

Item No. 10.	Classification: Open	Date: 25 November 2013	Meeting Name: Peckham and Nunhead Community Council
Report title:		Rye Lane Peckham Conservation Area Management Plan	
Ward(s) or groups affected:		The Lane and Peckham	
From:		Director of Planning	

RECOMMENDATIONS

1. That the Peckham and Nunhead community council provides comment on the draft Rye Lane Peckham Conservation Area Management Plan, (Appendix 1)
2. That the community council notes the Equalities Analysis (Appendix 3).

BACKGROUND INFORMATION

3. On the 11 October 2011 the council's planning committee designated the area shown edged on the plan attached to this report at Appendix 2 as the Rye Lane Peckham Conservation Area. The Rye Lane Peckham Conservation Area is focused upon the busy commercial streets of Rye Lane and Peckham High Street. These streets reflect the characteristics of the different periods of the area's growth. The conservation area is largely characterised by a mixture of 18th century to mid 20th century buildings. The pattern of development of each is broadly characterised by different phases of the area's commercial and retail growth. Unlike neighbouring conservation areas there is no predominate architectural style or palette of materials. The character of the conservation area is attributed to the eclectic architectural styles and materials.
4. In November 2011 the council submitted an application to the Heritage Lottery Fund (HLF) in connection with the proposed Peckham Townscape Heritage Initiative (THI) project and subsequently received a stage 1 pass. The project is based around 3 areas in Peckham: Peckham Rye Station; the northern end of Rye Lane at the junction with Peckham High Street and the southern end of Peckham Hill Street at the junction with Peckham High Street. The Peckham THI project will be a grant-aided programme for the repair and restoration of priority properties identified in the council's stage 1 submission. The council is now working on the stage 2 submission for the Peckham THI project which is due in January 2014. One of HLF's requirements at stage 2 is the preparation of a Management Plan for the conservation area.
5. The cabinet member of Regeneration and Corporate Strategy has agreed the proposal to consult with the Peckham and Nunhead community council, local residents, local businesses and other stakeholders for a minimum of 12 weeks to obtain their views in relation to the draft Rye Lane Peckham Conservation Area Management Plan. At the time of writing the report the call-in period has not expired. Verbal update will be provided on the night of the meeting.

6. A management plan is usually produced following the adoption of an appraisal. An appraisal reviews a conservation area and is used to help local authorities develop a management plan. The Rye Lane Peckham Conservation Area Appraisal ('the Appraisal') assisted in identify positive and negative aspects of the conversation area, opportunities for beneficial change and the need for additional protection and restraint. The management plan sets out the way in which development pressure and neglect will be managed to ensure the conservation area retains the qualities which led to its designation.

KEY ISSUES

7. During the process of preparing the management plan an audit was undertaken of all the properties and public realm within the boundaries of the conservation area in order to identify the extent of threats. The following threats were identified:
 - Building neglect: particularly high level and unsympathetic alterations;
 - Poor design: shop fronts, missing shop fronts, kiosks, signage, security shutters, lightings and hoardings;
 - Poor quality and inconsistent public realm: street lighting, street furniture and redundant signage posts;
 - Obtrusive advertisements: high level advertisements on buildings, freestanding 6-sheet internally illuminated advertisement signs, phone box advertisement manifestations, billboards and estate/letting agent boards; and
 - Street clutter: refuse and recycling bins, 'A' boards and temporary stalls and structures extending onto the highway.
8. The HLF consider good management and maintenance to be crucial for the long-term care of heritage assets. Poor management and maintenance puts heritage at risk. As part of the HLF terms of their THI grant, the council has to ensure that the work funded by THI is kept in a good condition and is not removed or replaced. The management plan is informed by and builds upon the threats and heritage needs identified in the Appraisal. The management plan will provide the structure and procedures required to address the issues identified and achieve the stated objectives.

Policy implications

9. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their district. There is also a requirement under Section 71 of the Act for local authorities to consult the local community on any management proposals for conservation areas within their area.
10. Paragraph 126 of the National Planning Policy Framework 2012 provides that: *'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.'*

The management plan complies with the requirements of the National Planning Policy Framework.

