



**Development Control Committee**  
**DATE - 11<sup>th</sup> March 2008**

**REPORT OF HEAD OF DELIVERY AND DEVELOPMENT**

**Conservation Area Appraisals**  
**For Pelsall Common, Old Pelsall, Willenhall, Bridge Street and Lichfield**  
**Street Conservation Areas.**

## 1.0 PURPOSE OF REPORT

To request the approval of the Conservation Area Appraisals for Pelsall Common Conservation Area, Old Pelsall Conservation Area, Willenhall Conservation Area, Bridge Street Conservation Area and Lichfield Street Conservation Area.

Please note that due to the size of the documents provisions for viewing all five draft conservation area management plans have been made available as follows:

- A paper copy of each plan shall be on public deposit;
- A paper copy of each draft management plan in both the Conservative and Labour group rooms;
- Contact Claire Hines direct on 01922 652398;
- Downloadable from the council's website on the following link which can be found in the Environment section under Building Conservation on the Conservation Area Appraisals and Management Plans page:

[http://www.walsall.gov.uk/index/environment/conservation\\_and\\_regeneration/building\\_conservation/conservation\\_area\\_appraisals\\_and\\_management\\_plans.htm](http://www.walsall.gov.uk/index/environment/conservation_and_regeneration/building_conservation/conservation_area_appraisals_and_management_plans.htm)

## 2.0 RECOMMENDATIONS

That the contents of the following Conservation Area appraisals be approved as a formal Council document to be used as a material planning consideration.

- Pelsall Common Conservation Area
- Old Pelsall Conservation Area
- Willenhall Conservation Area
- Bridge Street Conservation Area
- Lichfield Street Conservation Area

### **3.0 FINANCIAL IMPLICATIONS**

There are no financial implications relating to the adoption of this appraisal.

### **4.0 POLICY IMPLICATIONS**

None arising from this report.

### **5.0 LEGAL IMPLICATIONS**

There are no legal implications relating to the adoption of this appraisal.

### **6.0 EQUAL OPPORTUNITY IMPLICATIONS**

None arising directly from this report. Conservation Area policy is applied equally to all property owners/occupiers within the area of designation.

### **7.0 ENVIRONMENTAL IMPACT**

Local Planning Authorities are bound in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The Conservation Area Appraisal defines aspects of the character and appearance that either contribute to or detract from the nature of the area.

This document will be used to inform development control decisions on planning applications and applications for Conservation Area Consent within the Conservation Area.

### **8.0 WARD(S) AFFECTED**

Pelsall, Willenhall South and St Matthews

### **9.0 CONSULTEES**

Public consultation has been carried out in accordance with the Councils adopted Statement of Community Involvement and in accordance with the requirements of Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

All properties within the Conservation Areas were written to and an exhibition was held. All relevant departments within the Council were consulted.

All feedback from the consultation has been considered and where appropriate has been incorporated into the final document.

### **10.0 CONTACT OFFICER**

Simon Tranter – Regeneration Manager - Environment  
01922 652543

## 11.0 **BACKGROUND PAPERS**

On Building Conservation file

Steve Lewis  
Head of Delivery and Development

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**12. BACKGROUND AND REPORT DETAIL**

- 12.1 This report outlines the role that Conservation Area Appraisals play in enabling the Council to fulfil its statutory functions in relation to Conservation Areas.
- 12.2 Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990). Local Authorities are required to designate Conservation Areas, to keep them under review and, if appropriate to designate further areas (Section 69 (2)). Local Authorities are also required to formulate and publish proposals for any parts of their area which are a Conservation Area (Section 71 (1)) and to submit any such proposals to a public meeting and have regard to any views concerning the proposals expressed by persons attending the meeting (Section 71 (2) and (3)).

This appraisal fulfils the Council's duties under Section 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'review our areas from time to time' and to 'formulate and publish proposals for the preservation and enhancement of Conservation Areas'.

- 12.3 The Council, in line with the requirements of Best Value Performance Indicator 219, is currently undertaking a rolling programme of Conservation Area Appraisals and Management Plans.
- 12.4 Conservation Area designation is the main instrument available to Local Planning Authorities to give effect to conservation policies for a particular neighbourhood or area. Designation introduces a general planning control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.
- 12.5 Planning Policy Guidance Note 15 stresses the need for local planning authorities to make an assessment of the special character, and appearance of all Conservation Areas in their districts and to formulate and publish proposals for the preservation and enhancement of this special character.

An objective and clear character appraisal will provide a sound basis on which to make fully informed development control decisions and to carry out initiatives to promote the area. The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions. Such definition also assists in the formulation of proposals for the preservation and enhancement of the character or appearance of an area.

The format of this appraisal and management plan is based on the English Heritage publication 'Guidance on Conservation Area Appraisals (2006) and Guidance on the Management of Conservation Areas (2006)'.

12.6 Provisions for viewing all five draft conservation area management plans have been made available as follows:

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