



CABINET

Tuesday, 07 June 2022

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| Subject | Extension to existing Thorpeness Conservation Area and proposed adoption of the Thorpeness Conservation Area Appraisal and Management Plan |
| Report for | Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management |
| Supporting Officer | Thomas Pierce Design and Conservation Officer thomas.pierce@eastsoffolk.gov.uk 07385 399390 |

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| Is the report Open or Exempt? | OPEN |
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| Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information. | Not applicable |
| Wards Affected: | Aldeburgh & Leiston |

Purpose and high-level overview

Purpose of Report:

The purpose of the report is to seek the adoption of the Thorpeness Conservation Area Appraisal and Management Plan with boundary changes and to consider an extension to the Conservation Area. The Appraisal and Management Plan provide guidance on the historic significance of the area to support decision-making in the development management process.

Options:

Adopt the Thorpeness Conservation Appraisal and Management Plan (CAAMP). This will mean the Council has an up-to-date document to guide decision-making within the planning process for the preservation or enhancement of the Thorpeness Conservation Area.

Alternatively, the option is to not adopt the CAAMP and to continue using the existing CAAMP dating from 2010. However, this document does not take into account changed national guidance, the adoption of the Suffolk Coastal Local Plan and changed circumstances on the ground.

Recommendation/s:

1. That the Thorpeness Conservation Area Appraisal and Management Plan, attached at Appendix A, be adopted.
2. That the extension of the Thorpeness Conservation Area as shown on the map attached at Appendix B be agreed and include those properties included in the schedule attached at Appendix E.
3. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to the Thorpeness Conservation Area Appraisal and Management Plan prior to it being published.

Corporate Impact Assessment

Governance:

No Impacts

ESC policies and strategies that directly apply to the proposal:

The CAAMP supports the implementation of the Policy SCLP11.5 – Conservation Areas in the Suffolk Coastal Local Plan, which states;

Development within, or which has potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations.

The Suffolk Coastal Local plan states that Conservation Area Appraisals are regularly updated;

Amendments may be made to individual Conservation Area boundaries as they are re-appraised and consulted upon as part of a separate on-going programme being undertaken by the Council.

Environmental:

No Impacts

Equalities and Diversity:

No Impacts

Financial:

The production and adoption of the CAAMP is covered by the existing budget of the Specialist Services Team

Human Resources:

No Impacts

ICT:

No Impacts

Legal:

The CAAMP has been produced and been subject to public consultation in accordance with Historic England Guidance.

Risk:

There are no risks envisaged in relation to the implementation of the recommendations.

External Consultees:

Owner/Occupiers of all the properties in the existing and proposed extension to the Thorpeness Conservation Area were sent letters by post, together with emails to other interested organisations/parties (detailed in the report below).

