



Officer Delegated Decision

Published on 3 February 2022

Decision: Ardley Conservation Area Re-Appraisal

Decision taker: Assistant Director Planning and Development

Decision Date: 16 December 2021

Source of delegation: Constitution Part 3: Officer Scheme of Delegation

Is decision subject to Call-in? No

Deadline for Call-in: N/A

Is decision key? No

Is decision exempt? No

Is decision urgent? No

Summary

The Planning (Listed Buildings and Conservation Areas) Act 1990 comprises legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, 'the character and appearance of which it is desirable to preserve or enhance'. Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'.

The Ardley Conservation Area was designated in August 2005. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date.

A consultation on the draft document took place between 26th November 2019 and 21st January 2020. This report sets out the comments received on the draft Conservation Area Appraisal. The report requests that the amended Conservation Area Appraisal is approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") with immediate effect.

No alterations to the boundary were proposed.

The Conservation Area Appraisal identifies and analyses the distinctive character of an area derived from its unique topography, historic development and features such as buildings, streets, layout and form.

The Conservation Area Appraisal includes a Management Plan which outlines opportunities to enhance the area and identifies threats to its character and appearance. A series of action points are outlined to address these issues (Appendix 1, Chapter 11)

The appraisal of the character of a Conservation Area provides a sound basis for development management for developing initiatives for improving the area and for assisting with plan-making. A clear definition of those elements which contribute to the special architectural or historic interest of a settlement will provide a robust framework for the future management of the historic environment of that settlement against which applications can be considered.

Decision

Resolved

- (1) That, following consultation with the Lead Member for Planning the adoption of the Ardley Conservation Area Appraisal, 2021 following its re-appraisal is approved.

Reasons for Decision

The Conservation Area Appraisal has been reviewed and consulted upon. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date. The appraisal provides a sound basis for development management, for developing initiatives for improving the area and for assisting with plan making.

Alternative Options Considered

The following alternative options have been identified and rejected for the reasons as set out below.

Option 1: To seek further amendments to the Conservation Area Appraisal.

Officers consider that the reviewed Conservation Area Appraisal which proposes no changes to the Conservation Area boundary is in the best interests of preserving the district's built heritage.

Option 2: To oppose the proposed changes – would result in the AD Planning and Development reconsidering those changes.

Officers consider that an updated appraisal and Conservation Area boundary are in the best interests of preserving the district's built heritage.

Conflicts of Interest Declared and Dispensations Granted by Head of Paid Service

None

Attachments

Report to Assistant Director - Planning and Development

Decision Notice completed by:

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