



Doncaster Council

Report

Date: 1st March, 2022

To Members of the Planning Committee

REVISIONS TO THE CONISBROUGH CONSERVATION AREA BOUNDARY

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Cllr Nigel Ball, Cabinet Member for Public Health, Leisure, Culture and Planning	Conisbrough	No

EXECUTIVE SUMMARY

1. This Report seeks a decision as to whether the boundary of Conisbrough Conservation Area should be amended.

EXEMPT REPORT

2. This report is not exempt.

RECOMMENDATIONS

3. For the reasons set out through subsequent sections of this report, Members of the Planning Committee are recommended to approve amendments to the boundary of the Conisbrough Conservation Area as shown on the designation map appended to this Report and to approve the same as the new Conservation Area designation for Conisbrough.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

4. Amending the boundary of the Conservation Area will ensure that buildings and land that have special historic interest that were not originally included are now included and conversely buildings that are now not considered to add to the character and appearance of the Conservation Area are removed. This will ensure that there is more control of what can happen in regards to planning within the more historic parts of Conisbrough and allow citizens to have less restrictions when there is no historic interest.

BACKGROUND

What is Conisbrough Conservation Area?

5. A conservation area is an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a duty to consider the designation of conservation areas. Conservation areas are of many kinds; town centres, such as Doncaster and Thorne, or may be centred on squares, terraces or villages. It is the character of the area rather than just the presence of individual buildings, which justifies designation of a conservation area, although such areas often contain listed buildings.

6. Conisbrough was designated a conservation area on 4 January 1974. The Conservation Area is dominated by the castle and the church, both of which are Grade I listed buildings, with the castle also being a scheduled monument. Conisbrough castle is located on a hill-top with the town, which is centred around the church, on a spur behind. The town dates from at least the Anglo-Saxon period, with its main street pattern and the church originating from this period. Within the conservation area there are eight listed structures. Just outside the current boundary are two further listed buildings which are recommended to be included within the Conservation Area as part of amendments to its boundary.

7. The Conservation Area has several 17th and 18th century properties, but there are also numerous buildings from the Victorian period, mainly in the form of commercial and residential terraces. Buildings tend to be mainly of a simple form and use a limited range of materials; brick, render or stone walls, with natural Welsh slate or clay pantiles for the roof. Stone boundary walls are a significant feature. There are a large amount of trees and green spaces especially around the castle and the north-eastern parts of the Conservation Area.

8. The first appraisal was finalised in February 2010. This was reviewed in March 2015 to take account of any significant changes that had occurred there since the original appraisal. The 2015 review is appended to this report at Appendix 1. Recommendations on the boundary changes have not yet been implemented as a result of the 2015 review due to work taking place on the Local Plan since that time. That work now having been completed and the Local Plan adopted, the recommendations in the 2015 review are now being progressed. Given both the time since the original appraisal and its review the proposed boundary changes were the subject of further public consultation between 6 September 2021 and 18 October 2021. A map and summary of the proposed amendments to the boundary are appended to this report at Appendices 2 and 3.

Why does the boundary need changing?

9. It is a statutory requirement for local planning authorities from time to time to review their conservation areas. As part of any review the boundary of the conservation area should be reassessed to see whether it is still appropriate or not. Some areas included at the time of the initial designation may no longer be considered to make sufficient contribution to the character and appearance of the conservation area whereas they might be areas that currently lie outside the present boundary that would enhance the conservation area if included. Revision of the boundary should make the conservation area stronger by improving its overall character and appearance.

What consultation has been undertaken?

10. Whilst there is no statutory duty to consult on boundary changes, Historic England advises that Local Planning Authorities' consult as widely as possible about the proposals with local residents and other interested groups. Consultation was therefore undertaken by various means to reach out to as many people potentially affected by the proposed boundary changes. These included:

- Conisbrough Conservation Area website was updated and outlined why the boundary needed changing and what changes are being considered and asked for comments
- promotion on social media with links to the above website and asking for comments
- an article within Conisbrough in Focus that goes out to households in the Conisbrough area again with links to the above website and asking for comments
- site notices throughout the Conservation Area especially the areas affected by the changes, again with links to the above website and asking for comments
- individual letters to affected addresses and interested parties again with links to the above website and asking for comments

11. As a result three letters of support were received with no objections. All three supported all the boundary changes, with two specifically welcoming the inclusion of the Wesley Chapel on Chapel Lane whilst the other particularly supported the retention of the Mill Piece due to its natural beauty and wildlife. There was concern raised from one about the condition of some of the buildings within the Conservation Area and which also highlighted the local interest of the building now known as The Place on Castle Street, which was built as a decontamination centre at the start of World War II.

