

ITEM No ...4.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 7 DECEMBER 2015

**REPORT ON: CONSERVATION AREA APPRAISALS - LAW TERRACES AND CRESCENTS
CONSERVATION AREAS**

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 429-2015

1 PURPOSE OF REPORT

1.1 The City Development Committee at its meeting on 24 August 2015 remitted the Executive Director of City Development to consult with the local community and interested parties on the terms of the Draft Conservation Area Appraisals and to report back with the results of the consultation process. The purpose of this report is to present the findings of the consultation process.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the Conservation Area Appraisals for the Law Terraces and Crescents Conservation Areas as planning guidance;
- b remits the Executive Director of City Development to cancel the existing Law Terraces Conservation Area Boundary;
- c remits the Executive Director of City Development to give notice to the Scottish Government of the designation of the new Law Terraces Conservation Area boundary;
- d remits the Executive Director of City Development to advertise the designation in the Edinburgh Gazette and Evening Telegraph newspapers; and
- e remits the Executive Director of City Development to apply to the Scottish Government to replace the Article 4 Directions.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications for the Council in terms of this report.

4 BACKGROUND

4.1 Conservation Area Appraisals have been undertaken for the Law Terraces Conservation Area and the Crescents Conservation Area. The Law Terraces Conservation Area was designated on the 8 July 1991 and the Crescents Conservation Area was designated on the 10 October 1983. Both currently have Article 4 Directions in place to limit permitted development rights.

4.2 The Law Terraces Conservation Area sits on the southern slope of The Law. The area is characterised by long rows of large 2 – 2 ½ storey stone buildings, south facing, enclosed by high stone boundary walls or lower walls with hedging and/or railings. Many roads within the Conservation Area are narrow and the boundary walls create a sense of enclosure.

4.3 The Crescents Conservation Area nestles on the steep slopes of The Law, adjacent to the Law Terraces Conservation Area. It is situated on a south facing slope with excellent views towards the River Tay, land is comprised of two elliptical crescents containing mainly traditional sandstone properties.

- 4.4 The Draft Conservation Area Appraisal proposed a single boundary amendment to the Law Terraces Conservation Area. The amendment rectifies a discrepancy where a more modern property's curtilage and driveway are presently within the Conservation Area boundary but not the property itself. Appendix 1 displays the area to be removed from the Conservation Area. It is proposed to alter the Conservation Area boundary so that it follows the curtilage of the older properties. This has been further detailed with the Appraisal document.
- 4.5 The Crescents Conservation Area Appraisal has not identified a requirement to alter the existing boundary.
- 4.6 The City Development Committee on 24 August 2015 remitted the Executive Director of City Development to consult with the local community and interested parties on the terms of the Draft Conservation Area Appraisals for the Law Terraces and Crescents Conservation Areas and to report back with the results of the consultation process.
- 4.7 The Consultation process commenced on Wednesday 21 October 2015 and was concluded on Friday 13 November 2015. The consultation process included e-mails to interested parties, and advertisement in the Local Press and on the Council's website. Direct consultation with the property impacted upon by the proposed boundary alteration to the Law Terraces Conservation Area was also undertaken.
- 4.8 No written responses were received to the consultation on both Appraisals. A number of informal positive comments on the Appraisals were received verbally from local residents during the consultation process. The verbal comments related to the benefits of having up to date appraisals, highlighting the character of the Conservation Areas. The boundary amendment in the Law Terraces did not attract any comment or raise any concerns as a result of the consultation.
- 4.9 The Appraisal documents have been updated/finalised and can be viewed on the following web links:
- a [The Law Terraces Conservation Area Appraisal](http://www.dundee.gov.uk/citydevelopment/lawterracesconservationarea)
<http://www.dundee.gov.uk/citydevelopment/lawterracesconservationarea>.
 - b [Crescents Conservation Area Appraisal](http://www.dundee.gov.uk/citydevelopment/crescentsconservationarea)
<http://www.dundee.gov.uk/citydevelopment/crescentsconservationarea>.
- 4.10 Appendix 2 highlights the proposed boundaries of the Law Terraces and the Crescents Conservation Areas as a result of the Appraisals.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Scottish Government - Scottish Planning Policy (SPP) 2014.

