

Item No. 7	Classification: Open	Date: 7 September 2011	Meeting Name: Peckham Community Council
Report title:		Rye Lane Peckham Conservation Area	
Ward(s) or groups affected:		The Lane and Peckham	
From:		Head of Development Management	

RECOMMENDATION(S)

1. That the community council considers the results of the public consultation on the proposal to designate Rye Lane Peckham Conservation Area and revision to the Holly Grove Conservation Area boundary as shown in Appendix 5.
2. That the community council comments on the proposal to designate Rye Lane Peckham Conservation Area .
3. That the community council comments on the draft Conservation Area Appraisal and map of the proposed conservation area boundary (Appendices 1 and 3).

BACKGROUND INFORMATION

4. On 12 May 2011 the community council considered a report recommending that public consultation be undertaken on a proposal to designate the Rye Lane and Peckham Hill Street Conservation Areas. A copy of the report is Appendix 2.
5. A public meeting was held in Peckham Library on the 28 June 2011 for the proposed Rye Lane Peckham, Peckham Hill Street Conservation Areas and boundary changes to Holly Grove. The meeting was well attended and the majority positively supported the proposal to designate the conservation area. There were 13 feedback forms completed on the day and a further 43 responses received during the consultation period. The responses are analysed in more detail below.
6. Letters were sent to all of the businesses and owner/ occupiers of properties in the immediate conservation and a wider boundary around the proposed area (Appendix 4) giving a twelve week consultation period including a copy of the proposed boundary as well as letting consultees know that the Conservation Area Appraisal could be downloaded on the Council's website. Copies of the appraisal were also placed in Peckham Library. The public consultation was co-ordinated to run in conjunction with that for the Peckham and Nunhead Area Action Plan (PNAPP). Officers in the Design, Conservation and Archaeology Team and Planning Policy have attended consultation events for public meetings for the proposed conservation areas and PNAAP.

7. Section 69 of the Town and Country Planning Act 1990 imposes a duty on the local Planning Authority to designate conservation areas any “areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance”. There is a duty on the local planning authority under Section 69 to review areas from time to time to consider whether designation of conservation areas is called for. It is considered that this area has quality and interest that merits its designation as a conservation area.
8. In 2011 English Heritage published guidance (Understanding Place: Conservation Area Designation, Appraisal and Management) which sets out the importance of definition and assessment of a conservation area’s character and the need to record the area in some detail. The purpose is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. These documents have the status of supplementary planning guidance and therefore can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area.
9. In March 2010 the Government issued PPS5 ‘Planning for the Historic Environment’ replacing the guidance formerly contained within PPG 15 and 16. PPS5 requires, in Policy HE2.1, that Local Authorities have evidence about the historic environment and heritage assets within their area, and that this evidence is publically documented. Designation records, such as Conservation Area assessments, should also be taken into account when determining planning applications.
10. Designation of a conservation area imposes certain duties on planning authorities. These duties are twofold, firstly, to formulate and publish from time to time, proposals for the preservation and enhancement of conservation areas in their district and submit them for public consultation. Then secondly, in exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation areas. In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question and therefore there is a presumption against the demolition of buildings within the area. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.
11. A conservation area imposes additional controls on owners of buildings. In addition to the need for applicants and the Council to pay special attention to the character and appearance of the area, consent is required for demolition and for work to trees.

POLICY IMPLICATIONS

12. Southwark Plan (2007) saved Policy 3.15, Conservation of the Historic Environment, is as follows: “Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

“The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

“In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a conservation area and ancient hedgerows.”