OPTIONS CONSIDERED

12. At this final stage of the process there are only 2 options identified as being available, albeit Option 2 is not considered as being reasonable for the reasons detailed below:

- **Option 1 – (Recommended)** – To approve the revisions to the Conservation Area boundary as shown in Background Papers or,
- **Option 2 – (Not recommended)** – To leave the boundary as it is

REASONS FOR RECOMMENDED OPTION

13. Option 1 is strongly recommended as being the only reasonable option to take.

It will ensure that the conservation area has a stronger boundary including areas that contribute positively to the conservation area whilst removing areas that make either a neutral or negative contribution to the conservation area.

14. Option 2 is not recommended. Such a decision would effectively mean that areas that would contribute positively to the character and appearance of the conservation area are left unprotected whilst areas that are currently included and which do not contribute to the character and appearance of the conservation area are subject to restrictions that are unnecessary and wasteful of time and resources

IMPACT ON THE COUNCIL’S KEY OUTCOMES

15. The amendment of the boundary of Conisbrough Conservation Area is considered to impact on Doncaster Council’s following key outcomes:

	Outcomes	Implications
	<p>Doncaster Working: Our vision is for more people to be able to pursue their ambitions through work that gives them and Doncaster a brighter and prosperous future;</p> <ul style="list-style-type: none"> • Better access to good fulfilling work • Doncaster businesses are supported to flourish • Inward Investment 	<p>Changes to the Conservation Area boundary will help ensure that the most significant parts of the centre of Conisbrough are protected resulting in a more attractive place for commerce to thrive</p>
	<p>Doncaster Living: Our vision is for Doncaster’s people to live in a borough that is vibrant and full of opportunity, where people enjoy spending time;</p> <ul style="list-style-type: none"> • The town centres are the beating heart of Doncaster • More people can live in a good quality, affordable home • Healthy and Vibrant Communities through Physical Activity and Sport • Everyone takes responsibility for keeping Doncaster Clean • Building on our cultural, artistic and sporting heritage 	<p>The most important parts of Conisbrough town centre will be protected with regard to its heritage significance.</p>
	<p>Doncaster Learning: Our vision is for learning that prepares all children, young people and adults for a life that is fulfilling;</p> <ul style="list-style-type: none"> • Every child has life-changing learning experiences within and 	<p>Not relevant</p>

	beyond school <ul style="list-style-type: none"> • Many more great teachers work in Doncaster Schools that are good or better • Learning in Doncaster prepares young people for the world of work 	
	Doncaster Caring: Our vision is for a borough that cares together for its most vulnerable residents; <ul style="list-style-type: none"> • Children have the best start in life • Vulnerable families and individuals have support from someone they trust • Older people can live well and independently in their own homes 	Not relevant
	Connected Council: <ul style="list-style-type: none"> • A modern, efficient and flexible workforce • Modern, accessible customer interactions • Operating within our resources and delivering value for money • A co-ordinated, whole person, whole life focus on the needs and aspirations of residents • Building community resilience and self-reliance by connecting community assets and strengths • Working with our partners and residents to provide effective leadership and governance 	It is expected that the changes will ensure time and resources are directed to areas that will benefit the most from the involvement of conservation officers.

RISKS AND ASSUMPTIONS

16. The proposed amendments to the boundaries have been subject to consultation including directly contacting individuals involved. No objections have been raised therefore it is assumed that risks of later complaints will be minimised.

LEGAL IMPLICATIONS [SC 13.01.22]

17. Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities' to review their conservation areas from time to time to determine whether any parts or further parts of their area should be designated as conservation areas. If so determined those parts should be designated accordingly.

Whilst there are no express requirements for the proposed amendments to the conservation area boundary to be consulted upon, it is noted that the Conservation

Officer has followed Historic England guidance and has consulted widely, with positive responses to the proposals received.

In the event members are minded to approve the recommendation, the Conservation Area shall be amended as of the date of the committee resolution.

Notice of the amended designation must be published in at least one local newspaper circulating in the area and in the London Gazette (section 70(8)). The Secretary of State and Historic England must also be notified (section 70(5)). The amended designation must also be registered as a local land charge (section 69(4)).

FINANCIAL IMPLICATIONS [OB 11.02.22]

18. It is understood that there is only one council asset affected by this change, which is the Conisbrough Library. This building will no longer be within the boundary of the Conservation Area. Therefore, we do not expect any financial implications arising as a result of any possible higher costs of any remedial or improvement work to buildings to ensure they are keeping with the other buildings in the area. It is not expected that the change will have any impact upon NDR valuations of the property. There is not expected to be any impact of this boundary change on the planning fee income levels.

HUMAN RESOURCES IMPLICATIONS [DK 03.02.22]

19. There are no direct HR Implications in relation to the report and the proposal to change the Conisbrough boundary.

TECHNOLOGY IMPLICATIONS [PW 03.02.22]

20. There are no technology implications in relation to this report.

HEALTH IMPLICATIONS [CT 14.02.22]

21. Public Health supports Option 1 to revise the conservation boundary. Conservation areas exist to protect the special architectural and historic interest of a place enabling the features that make it unique and distinctive to be preserved. People value conservation areas for their distinctiveness, visual appeal and historic character. Heritage and the historic environment can be seen to be beneficial to health in a number of ways, for communities it contributes to a sense of place that residents identify with and value. Reviewing the areas included in the boundary ensures that the conservation areas continue to positively influence health and wellbeing.

