

ABERDEEN CITY COUNCIL

COMMITTEE :	Planning Development Management
DATE	25 May 2017
REPORT TITLE	Conservation Area Character Appraisals and Management Plan - Rosemount and Westburn Consultation Responses
REPORT NUMBER	CHI/17/060
DIRECTOR	Bernadette Marjoram (Interim)
REPORT AUTHOR	Laura Robertson

1 PURPOSE OF REPORT

This report outlines the results of the public consultation exercise undertaken on the draft Rosemount and Westburn Conservation Area Character Appraisal. A summary of the representations received, officers' responses and detail of any resulting action is provided in Appendix 1 of this Report. Full, un-summarised copies of the public representations are detailed in Appendix 2.

The draft Appraisal can be viewed via the following link:

<http://www.aberdeencity.gov.uk/masterplanning/>

2 RECOMMENDATIONS

2.1 It is recommended that the Committee:

- (a) Approve the draft Rosemount and Westburn Conservation Area Character Appraisal as Planning Advice for inclusion in the Conservation Area Character Appraisals and Management Plan Local Planning Advice suite of documents.

3 BACKGROUND / MAIN ISSUES/ OTHER HEADINGS AS APPROPRIATE

- 3.1 Conservation areas are defined in legislation as being "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997). Conservation area designation embraces the quality and interest of an area as a whole, rather than individual buildings within it.

- 3.2 Under current legislation, the conservation area designation automatically brings the following works under planning control:
- Demolition of buildings;
 - Removal of, or works to, trees;
 - Development involving small house extensions, roof alterations, stone cleaning or painting of the exterior, provision of hard surfaces and additional control over satellite dishes; and
 - Minor works that are “permitted development” elsewhere such as replacement windows and doors.
- 3.3 The *Conservation Area Character Appraisals and Management Plan* was approved the Development Management Sub-Committee on 18 July 2013. The document contains an overarching Management Plan that applies to all conservation areas in the City and character appraisals for 9 individual conservation areas. The Rosemount and Westburn Conservation Area Character Appraisal (Appendix 1) will be added to the suite of documents.
- 3.4 The *Aberdeen Local Development Plan 2017* commits the Council to producing conservation area character appraisals in order to support the built heritage planning policies, specifically Policy D4 – *Historic Environment* and D5 – *Our Granite Heritage*. Conservation area character appraisals define and evaluate key attributes such as buildings, streets, views and open space that contribute towards the areas’ special architectural and historic interest. As such, they provide supporting background information and are useful tools in assessing the impact of development on the character of a conservation area, as well as often being of general interest to the public.
- 3.5 On 8 December 2016 the Planning Development Management Committee approved the Draft Rosemount and Westburn Conservation Area Character Appraisal for consultation. The consultation ran for 6 weeks from Monday 9th January until the Monday 20th February.
- 3.6 A wide range of organisations and groups was consulted including statutory consultees and the Community Council. The draft Conservation Area Character Appraisal was available to view via the following methods:
- Publication of document on Aberdeen City Council Website ‘Masterplanning’ page:
<http://www.aberdeencity.gov.uk/masterplanning>
 - Aberdeen City Council’s Consultation Hub:
<https://consultation.aberdeencity.gov.uk/>

- Hard copies of the document were available for viewing at Marischal College, the Central Library and the Rosemount Community Centre during their opening hours.
- Summary leaflets were provided at the Central Library and the Rosemount Community Centre for the duration of the consultation.
- The Local Development Plan Newsletter of 20 January 2017 included a reminder of the consultation and a link on how to comment.
- A paper copy of the appraisal was sent to the Community Council.

Consultation results

- 3.7 A total of 5 consultation responses were received along with some additional internal comments. The 5 representations came from: Historic Environment Scotland, Scottish Environmental Protection Agency and 3 individuals. There were also some minor comments from internal officer that have also been incorporated into the Appendix.
- 3.8 The representations are summarised in Appendix 1 with officer responses and any resulting proposed amendments to the Appraisal.

4 FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from the recommendations of this report.

5 LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6 MANAGEMENT OF RISK

- 6.1 There are no Financial, employee, customer/citizen, environmental, technological risks.
- 6.2 **Legal**
Local Planning Authorities and the Scottish Government are required by law to protect conservation areas from development that would harm their character and the best means to achieve this is by undertaking a character appraisal. (Medium risk)
- 6.3 **Reputational**
Without the adoption of the appraisal there will be no up to date assessment of the Rosemount and Westburn Conservation Area. This

weakens planning decisions in this area and may lead to reputational risk through planning appeals and challenges. (Medium risk)

7 IMPACT SECTION

Economy

Aesthetic improvements to a conservation area enhance its economic pull and have a positive impact on business. Economic benefits of heritage are well established and it is important to ensure that it is retained for future generations.

People

The appraisal identifies areas of the Conservation area where improvements could be made to the streetscape and environment. There will be no impact on people with protected characteristics as this is an assessment of the current situation. An EHRIA has been carried out and submitted to the relevant team

Place

The appraisal makes residents and businesses more aware of their surroundings and identifies important features that enhance the area and should be protected. The appraisal also highlights areas that could be subject to aesthetic improvement which would benefit the Rosemount and Westburn Conservation Area.

Technology

There are no proposals or implications relating to technology with this appraisal.

8 BACKGROUND PAPERS

8.1 Conservation Area Strategic Overview and Management Plan

<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=51256&slD=8453>

9 APPENDICES

Appendix 1 – Summary of representations

Appendix 2 – Full un-summarised comments

10 REPORT AUTHOR DETAILS

Name: Laura Robertson

Job title: Senior Planner (Masterplanning, Design and Conservation)

Email address: larobertson@aberdeencity.gov.uk

Phone number: 01224 522246

HEAD OF SERVICE DETAILS

Name: Eric Owens

Job title: Head of Planning and Sustainable Development (Interim)

Email address: eowens@aberdeencity.gov.uk

Phone number: 01224 523133