13. Southwark Plan (2007) saved Policy 3.16 – Conservation Areas states that, *“within conservation areas development should preserve or enhance the character or appearance of the area”*. After setting out the criteria governing proposals for new development or alterations and designates in conservation areas, this policy continues: *“within conservation areas there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the conservation area, unless ... it can be demonstrated that:*

- *The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and*
- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

14. Southwark Plan (2007) saved Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites states, *inter alia*, that, *“permission will not be granted for developments that would not preserve or enhance:*

- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area.”*

15. Strategic Policy 12 – Design and conservation of Core Strategy 2011, requires that development *‘will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. We will do this by: expecting development to conserve or enhance the significance of Southwark’s heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.’*

16. Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an

Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. The Council is empowered to make a Direction when there is a real and specific threat to the character of an area. It will then be in force for a period of 6 months. During that period the necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.

CONSULTATION

17. Thirteen feedback forms completed on the day and a further 43 responses received during the consultation period. A number of the consultation responses also provided comment on the proposed adjoining Peckham Hill Street Conservation Area and amendment to the Holly Grove Conservation Area boundary.

Public meeting feedback forms

18. All thirteen responses returned on the feedback forms were in favour of the proposed conservation area. It was generally considered that the designation would preserve the character of the area. Six of the responses suggested that the conservation area boundary should be extended south towards Peckham Rye, to include Philip Walk and Scylla Road. Another response suggested that the conservation area could extend further west along Peckham High Street. One suggested that the Whitten Timber site should be included in the Rye Lane Conservation Area along with Peckham Square and not in Peckham Hill Street Conservation Area, as currently proposed.
19. An observation was made on the proposed conservation area appraisal, in particular 5.3.12 'Advertisements'. It was considered that the guidance was too heavy handed. Another response suggested that the area in front of the station should be opened up even if it meant the demolition of the 1930's building fronting on to Rye Lane.

Written responses

20. The 43 letters and emails (8 with no address given) in support of the designation of the conservation area included the following comments:

Email 1: *"There are many wonderful architectural buildings of note along the street, sadly many hidden by hideous shopfronts... I hope the proposals get approval and Peckham gets the face lift it deserves."*

Email 2: *"...we would like to add our support to the proposals for Rye Lane to become a conservation area.... Having seen photographs of Rye Lane early in the 20th century, we can see how much has been lost already, so it is vital that what is left is protected and given the respect it deserves. We believe that in becoming a conservation area, this can only help to achieve this aim."*

Email 3: *"It is incredibly important that as much as possible of Peckham be given Conservation Area status."*

Email 4: *"... we are writing to express our appreciation of the current proposals to extend the Peckham Conservation area, with particular interest in Rye Lane...ensuring that the commercial/ retail character of Rye Lane does not intrude on the residential calm of Holly Grove which is vulnerable to encroachment due to shops, such as McDonald's and Iceland taking up the*

corner positions, as well as being the entrance (and exit) to Station Way. There is one building (I believe it is 2-4 Holly Grove) that is at present not in use, designated light industrial, and that remains vulnerable to planning application for change of use to retail..It was not simply the inappropriate nature of the intended business (a fish shop) but the fact of extending any form of retail use into a residential area to which we objected. As there is no shortage of retail outlets in Rye Lane, this exclusion from retail use of the buildings in Holly Grove would be in no way detrimental to the amenity of the area, or to any programme of diversification. We are therefore writing to ask that in the current considerations, this building be adopted into the designated conservation area, in order to protect the character of this unique street.”

Email 5: “I would like to support the creation of Peckham Town Centre Conservation Areas - the building sorely need rescuing from some of the violence done to them by unthinking and uncaring commerce.”

Email 6: “This is great news about the conservation area. Its such a shame we have lost some of the amazing historic department stores of Peckham Rye Lane like the Cooperative House. I do hope this goes ahead”.

57 Ansdell Road, 40 Elsie Road, 33 Consort Road: wrote in support of the proposed conservation area and agreed with the main argument which the Peckham Society had brought forward:

“Restoring historic buildings is a significant way to raise the quality of building and urban design in an area so that not only are the old buildings saved for the future but their restoration raises the quality of any new developments as well... I also believe the conservation area status will avoid a further deterioration of Rye Lane and Peckham Hill Street through ugly architecture which only purpose is functionality at the cheapest price.”