Strategic Plan Priorities

| Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate) | | Primary priority | Secondary priorities |
|---|--|-------------------------------------|-------------------------------------|
| T01 | Growing our Economy | | |
| P01 | Build the right environment for East Suffolk | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| P02 | Attract and stimulate inward investment | <input type="checkbox"/> | <input type="checkbox"/> |
| P03 | Maximise and grow the unique selling points of East Suffolk | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| P04 | Business partnerships | <input type="checkbox"/> | <input type="checkbox"/> |
| P05 | Support and deliver infrastructure | <input type="checkbox"/> | <input type="checkbox"/> |
| T02 | Enabling our Communities | | |
| P06 | Community Partnerships | <input type="checkbox"/> | <input type="checkbox"/> |
| P07 | Taking positive action on what matters most | <input type="checkbox"/> | <input type="checkbox"/> |
| P08 | Maximising health, well-being and safety in our District | <input type="checkbox"/> | <input type="checkbox"/> |
| P09 | Community Pride | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| T03 | Maintaining Financial Sustainability | | |
| P10 | Organisational design and streamlining services | <input type="checkbox"/> | <input type="checkbox"/> |
| P11 | Making best use of and investing in our assets | <input type="checkbox"/> | <input type="checkbox"/> |
| P12 | Being commercially astute | <input type="checkbox"/> | <input type="checkbox"/> |
| P13 | Optimising our financial investments and grant opportunities | <input type="checkbox"/> | <input type="checkbox"/> |
| P14 | Review service delivery with partners | <input type="checkbox"/> | <input type="checkbox"/> |
| T04 | Delivering Digital Transformation | | |
| P15 | Digital by default | <input type="checkbox"/> | <input type="checkbox"/> |
| P16 | Lean and efficient streamlined services | <input type="checkbox"/> | <input type="checkbox"/> |
| P17 | Effective use of data | <input type="checkbox"/> | <input type="checkbox"/> |
| P18 | Skills and training | <input type="checkbox"/> | <input type="checkbox"/> |
| P19 | District-wide digital infrastructure | <input type="checkbox"/> | <input type="checkbox"/> |
| T05 | Caring for our Environment | | |
| P20 | Lead by example | <input type="checkbox"/> | <input type="checkbox"/> |
| P21 | Minimise waste, reuse materials, increase recycling | <input type="checkbox"/> | <input type="checkbox"/> |
| P22 | Renewable energy | <input type="checkbox"/> | <input type="checkbox"/> |
| P23 | Protection, education and influence | <input type="checkbox"/> | <input type="checkbox"/> |
| XXX | Governance | | |
| XXX | How ESC governs itself as an authority | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>How does this proposal support the priorities selected?</p> <p>This CAAMP primarily supports:</p> <p>T01 Growing Our Economy of the Strategic Plan, priority of P03 - Maximise and grow the unique selling points of East Suffolk as the document will assist in the delivery of the “<i>Protection and enhancement of the natural, built and historic environment</i>” by guiding Development Management decisions to preserve or enhance the Thorpeness Conservation Area.</p> <p>The CAAMP secondarily supports;</p> | | | |

T01, Growing Our Economy, priority P01 Build the right Environment for East Suffolk, as it serves to support the policies in the “*Up to date local plans proving a strategy for growth and place making.*” and

T02, Enabling our communities, priority P09 - Community Pride, as the historic environment contributes to a sense of place and the richness of culture.

Background and Justification for Recommendation

| 1 Background facts | |
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| 1.1 | Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 directs that every local authority shall, from time to time, review their existing Conservation Areas and determine whether any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly. |
| 1.2 | There are currently 51 Conservation Areas designated across the East Suffolk Council District. The Council has a programme of reviewing all the Conservation Area, as recommended by good practice. |
| 1.3 | The Thorpeness Conservation Area was designated in 1976 and has not been amended since. The existing Conservation Area Appraisal and Management Plan was adopted in 2010. |
| 1.4 | The existing document is considered to be of an age which requires review and to be updated accordingly to remain relevant/fit for purpose. |
| 2 Current position | |
| 2.1 | It is considered timely and relevant under Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990, to propose the adoption of the revised Thorpeness Conservation Area Appraisal and Management Plan, (Appendix A) which includes an extension to the Conservation Area boundary, (Appendix B) |
| 2.2 | This report will provide a summary of the following; Proposed boundary changes, Identification of positive unlisted buildings, Public consultation, Consequences of proposals, National and local planning policies, and Procedures to be taken for formal and informal notification |
| 2.3 | Proposed boundary changes The boundary of the Conservation Area was reviewed using the guidance provided by Historic England in their Advice Note 1 (Second Edition) ‘Conservation Area Designation, Appraisal and Management’ (Feb 2019). The proposed boundary changes to the Conservation Area are illustrated in the map attached as Appendix B. This comprises twelve individual properties adjacent to the existing Conservation Area boundary. One individual property, Johnnygate, adjacent to the Conservation Area boundary was proposed initially for inclusion, however following the public consultation it was decided to leave this area out (as described in para. 2.6 of this report). |

