

Lots Road Consultation

1. Summary

- 1.0 The Council received 41 comments from local residents, commercial property owners as well as local residents' associations including Cremorne Residents' Association (CRA) and organisations such as Natural England.
- 1.1 The consultation produced a general consensus around the desire to improve and enhance the character of the Lots Rd area. There was, however, a mixed response as to how those aims might be achieved.
- 1.2 The views received can be broadly summarised as support for:
 - Designating the Conservation Area as consulted upon (9)
 - Supporting for the principle of a CA but with amended boundaries (17)
 - Maintaining the status quo without a CA designation (15)
- 1.3 Ten of the 15 objections to the principle of the conservation area came from the owners or tenants of a commercial property at 92 Lots Road.

2. The Principle of Conservation Area Designation

- 2.1 The majority of the local residents were in favour of the principle of the conservation area. A minority raised concerns regarding financial implications and objected to infringements to the property owner's right to develop their dwellings.
- 2.2 A business owner within the area raised the possible conflict of interest between the designation of a Conservation Area and the promotion of the area as a Creative Industries Hub.

3. Boundaries

- 3.1 The boundary consulted upon represented a smaller area focussed upon the Victorian and Edwardian residences than that originally proposed by the Cremorne Residents' Association (CRA). Local residents, including the CRA, expressed disappointment that the original boundary was not taken forward for consultation or suggested a number of amendments to the boundary.
- 3.2 In general, the majority of the local residents are in favour of an extended all inclusive boundary designation including commercial premises to the south and west of Lots Rd. The business and commercial responses received supported a more tightly defined boundary centred upon the Victorian residential properties

4. Defining the Special Architectural or Historic Interest

- 4.1 Consultation responses from a minority of residents and the occupants and tenants at 92 Lots Road raised concerns about a lack of clarity as to what it was about the Lots Road Area that justified designation.

5. Options

- 5.1 In light of the consultation responses received the following options are available:

- Designate the Conservation Area as consulted upon.
- Amend the proposed CA boundaries in light of comments received and re-consult residents, tenants and landowners without further appraisal work.
- Conduct further appraisal work to clearly appraise/define the special architectural or historic interest in collaboration with Cllr Hargreaves and local residents.
- Decide that the area is either not worthy of designation or that increased protection is unnecessary or unwarranted and maintain the status quo.

6. Recommendation

- 6.1 Approve the principle of the Lots Road conservation area subject to the production of a full conservation area appraisal with a revised boundary reflecting the historic function of the Lots Road area. This will form part of a pilot for the CAPS review programme. This appraisal would define the special architectural and historic interest of the area and would be available for public consultation for six weeks before Easter.

NB. Some respondents asked for their comments not to be published on the Council's website. Their wishes have been respected but their views have been included in the overall numbers for or against the proposed designation.