

Committee(s):	Date(s):
Planning and Transportation Committee	14/11/2017
Subject: Barbican and Golden Lane Estates: Proposed Conservation Area	Public
Report of: Carolyn Dwyer	For Decision/

Summary

The Barbican and Golden Lane Estates Residents' Associations have requested that a new conservation area is designated by the City Corporation to include the Barbican and Golden Lane Estates and surrounding areas.

Committee approved the proposal to assess the area proposed and to consider the findings in May 2017.

An assessment of the proposed area has been undertaken in accordance with national criteria and guidance. This report sets out the results of the assessment which are that two parts of the proposed conservation area would meet the criteria for conservation area designation, i.e. the Barbican Estate and the Golden Lane Estate. The remainder of the proposed area does not meet the criteria, with the exception of Brewery Conservation Area (designated in 1994), where no changes are proposed, and it will remain a conservation area in its own right. If Committee agree that the areas have merit, it is proposed to carry out a public consultation.

Recommendation(s)

Members are asked to:

- Note the report;
- Consider the results of the assessment; and
- Subject to Committee support for the proposals, authorise public consultation to be carried out on the proposals for two new conservation areas.

Main Report

Background

1. In April 2017 the Barbican and Golden Lane Residents' Associations approached the City Corporation with a proposal for a new conservation area. They were concerned that 'there are an increasing number of new developments that are due to affect the setting of the area's listed buildings and a conservation area would help control the massing and appearance of those developments and also allow more consideration of proposed demolition of buildings within the area'. The boundary suggested for the conservation area was London Wall, Aldersgate Street, Baltic Street, Golden Lane, Chiswell Street and Moor Lane and a map is attached in Appendix 1. This would incorporate the existing Brewery Conservation Area. They initiated a public campaign in support of this proposal with a petition of 730 signatures.
2. The City Corporation has a statutory duty under section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider whether it should designate conservation areas which are defined as 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. There are 26 conservation areas in the City which cover 35.8% of the area. Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act states that 'It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this Section and to determine whether any parts or further parts of their area shall be designated as conservation areas; and if they so determine, they shall designate those parts accordingly'.
3. In the exercise of planning functions, the City Corporation is required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and to prepare proposals for their preservation and enhancement. Relevant policy is contained in the City of London Local Plan and the National Planning Policy Framework (NPPF).
4. The designation of a conservation area brings the demolition of buildings within the area under the control of the local planning authority, in the absence of a planning permission for redevelopment. Permitted development rights are more restricted and there is greater control over work to trees. The Mayor of London's powers are unchanged whether the development is within or outside a conservation area.
5. A review of the City's conservation areas was last carried out in 2007. This principally looked at boundaries of existing conservation areas to rationalise and eliminate boundary anomalies, for example, where a boundary ran through a building. It is anticipated that the next full review will be undertaken following completion of the current programme of Conservation Area Character Summary and Management Guidelines SPDs, which is likely to be in 2-3 years. SPDs are in place for 16 conservation areas.
6. The City Corporation has previously carried out reviews of conservation area designation on a comprehensive basis. This has been beneficial as the City is a tight geographical area with a range of areas of different and varying character

and has enabled robust, justifiable proposals to be made. It is important that designation boundaries are precise and clear to avoid potential uncertainty.

7. The proposed area has been considered at this stage and a draft assessment undertaken in response to the request by the Barbican and Golden Lane Residents' Associations, supported by a petition.

Current Position

8. The assessment of the significance of the area and its eligibility for designation as a conservation area has been carried out in accordance with the NPPF, Historic England Guidance and City of London policy. The policy context, background information, map of the proposed area and assessment criteria and conclusions are set out in Appendices 1-6.
9. The assessment has taken into account the existing planning context, and valid planning permissions in the area.
10. The proposed area has been divided into five character zones for the purposes of the assessment. The zones are:
 - Zone 1 – Golden Lane Estate
 - Zone 2 – Fann Street, Bridgewater Square
 - Zone 3 – Barbican Estate
 - Zone 4 – Brewery Conservation Area and other buildings
 - Zone 5 – Area to the south of the Barbican Estate, bounded by London Wall and Aldersgate Street.
11. The table below summarises the assessment of the entire proposed conservation area against the criteria.

Zone	Recommended for designation?	Reason
Zone 1 – Golden Lane	Yes	Strongly defined and unified character already contains designated heritage assets within it.
Zone 2 – Fann Street and Bridgewater Square	No	Did not satisfy the criteria.
Zone 3 – Barbican Estate	Yes	Strongly defined and unified character already contains designated heritage assets within it.
Zone 4 – Brewery Conservation Area and other buildings	No	Brewery is a designated conservation area with its own distinct character. The remaining part of the area did not satisfy the criteria.

Zone 5 – Area to the south of Barbican Estate	No	Did not satisfy the criteria.
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12. Two of five areas meet the criteria for conservation area designation. It is proposed that the Golden Lane Estate and Barbican Estate (zones 1 and 3) be taken forward for consultation as two new proposed conservation areas.
13. There would be an increase in the area of the City covered by conservation areas. At present conservation areas cover 35.8% of the total area of the City of London (including parts of the River Thames). The Barbican Estate occupies 3.76% and Golden Lane Estate occupies 1.44% of the total area of the City of London, raising the total area of conservation areas in the City to 41%.
14. Both the Barbican and Golden Lane Estates are listed in their entirety. For consistency, the boundaries of the proposed conservation areas would be identical to the listed building boundaries.
15. Having assessed the two areas in accordance with national criteria and guidance, it is considered that they are of sufficient significance to be proposed for designation as conservation areas, subject to consultation. Conservation area designation would be a material consideration within the planning process as is their listed status.
16. Zones 2 and 5 are not recommended for conservation area designation for the reasons given in the assessment's conclusion.
17. No changes are proposed to the Brewery Conservation Area which would remain a designated area. The remainder of zone 4 is not recommended for conservation area designation for the reasons given in the assessment's conclusion.

Proposals

18. It is the statutory duty of the City Corporation to consider whether it should designate conservation areas which are defined as 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'.
19. The assessment of the proposed area concludes that two zones satisfy the criteria for designation as conservation areas. If agreed, public consultation would be carried out proposing that Golden Lane Estate and Barbican Estate are designated as two separate conservation areas. The consultation period would follow Historic England Guidance and the City Corporation's Statement of Community Involvement. The assessment would form a part of the public consultation.

Corporate & Strategic Implications

20. The City of London Local Plan is undergoing review. It will set out the type of development that is considered appropriate within and affecting conservation areas and include boundaries on the policy map. Decisions on the designation and boundaries of conservation areas are separate from the Local Plan process.

21. An Equalities Impact Assessment and a Sustainability Appraisal would be undertaken if the proposed areas are designated.

Conclusion

22. The assessment has concluded that two out of five of the zones satisfy the criteria for designation as conservation areas.

23. It is recommended that public consultation, commencing in Autumn 2017, be carried out in relation to the proposal to designate the Golden Lane Estate and Barbican Estate as conservation areas.

24. The outcome of the public consultation and recommendations will be reported to Planning and Transportation Committee.

Appendices

- Appendix 1 – Maps
- Appendix 2 – Characterisation of Zones
- Appendix 3 – Criteria for the assessment of the potential of the conservation area
- Appendix 4 – Proposed conservation area assessment and recommendations.
- Appendix 5 – Background Information
- Appendix 6 – Policy Context

Background Papers:

Planning and Transportation Committee, 23rd May 2017 – Barbican and Golden Lane Estates: Proposed Conservation Area.

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