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| | <p>The individual properties and groups of properties proposed to be included for their architectural and/or historic interest are:</p> <ul style="list-style-type: none"> • 1 Sandy Bar, Remembrance Road • 2 Sandy Bar, Remembrance Road • Caravan, Remembrance Road • Gunyah, Remembrance Road • Killarney, Remembrance Road • Sans Souci, Remembrance Road • Sea Cote, Aldeburgh Road • The Anchorage, Aldeburgh Road • The Cabin, Aldeburgh Road • The Mission Hall, Aldeburgh Road • The Shanty, Remembrance Road • Valetta, Remembrance Road |
| 2.4 | <p>Identification of Positive Unlisted Buildings</p> <p>The current Thorpeness Conservation Area Appraisal (see background reference papers below) identifies “Buildings that contribute to the Conservation Area”. However, in the majority of East Suffolk Conservation Area Appraisals such historic assets are referred to as positive unlisted buildings.</p> <p>In order to unify the terminology across all of East Suffolk Council’s Conservation Area appraisals, when they are periodically updated, such assets are being referred to as positive unlisted buildings, which will eventually lead to all the appraisals to be consistent.</p> <p>Therefore, such structures/buildings in the revised Conservation Appraisal are identified as positive unlisted buildings. These are illustrated on the mapping within the document and described in the text.</p> <p>This change in terminology does not change the level of protection. They are not protected by statutory listing but are considered to make a positive contribution to the character or appearance of the Conservation Area. Identifying positive unlisted buildings means that extra care will be taken when considering development proposals that would affect them. Demolition of a positive unlisted building would be viewed unfavourably.</p> <p>Identifying positive unlisted buildings within the Conservation Area Appraisal allows a mechanism for their periodic review and public consultation on which structures are considered to contribute in this way.</p> <p>The fieldwork was undertaken by a consultant viewed from public thoroughfares and this work was supplemented with information from published material and map regression studies. The structures identified in the appraisal and its Appendices as being positive unlisted buildings are not claimed to be exhaustive, as other structures of significance may exist that are not readily visible from public footpaths and roads.</p> |

2.5

Public Consultation

There is no statutory requirement to undertake consultation on proposals to extend an existing Conservation Area. However, Historic England's Advice Note 1 on Conservation Area designation (2019) states under the heading '*Finalising, reviewing and publicising the Conservation Area boundary*' that "*Involving the community at an early stage is advisable*" (para.76).

The public consultation on the draft Thorpeness Conservation Area Appraisal and Management Plan (Appendix C) was undertaken by ESC between 31st January 2022 and 11th March 2022 (six weeks).

An inspection copy of the document was sent to Aldeburgh Library, to be displayed during opening hours.

Letters were sent out via the post to the owner/occupiers of all properties within the existing Conservation Area boundary (288 No.), the proposed extension (13 No.) and the rest of the settlement (62 No.) to inform them of the proposal to extend the Conservation Area; to provide a summary of the consequences of designation; to inform them of the identification of positive unlisted buildings within the Conservation Area and to seek their views on the proposal.

The letter advised of the consultation period and gave a weblink to the Council's website where the draft appraisal document could be viewed/downloaded. Enclosed with the letter was a printed map of the proposed extended Conservation Area boundary and the offer to send a printed copy on request for those not able to access the information digitally.

The Aldringham-cum-Thorpe Parish Council was emailed, informing them of the consultation and giving them the weblink to the Council's website where the document could be viewed/downloaded.

The Ward Members for East Suffolk Council were informed of the consultation dates together with the web link to the draft document and invited to comment.

County Council Ward Members for the area were also emailed informing them of the consultation and giving them the weblink to the Council's website where the document could be viewed/ downloaded.