Astbury Road Area Residents Association: “When I first heard about the conservation of buildings in our town centre, at our Community council meeting, I believe, I was very excited and could not wait to report this to the ARARA general meeting. Of course, it was met with great enthusiasm but also with a lot of doubt. One of the questions was, why are we conserving these buildings when Rye Lane is such an eyesore and not at all pleasureable to visit. Why has the Lane been allowed to deteriorate, it was such a great place to visit and shop with a mixture of store to visit, not the plethorare of chicken, fish, so called beauty shops etc. I am totally in agreement with these sentiments and we are of the belief that the council has to address these things before embarking on what can only be good for Peckham and bring it back to life as it was in the 70's and early 80's.”

83-87 Bellenden Road: “We agree that the areas mentioned would benefit from being given a conservation status, as we believe that there areas all over London which should be designated as areas of special architectural and historic interest. We also recognise the need for refurbishment of the buildings involved to bring them up to a standard worthy of being conserved. As sign makers...we also understand that shop keepers, office builders etc. need to advertise their company names and services to ensure their survival, but this should be in keeping with the general street scene you are aiming for.”

98 Bellenden Road: *“Peckham town centre needs attention and the only way to upgrade its poor condition of today is to create the Rye Lane conservation area which is closely connected to the Holly Grove Conservation Area. Raising awareness about the natural beauty of some of our remaining period buildings, whether Georgian or modernist, is something I think can change attitude towards public space. That influence will then contaminate private developers or simple house owners who also could well be interested in preserving the character of our little run-down town. Lastly, some great damages have already been done to some iconic buildings on Rye Lane and that is down to the lack of control from Southwark Council Planners. This Conservation Area that has been greatly praised by English Heritage is the only real tool for us to go forward and possibly bring back the glorious, the quirky and the precious architectural gems of the past that deserve historical respect”*

149 Chadwick Road: *“I would to express my support of the proposed conservation areas – Peckham Rye and Peckham Hill Street. I think such a move will help to improve the quality of this urban area”.*

25 Denman Road: *“Proposed Conservation Areas for Rye Lane and Peckham Hill Street. I wish to support both of these proposals as they will prevent further deterioration of the town centre. Adoption of these proposals should enable these buildings and the whole street scape and environment to be improved.”*

Elland Road: *“I would like to support the creation of Peckham Town Centre Conservation Areas – the buildings sorely need rescuing from some of the violence done to them by unthinking and uncaring commerce”*

26 Geldart Road: *“I attended the public meeting on 28th June and indicated then on the pro formas that I was in favour of the proposals for both Town Centre and the Peckham Hill Street draft conservation areas and I still am. I think the only query I would like to raise is, what assistance may be available for those existing owners affected in complying with the requirements which could sometimes prove expensive? I suspect that some businesses and owners of homes may find it expensive to comply. Grants are probably available in theory but would they be available in practice given probable continuing constraints to both central and local authority budgets. There is a risk that otherwise there may be a loss of some owners/businesses who just couldn't afford to comply which could have a harmful affect on achieving the conservation area proposals in practice. If this occurred, this could also affect the current town centre proposals under the Peckham and Nunhead Area Action Plan. Whilst I remain committed to both plans in their entirety, should either fail to be adopted, is there any 'plan B' for urgently protecting the 'best bits' in both areas, for instance comparatively few buildings are individually listed as yet and all others would remain at risk. Section 4.2 'Key unlisted buildings and groups' of the Rye Lane Peckham Conservation Area Draft proposals document would perhaps be a good point to start. The Peckham and Nunhead Area Action Plan (appendix B) also lists several proposed new ones in Peckham Hill Street, Rye Lane and Peckham High Street and a few in adjoining streets within both draft conservation proposed areas.”*