11. English Heritage has published guidance on conservation area appraisals, 'Understanding Place: Conservation Area Designation, Appraisal and Management 2011'. This document sets out the components for a conservation area management plan and provides a framework to ensure conservation areas retain the qualities which gave rise to their designation as a conservation area. The Management Plan incorporates these components and provides both a general approach and practical initiatives for the preservation and enhancement of the conservation area.

Community impact statement

12. The draft management plan will be consulted on in accordance with the Statement of Community Involvement. The Statement of Community Involvement, adopted in January 2008, sets out how and when the council will involve the community in the alteration and development of town planning documents and applications for planning permission. Although the statement of community involvement does not require the council to consult on the designation of a conservation area, an extension to an existing one, an appraisal or management plan, the council proposes to follow a similar procedure here as a matter of good practice.
13. The consultation will seek the views of the Peckham and Nunhead community council, local residents, businesses and other local interest groups over the contents of the management plan. Notification of the consultation on the management plan and supporting documents will be placed on the council's website.

Equalities

14. An Equalities Analysis has been prepared for the Rye Lane Peckham Management Plan (Appendix 3).

Resource implications

15. Notifying the public of the management plan will not result in resource implications for the staffing of the Chief Executive's Department.
16. The cost of publishing the management plan can be met within the chief executive department's revenue budget. The cover price of the document will be fixed to cover production costs.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

17. The Peckham and Nunhead community council is being asked to comment in relation to the draft Rye Lane Peckham Conservation Area Management Plan (Appendix 1) and the associated Equalities Analysis (Appendix 3).
18. Under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, every local planning authority must determine which parts of its area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and designate those areas as conservation areas.
19. Under Section 71 of the same Act, the local planning authority must also from time to time formulate and publish proposals for the preservation and enhancement of such areas. These proposals must be submitted for consideration at a public meeting in the area to which it relates.
20. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary those subject to the equality duty, which includes the council, must in the exercise of their functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; (ii) advance equality of opportunity between people who share a protected characteristic and those who do not; and (iii) foster good relations between people who share a protected characteristic and those who do not.
21. The Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights; as a result the Council must not act in a way which is incompatible with these rights. The most important rights for planning purposes are Article 8 (respect for home); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). The management plan is deemed unlikely to conflict with human rights but this will be kept under review as part of the development control process.
22. The draft Rye Lane Peckham Conservation Area Management Plan and Equalities Analysis are brought before the community council in accordance with Part 3H, paragraph 2, of the Southwark constitution 2012/13, under the sub-heading "consultative/non-decision making." which requires the community council to comment to planning committee on the adoption of Conservation Area Appraisals and also designations of Conservation Areas.

Strategic Director of Finance and Corporate Services

23. The resource implications in paragraphs 16 and 17 above are noted. It is recognised that the cost of publishing the plan can be met from existing Planning budgets and that production costs will be met from the proceeds of sales of the document.

Strategic Director of Environment and Leisure

24. The production of a management plan is supported since it will help ensure a consistent approach to the management and maintenance of the public realm. This is in line with the principles of the adopted Southwark Streetscape Design Manual. Any recommendations within the Plan will need to be managed within existing budgets unless new external funding can be found. It is particularly important to consider robust future maintenance arrangements are put in place for any new areas of street greening.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Rye Lane Peckham Conservation Area Appraisal (Adopted 11 October 2011)	Chief Executive's Dept. 160 Tooley Street London, SE1 2TZ http://www.southwark.gov.uk/downloads/download/385/conservation_area_appraisals	Tracy Chapman Tel: 0207 525 2289

APPENDICES

No.	Title
Appendix 1	Rye Lane Peckham Conservation Area Management Plan
Appendix 2	Map of the Rye Lane Peckham Conservation Area
Appendix 3	Equalities Analysis

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	5 November 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Planning	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Strategic Director of Environment and Leisure	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Community Council Team	13 November 2013	