EQUALITY IMPLICATIONS

22. There are no equality implications in relation to this report.

BACKGROUND PAPERS

23. The following background papers/documents are to be read in conjunction with this report:

- 2015 Review attached at Appendix 1

- Map of all proposed amendments to the boundary is attached at Appendix 2
Proposed boundary changes – detailed description of alterations is attached as Appendix 3

GLOSSARY OF ACRONYMS AND ABBREVIATIONS

None

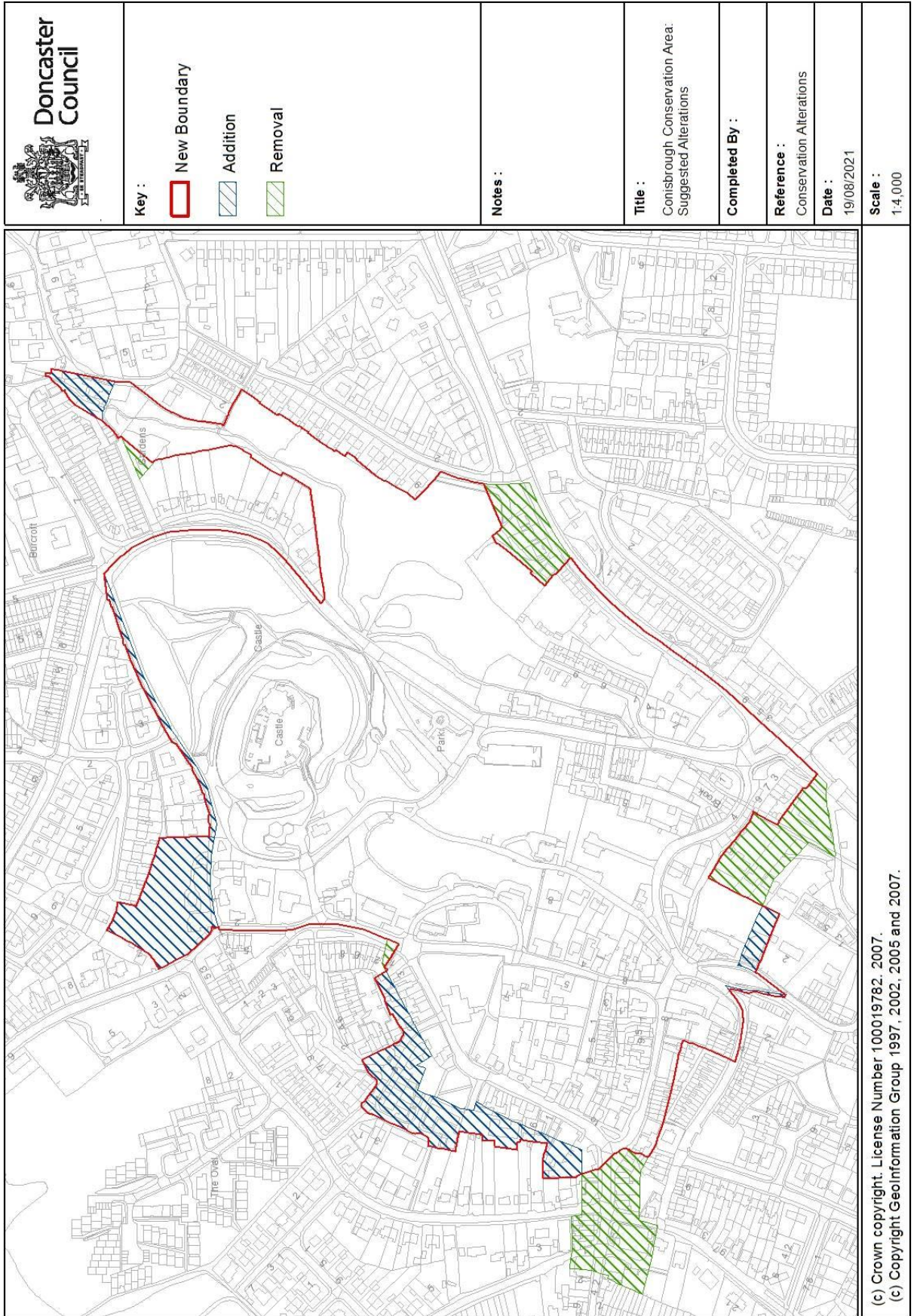
REPORT AUTHOR & CONTRIBUTORS

Peter Lamb, Principal Planner (Design and Conservation)
01302 734922 peter.lamb@doncaster.gov.uk

Dan Swaine
Director of Economy & Environment

Appendix 1 – 2015 Conisbrough Conservation Area Review

Appendix 2 - Conisbrough Conservation Area – Proposed Boundary Changes



Appendix 3 – Summary of Proposed Boundary Changes