7.2 Historic Environment Scotland - Scottish Historic Environment Policy - December 2011.

7.3 Scottish Government - Conservation Area Management PAN 71 2004.

Mike Galloway
Executive Director of City Development

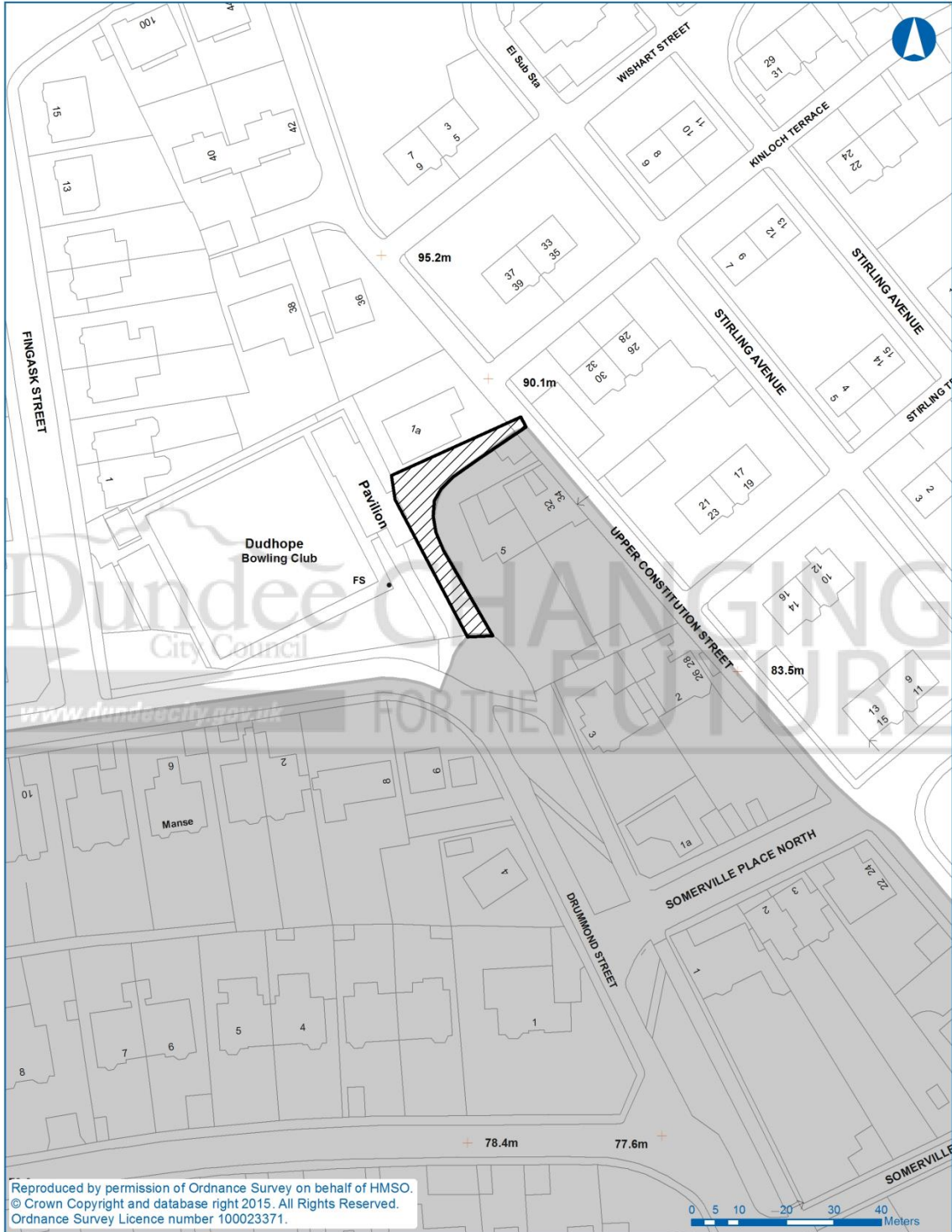
Gregor Hamilton
Head of Planning & Economic Development

GH/GK/KM

9 November 2015

Dundee City Council
Dundee House
Dundee

APPENDIX 1 – AREA TO BE REMOVED FROM LAW TERRACES PROPOSED CONSERVATION AREA BOUNDARY



APPENDIX 2 – CRESCENTS PROPOSED CONSERVATION AREA



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Appendix 2 Crescents Proposed Conservation Area

Originator : Gillian McKay

Department: Dundee City Council

Created on : 6 November 2015

APPENDIX 2 – LAW TERRACES PROPOSED CONSERVATION AREA



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Appendix 2 Law Terraces Proposed Conservation Area