10A Lanvanor Road: *“Yes, it's very important for the future of Peckham that they can rediscover their identity and build up.”*

88 Lyndhurst Grove: *“It would be wonderful if you could agree to this Conservation area as anything to make things better is strongly to be encouraged and a Conservation area might make a pleasant counter point to the modern library and Peckham Pulse. I'm sure you've had many communications of a similar nature”.*

71 Montpelier Road: *“I am delighted to see that Peckham's historic town centre is under consideration for Conservation Status. I am certain that if this is done it will raise the quality of building and urban design in Peckham generally. At the moment there are sad lapses in this. Peckham has quite special architectural and immense historic interest compared with other London areas. And it is important that we preserve the character and appearance of those few buildings that still exist. Rye Lane, Peckham High Street, Peckham Hill Street and Commercial Way have some very good old architecture and character and I consider them well worthy of designation as conservation areas.”*

60 Nutbrook Street: *“my comments on the Conservation Area proposal which I support strongly...I think the draft Rye Lane Appraisal brings out very well the special architectural character of Peckham town centre and why it is really important to designate a conservation area there to protect it...This conservation is important for Peckham, and its future development, as it will help to raise the quality of design in the town centre. But it is also important for our London architectural heritage as it is such an important collection in one town centre of architectural styles and buildings showing the evolution of London from village to 21st century cosmopolitan inner urban city. In the section 3.4 Sub Area 1 - Rye Lane, there is no mention of the important industrial buildings at 133 Rye Lane. The proposed boundary line is drawn to include the post war building attached to the station buildings at 1-4 Holly Grove. I wish to propose that the line be drawn to include that building in the adjusted Holly Grove Conservation Area and not in the new Rye Lane Conservation Area. The reason for this is that in an appeal in relation to a Planning Application to develop 1-4 Holly Grove into a big retail store, two years ago, the Application was refused and appeal rejected, partly because of the need to keep the shopping area tightly constrained, and that these premises were outside the 'defined town centre...I am disappointed to see that the most southern end of Rye Lane numbers 275 - 295 between Heaton Road and Phillip Walk are not included in the proposed Conservation Area. I understand that this is because they are seen as part of a potential Peckham Rye CA rather than the Rye Lane CA. If there is to be a Peckham Rye Conservation Area, which I would fully support, I would be content for them to be included in that.’*

20 Howard Court, Peckham Rye: *“A conservation area in Peckham and restoration of valuable historic buildings, rather than replacing them with soulless modern concrete, is crucial for improving the spirit of the town. Benefits will be for all of us.”*

163 Peckham Rye: *“I am responding to the consultation on establishing a conservation area in Peckham Town Centre...Restoring historic buildings is a significant way to raise the quality of building and urban*

design in an area, so that not only are the old buildings saved for the future but their restoration and improved quality and appearance also raises the quality of any new development in the vicinity....I am therefore in full support of the designation of Peckham Town Centre as a conservation area.”

Peckham Society: *The Peckham Society welcomes the Draft Conservation Area Appraisal, and commends Southwark and English Heritage for their exemplary work. We have some remarks to make... For us, consideration must be given to the thriving nature of Rye Lane, as described in the Draft Appraisal (3.1.4 and 3.4.4) we believe this lively variety must be supported, and so we are wary of superimposing hypothetical shop front standards on it and the approach suggested in paragraph 5.3.7 might weaken the cheap and cheerful aspect of Rye Lane, which we believe, is part of its current character. This is not to say that future trends will not be different, but we do not want to create a desert, or a street with the phoniness of Brick Lane. A possibility would be selective, probably grant-aided, re-introduction, say, for example, on the fronts of 26-28 Rye Lane, where the shops were introduced perhaps at the turn of the last century, as an exemplar. We would also like to suggest a number of additions to the group of key unlisted buildings: No's 26, 65, 110, 179-181, 152-154, 162-164, 170 Rye Lane and No's 100-104 Peckham High Street.*