The Draft Appraisal was placed on the Council's website for viewing/downloading; Invitations for responses were also sent to the following bodies: East Suffolk Council's Coastal Management Team, Historic England, The Suffolk Preservation Society, Suffolk County Council Archaeological Service and the 20th Century Society.

During the consultation period the associated Thorpeness Conservation Area Appraisal Draft Consultation webpage on the Council's website had 52 page views, with 41 of these being unique.

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| | <p>Following an invitation from the Aldringham-cum Thorpe Parish Council, I attended a council meeting on 7th March 2022, to explain the proposals to them and receive their feedback.</p> <p>A total of 22 responses were received by email; phone call and letter. Of these there were;</p> <ul style="list-style-type: none"> • 9 No. Requests for printed copies/large print map/further information • 4 No. Observation only; • 1 No. Support (for the proposed inclusions); • 1 No. Opposed and Observation (to the proposed inclusions); • 7 No. Observation and Support (for the proposed inclusions); <p>A summary of the public responses received together with the Council's response/actions is appended to this report (Appendix D).</p> |
| 2.6 | <p>Following the end of the public consultation, in light of the objection to the proposed inclusion of Johnnygate, Admirals Walk, this was given further consideration. The property was identified for inclusion due to the Second World War anti-tank cubes in its garden. However, in light of information provided from the owner that they are in fact contemporary structures, dating from c.2008, it was judged that they have little historic value. Therefore it was concluded that as the property would only make a minor contribution to the Conservation Area, it did not merit inclusion.</p> <p>Nos. 5 and 7 Lakeside Avenue are no longer identified as structures which contribute positively following comments which claimed they dated from after 2000. This was confirmed and both have therefore been removed from the appraisal document and associated mapping as they have little historic value.</p> <p>Minor amendments were made to the text of the Appraisal and Management Plan to reflect comments received, as well as minor amendments to the formatting of the document and maps, for clarity and ease of reading.</p> |
| 2.7 | <p>Consequences of the Proposal on extended areas</p> <p>The principal consequences of Conservation Area designation are as follows:</p> <ul style="list-style-type: none"> • The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area; • Consent must be obtained from the Council for the demolition of any unlisted building or structure in the area larger than 115 cubic metres; and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained; • It is an offence under section 196D of the Town and Country Planning Act 1990 to undertake 'relevant demolition' of an unlisted building in a Conservation Area without the necessary planning permission. • Special publicity must be given to planning applications for development in the area; • In carrying out any functions under the planning Acts and, in particular, in determining applications for planning permission and listed building consent, the Council and the Secretary of State are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area; |

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| | <ul style="list-style-type: none"> • The details as to the limits of what works may be carried out without planning permission are different and are summarised at Appendix F; and • Six weeks' notice must be given to the Council before works are carried out to any tree in the area that is more than 75mm in diameter measured at 1.5 metres above ground level. The penalties for undertaking works to trees within a Conservation Area within the six-week period are similar to those for undertaking unauthorised works to a tree covered by a Tree Preservation Order (s.211 Town & Country Planning Act 1990). |
| 2.8 | <p>Paragraph 207 of the National Planning Policy Framework (NPPF) states that the <i>'loss of a building... which makes a positive contribution to the significance of the Conservation Area... should be treated either as substantial harm or less than substantial harm'</i>. Therefore, the buildings identified as positive unlisted buildings will be protected by national planning policy. Identification of them is aimed at ensuring that planners, owners and developers are aware of the building's positive contribution and that permission for demolition is unlikely to be granted. The loss of a positive unlisted building within a Conservation Area would normally represent less than substantial harm to the Conservation Area which is a designated heritage asset.</p> <p>According to paragraph 202 of the NPPF <i>'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'</i>. This would be the test that either the Planning Officer or Planning Committee would have to apply when deciding whether to approve the demolition of a positive unlisted building.</p> |
| 2.9 | <p>Procedures to be taken for formal and informal notification</p> <p>Should the Cabinet resolve to adopt the Thorpeness Conservation Area Appraisal and Management Plan the designation date of the proposed extension will be at the end of the call-in period for Cabinet decisions, which will be 5pm on 16th June 2022.</p> <p>After the designation of the extended Conservation Area, the following statutory notifications will take place:</p> <ul style="list-style-type: none"> • The new designation will be advertised in the London Gazette; • The new designation will be advertised in at least one local newspaper; • The Secretary of State will be notified; • Historic England will be notified; and • The inclusion of a building in a Conservation Area is a 'Planning Charge' and all properties within the extension to the Conservation Area will be included in Part 3 of the Local Land Charges Register. <p>The following non-statutory notifications will take place:</p> <ul style="list-style-type: none"> • All property owners/occupiers and landowners affected directly by falling within the extension to the Conservation Areas will receive a letter advising of the designation; the date of designation; and including a guidance leaflet on Conservation Areas; • The Parish Council and Ward Members will be informed; |

