

## **Cabinet**

**Meeting Date: 7 March 2024**

**Issue Title: Crondall conservation area appraisal**

**Report of:** Executive Director – Planning Policy and Place

**Cabinet Portfolio:** Planning Policy & Place

**Key Decision:** No

**Confidentiality:** Non-Exempt

### **Purpose of Report**

1. To adopt the Crondall Conservation Area Appraisal.

### **Recommendations**

2. Cabinet is recommended to:
  - approve the boundary changes to the Crondall Conservation Area,
  - adopt the Crondall Conservation Area Appraisal attached at **Appendix 1** for planning and development management purposes,
  - agree that the [Crondall Conservation Area Character Appraisal and Management Proposals](#) (December 2016) is no longer adopted by the Council,
  - authorise the Executive Director - Place to undertake the administrative tasks associated with the boundary changes to the Crondall Conservation Area, outlined in paragraph 12, and
  - authorise the Executive Director – Place to make minor alterations and topographical corrections to the appraisal being published.

### **Background**

3. The current [Crondall Conservation Area Character Appraisal and Management Proposals](#) was adopted in December 2016.
4. Crondall Parish Council, working with consultants, has undertaken a review of the current conservation area and updated the appraisal accordingly. Officers supported the Parish Council and have fed into the process throughout its preparation.
5. The Council has a duty to from time to time formulate and publish proposals for the preservation and enhancement of conservation areas. In addition, to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area ([sections 71 and 72 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)).

### **Main Issues**

6. A conservation area appraisal aims to identify those features that contribute to the special architectural or historic interest of a conservation area and is a material consideration when determining planning applications within or affecting the conservation area.

7. This updated appraisal supports the implementation of historic environment policies in the [Hart Local Plan \(Strategy & Sites\) 2032](#), and the [Crandall Neighbourhood Plan](#).
8. As with the Odiham and North Warnborough Conservation Area Appraisal adopted in November 2022, the new Crandall Conservation Area Appraisal is designed to be more modern in its presentation than past examples, easier to read, and more helpful in the development management process. It has also been prepared to comply with website accessibility requirements and the District Council's corporate branding.
9. The draft appraisal recommends a series of amendments to enlarge the Crandall Conservation Area boundary. The justification for the increase includes the rationalisation and refinement of the existing conservation area boundary line, the inclusion of parcels of peripheral open land which play an important role as the setting for historic clusters of buildings in the conservation area and the rationalisation of the boundary to avoid situations where only one side of a street is designated.
10. The revised boundary will include:
  - i. Wooded land to the east of Nos. 1–9 (consec.) Pankridge Street,
  - ii. the field to the north of Redlands Lane,
  - iii. Four-Acre Field,
  - iv. Meadow Cottage and Byrons, Heath Lane,
  - v. houses on the east side of Pankridge Street: Four Acres, Kenlea, Orchard Cottage, The Bungalow and Bennells, also the row of houses to the south of these, namely Nympton Cottage to Oakleigh,
  - vi. houses on the west side of Pankridge Street between The Moorings to Field Cottage,
  - vii. nos. 1–4 (consec.) St Cross Road, Add Franlings, The Firs, Croft View, Farfield and Cedar Cottage, Croft Lane,
  - viii. nos. 1–2 and 21–22 Glebe Road, Add houses on the south-west side of Dippenhall Street from Green Hedges to Lavender Cottage, add Thyme Cottage and West Bank, St Cross Road.
11. Public consultation on the draft appraisal was undertaken in May 2023. This was led by Crandall Parish Council and was advertised on their website. Letters were also delivered to homeowners affected by the proposed boundary change. The consultation generated many helpful responses and numerous detailed changes were made in response to the comments received. A summary of the responses received, and how they have been addressed, is attached at **Appendix 2**.
12. If Cabinet agree that the Crandall Conservation Area boundary should be amended, officers must notify the Secretary of State and Historic England and are required to publicise the designation of the Crandall Conservation Area with a notice placed in the London Gazette and a local newspaper, in accordance with section 70 of the Planning (Listed Building and Conservation Areas) Act 1990. The Local Land Charges register will also be updated with the details of the new boundary.

## **Alternative Options Considered and Rejected**

13. The initiative to prepare the appraisal was taken by Crondall Parish Council. The alternative to endorsing this appraisal is not to adopt it. This would leave the 2016 appraisal in place without bringing it up to date, increasing the risk that it loses accuracy and relevance over time and that less weight is attached to it in planning decisions.

## **Corporate Governance Considerations**

### **Relevance to the Corporate Plan**

14. The appraisal helps deliver the Corporate Plan objective to take “account of the different roles and character of places within Hart district and promoting the vitality of our towns and villages through implementing policies in the Hart Local Plan, and in Neighbourhood Plans”.

### **Service Plan**

- Is the proposal identified in the Service Plan? No
- Is the proposal being funded from current budgets? Yes
- Have staffing resources already been identified and set aside for this proposal?  
Yes

### **Legal and Constitutional Issues**

15. Cabinet is the appropriate decision-making body for this decision, in line with the Terms of Reference within the Constitution.

### **Financial and Resource Implications**

16. No financial or resource implications will arise from adopting this conservation area appraisal.

### **Risk Management**

17. There are no significant risks to the Council in adopting this appraisal. Should the Council not adopt it, the 2016 appraisal will remain in place, the risk being that less weight might be attached to it as it gets older.

### **Equalities**

18. There are no foreseeable impacts on groups with protected characteristics. The appraisal is an evidence base describing the current environment and attaching importance to different elements within it. It does contain some recommendations designed to maintain the character of the area, but it is not a policy or strategy document and no impacts on those with protected characters have been identified.
19. The document has been designed to be accessible, complying with WCAG 2:1 AA standards.

### **Climate Change Implications**

20. There are no climate change implications arising from this report. The appraisal is an evidence base describing existing character. It does not change planning policy or permitted development rights within the conservation areas.

### **Action**

21. Subject to Cabinet adopting the conservation area appraisal at **Appendix 1** officers will undertake the administrative tasks outlined at paragraph 12 required because of the boundary changes to the conservation area.

22. The conservation area appraisal will be published on the Council's website alongside the other appraisals.

## **Appendices**

Appendix 1 – Crondall Conservation Area Appraisal

Appendix 2 – Schedule of responses to the public consultation