189 Upland Road: *“I would like to lend my support to this proposal. In particular the series of very old buildings (possibly 300 years) should be preserved and restored.”*

Summary of consultation

20. The main thrust of the comments received has welcomed the proposal to designate the conservation area. Several requests were made to include No's 275-295 Rye Lane and extend the boundary of the conservation area further south towards Peckham Rye. However Members should note that the boundary of the proposed conservation area reflects that of the original English Heritage study area, at the southern end of Rye Lane. It is proposed that the Design, Conservation and Archaeology Team will undertake an assessment of the area around in Peckham Rye in 2012, with a view to recommend the designation of a separate Peckham Rye Conservation Area. No's 275-295 Rye Lane would form part of this new conservation area.
21. Two objections were received regarding the proposed relocation of No's 1-4 Holly Grove to the Rye Lane Peckham Conservation Area. The objections referred to an Appeal decision in 2009, for a new retail store at No's 1-4 Holly Grove. The Inspector recommended that new shopping facilities should be restricted to the defined town centre and the Appeal was dismissed. It is therefore recommended that No's 1-4 Holly Grove remain in the Holly Grove Conservation Area and the boundary has been amended to reflect this (Appendix 1).
22. The Peckham Society has suggested a number of additional buildings to be included on the key unlisted buildings under section 4.2 of the conservation area appraisal. The list contained under section 4.2 of the appraisal, is based on the Council's draft local list, due to go out for public consultation late 2011. Buildings on the list have to meet established criteria. Whilst good examples of unlisted

buildings are eligible for consideration, where original detailing consistently survives intact, buildings whose integrity has been excessively compromised by unsympathetic modern alteration will be unlikely to be selected. Whilst it is accepted that these buildings make a positive contribution to the townscape; with the exception of No. 61-63 Rye Lane (Former Sainsburys) and No. 26 Rye Lane, they have been heavily altered and therefore do not meet these criteria. The shop front to Nos 61-63 Rye Lane is largely intact and No. 26 Rye Lane forms a pair with No. 28 Rye Lane, which is already on the local list. The conservation area appraisal has been updated to include these two properties under section 4.2. Furthermore another section has been added to include buildings of positive townscape merit, which the Peckham Society's other suggested properties now form part.

23. The Peckham Society raised concerns about paragraph 5.3.7 'shop front design' of the conservation area appraisal and the negative impact this could have on the character of Rye Lane. Members should note that this is general guidance common to all of Southwark's conservation areas which have retail premises. The guidance is considered to be good practice when making alterations to shop fronts within a conservation area. Whilst the Peckham Society's concerns are noted it is considered that the Council's guidance should be consistent across all the borough's conservation areas. In any event, planning applications for change are always dealt with on an individual site basis, taking into account the prevailing townscape and existing detailing and age of the property.
24. Similarly a comment was returned on the feedback form with regards the guidance within the conservation area appraisal on advertisements (paragraph 5.3.12). It was considered that the guidance on signage was heavy handed and that it was the frontage or upper floors, which is most important to preserve. The guidance again is common to all our conservation areas and appraisals and applications for new and additional signage will be assessed on an individual basis.
25. A comment was received regarding the fact that No. 133 Rye Lane (Bussey building) had not been mentioned in the appraisal. The conservation area appraisal has been revised to include a brief description and history of No. 133 Rye Lane and the building has been added to section 4.2, as a key unlisted building.

KEY ISSUES FOR CONSIDERATION

Community impact statement

26. The designation has been consulted in accordance with the Statement of Community Involvement. In line with the Council's Community Impact policies, the impact of the Rye Lane Peckham Conservation Area, which is recommended in this report, has been assessed with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation.
27. The designation of a conservation area introduces some additional controls to the planning process: conservation area consent is required for the demolition or substantial demolition of unlisted buildings in the conservation area, and the Council has a duty to have regard to the special architectural or historic interest of the area in determining any planning applications affecting it. However, these controls apply equally to all members of the community and there are no less good implications for any particular communities or groups.

