J9 & 199 - 224).

1.2 The existing "Loughborough Park CA" was first designated in March 1981. The proposed extension is in accordance with the Council's "Strategy for Designation of new Conservation Areas" (paragraph 1.6) approved by Town Planning Committee in 1979.

2. Detailed considerations

2.1 The Conservation Areas Advisory Committee (CAAC) considered in January 1987 the report prepared and submitted by the Brixton society proposing the extension to the existing CA27 (included in this report as Appendix I).

2.2 The CAAC recommended the Brixton Society's report should be submitted to the Town Planning Committee for consideration. The Officers of the Town Planning Directorate have examined the background information and agree with its recommendation. The local participation in CA designation is a Council Policy set out in the Lambeth Local Plan (chapter 14, policy ULI).

2.3 The potential benefits of the designation to the area will be the availability of Section 10 grant-aid from English Heritage. (Policy UL5 of the Lambeth Local Plan).

2.4 The Chair of CAAC was of the view that a report should be submitted to TP Committee on the

potential adverse effects on property prices with the declaration of CAs. It has not been possible to produce this report, due to the commitment of resources to other work and the complex nature of the research programme required. Should Members consider it essential that the results of this work be available before any further conservation areas are declared in the Borough then it will be necessary to defer this item.

3. Legal considerations

3.1 Section 277(1) of the Town & Country Planning Act 1971 (as substituted by the Town & Country Amenities Act 1974) states that "every Local Planning Authority shall from time to time determine which part of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate such areas as "Conservation Areas".

3.2 Subsections (6) & (7) respectively refer to the provisions for notifying the Secretary of State and advertising the designation of such areas.

4. Financial, Staffing and Accommodation, and Equal Opportunity, Race Relations, Women's Rights & People with Disabilities considerations

None.

5. Town Planning considerations

These have been included under detailed considerations (paragraph 2).