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| | <ul style="list-style-type: none"> • Public utilities, local estate agents, surveyors, architects, builders and tree surgeons will be informed as far as reasonable; and • Other relevant departments within the Council will be informed. • The Conservation Area Appraisal will be available to download from the Conservation Area pages of the Council’s website. |
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3 How to address current situation

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| 3.1 | The current Thorpeness Conservation Area Appraisal and Management Plan is 12 years old. A boundary review has not taken place since the Thorpeness Conservation Area’s creation in 1976. Adoption of the revised Thorpeness Conservation Area Appraisal and Management Plan would allow the Council to maintain an up-to-date and relevant guidance to support informed decision-making in the development management planning process. |
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4 Reason/s for recommendation

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| 4.1 | Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 East Suffolk Council has a statutory duty to draw up and publish proposals for the preservation and enhancement of Conservation Areas in its district from time to time. |
| 4.2 | The document, if adopted, will assist in delivery of the Strategic Plan 2020-2024, by supporting delivery of T01 Growing Our Economy of the Strategic Plan, priority of P03. <i>“Protection and enhancement of the natural, built and historic environment.”</i> It will secondarily support the delivery of priority P01 Build the right Environment for East Suffolk, as it serves to support the policies in the <i>“Up to date local plans proving a strategy for growth and place making.”</i> |
| 4.3 | The document if adopted supports the implementation of the Policy SCLP11.5 – Conservation Areas in the Suffolk Coastal Local Plan by providing <i>“relevant Conservation Area Appraisals and Management Plans”</i> . |
| 4.4 | Officers judge that the public consultation exercise undertaken has demonstrated that, amongst those who responded that there is a majority in support of the proposals. |
| 4.5 | Officers judge the proposed extension is appropriate as this area has been assessed to have architectural and/or historic interest, which it is desirable to preserve and enhance through forming part of the Thorpeness Conservation Area. The minor adjustments to the boundary, to correct mapping errors, are believed to be appropriate to allow the Conservation Area boundary to be logical and concise. |

Appendices

| Appendices: | |
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| Appendix A | Thorpeness Conservation Area Appraisal and Management Plan |
| Appendix B | Map of the proposed Conservation Area boundary |
| Appendix C | Link to Draft Thorpeness Conservation Area Appraisal and Management Plan |
| Appendix D | Summary of Responses to the Public Consultation/Council Responses/Actions |
| Appendix E | Schedule of properties to be added in boundary changes to the Thorpeness Conservation Area |
| Appendix F | Summary of Works that may be carried out without planning permission. |

| Background reference papers: | | |
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| Date | Type | Available From |
| 1990 | Planning (Listed Building and Conservation Areas) Act 1990 | Planning (Listed Buildings and Conservation Areas) Act 1990 (legislation.gov.uk) |
| 2010 | Existing Thorpeness Conservation Area Appraisal and Management Plan | https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Thorpeness-Conservation-Area-Appraisal-June-2010.pdf |
| 2019 | Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) | https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/ |