Human rights implications

28. This conservation area engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
29. This proposal has the legitimate aim of providing for the conservation of the historic environment within the conservation area. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Resource implications

30. The conservation area could generate additional casework for planning staff. However, given the location and scale of many of the proposals in this area there is already an attention to the design and appearance of the proposals and the designation should not result in significant resource implications for the staffing of the Regeneration Department.
31. Other resource implications will be the cost of publishing the Conservation Area Appraisal, which can met within the Regeneration Department's revenue budget. The cover price of the document will be fixed to cover production costs.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities Law & Governance

32. This report seeks comments on the recommendation to the Planning Committee to designate the Rye Lane Peckham Conservation Area.
33. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (*section 69(1), Listed Building Act (LBA) 1990*). A Local Planning Authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (*section 69(2)*).
34. There is no statutory requirement for LPAs to consult with anyone before a conservation area being designated, nor does the Council's Statement of Community Involvement require consultation in respect of designating Conservation Areas. However, English Heritage advises LPAs to consult as widely as possible, not only with local residents and amenity societies, but also with Chambers of Commerce, Public utilities and Highway authorities.
35. There is no formal designation procedure. The statutory procedure simply involves a council resolution to designate being made. The date of the resolution is the date the conservation area takes effect. The designation of conservation areas is reserved to Planning Committee under Part 3F, paragraph 3 of the constitution.
36. There is no statutory requirement on the level of detail that must be considered by an LPA before designation. However, guidance from English Heritage states that it is vital an area's special architectural or historic interest is defined and recorded in some detail. A published character appraisal is highly recommended

can be found at Appendix 1 of this report. The overall impetus for designating a conservation area must be the desire to preserve and enhance the area.

37. Notice of the designation must be published in at least one local newspaper circulating in the LPA's area and in the London Gazette (*section 70(8), LBA 1990*). The Secretary of State and English Heritage must also be notified (*section 70(5)*). There is no requirement to notify the owners and occupiers of premises in the area. The conservation area must be registered as a local land charge (*section 69(4)*).
38. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it.
39. There is no statutory right of appeal against a building being included in a conservation area. However, it is possible to seek a judicial review of an LPA's decision to designate a conservation area.

Equalities and Human Rights

40. The Equality Act 2010 introduced a single public sector equality duty (PSED). This duty requires us to have due regard in our decision making processes to the need to:
 - (a) Eliminate discrimination, harassment, victimisation or other prohibited conduct;
 - (b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not
 - (c) Foster good relations between those who share a relevant characteristic and those that do not share it.
41. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The PSED also applies to marriage and civil partnership, but only in relation to (a) above.
42. There has been compliance with the Council's Equalities and Human Rights Scheme 2008-2011 as well as the public sector equality duty as contained within section 149 of the Equality Act 2010. All six equality strands have been duly considered and assessed, this is evidenced at in the Equalities and Human Rights Impact Assessment (EqIA).
43. In accordance with part 3F, paragraph 3 of the constitution providing comments to planning committee on proposals for the designation of conservation areas including conservation area appraisals is a matter for community council.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Map of the proposed Rye Lane Peckham Conservation Area
Appendix 2	Report to the Peckham Community Council 12 May 2011
Appendix 3	Draft amended Rye Lane Peckham Conservation Area Appraisal
Appendix 4	Consultation map, letter to businesses and owner/ occupiers of proposed conservation area and wider area.
Appendix 5	Map of the proposed revision to the boundary of the Holly Grove Conservation Area.
Appendix 6	Equalities Impact Assessment

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	17 August 2011	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Finance Director	No	No
Cabinet Member	No	No
Date final report sent to Community Council Team	22 August 2011	