

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

**REPORT ON:** PUBLIC CONSULTATION – DRAFT LAW TERRACES AND CRESCENTS CONSERVATION AREA APPRAISAL

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 269-2015

<b>ITEM No ...13.....</b>
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**1 PURPOSE OF REPORT**

- 1.1 The purpose of the Report is to seek Committee approval to consult on the Draft Law Terraces and Crescents Conservation Area Appraisals.

**2 RECOMMENDATION**

- 2.1 It is recommended that the Committee approves the proposed Draft Law Terraces and Crescents Conservation Area Appraisals and remits the Executive Director of City Development to consult with the local community and interested parties, reporting back with the results of the consultation process.

**3 FINANCIAL IMPLICATIONS**

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

**4 BACKGROUND**

- 4.1 The definition of a Conservation Area is contained within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as, “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Act makes provision for the designation of Conservation Areas and planning authorities are required to determine which parts of their locale merits conservation area status. Dundee currently has 17 Conservation Areas, all of which have their own distinct character.
- 4.2 In a Conservation Area it is the buildings and the spaces between them that are of architectural or historic interest, contributing along with a number of factors to the individual character of the entire area. The purpose of a Conservation Area is to ensure that new development/alterations will not have a negative impact on the existing character of the area.
- 4.3 A Conservation Area is dynamic and constantly evolving and therefore it is essential to review and analyse its character. The purpose of a Conservation Area Appraisal is to define what is important about the area's character and appearance in order to identify its important characteristics and special features.
- 4.4 The Law Terrace Conservation Area was designated on the 8 July 1991 and the Crescents Conservation Area was firstly designated on the 10 October 1983. Both currently have Article 4 Directions in place to limit permitted development rights.
- 4.5 The Law Terraces Conservation Area sits on the southern slope of The Law. The area is characterised by long rows of large 2 – 2½ 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.
- 4.6 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. It comprises of two elliptical crescents - Constitution Terrace/Union

Terrace and Prospect Place/Laurel Bank, and Dudhope Place, leading off Constitution Road. The area contains mainly traditional sandstone properties.

- 4.7 A single boundary amendment is proposed within the Law Terraces Conservation Area. The amendment is to rectify a discrepancy where a more modern property's curtilage and driveway are presently within the Conservation Area boundary but not the property itself. This is largely because the house was originally built within the private garden ground of an older property. It is therefore proposed to move the boundary designation so that it follows the curtilage of the older properties. This has been further detailed with the Appraisal document.
- 4.8 On review the Crescents Conservation Area Appraisal has not identified a requirement to alter the existing boundary.
- 4.9 Following public consultation on the Draft Conservation Area Appraisals, including the proposed boundary extension, a further report will be submitted to the City Development Committee seeking approval.
- 4.10 The Conservation Area Appraisals can be viewed on the following weblinks.

Law Terraces Conservation Area Appraisal

<https://www.dundee.gov.uk/publication/law-terraces-ca-appraisal-2015>

The Crescents Conservation Area Appraisal

<https://www.dundee.gov.uk/publication/crescents-ca-appraisal-jul-2015>

## **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 Scotland – Scottish Historic Environment Policy – December 2011.
- 7.3 Scottish Government - Conservation Area Management PAN 71 2004.

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27 July 2015

Dundee City Council  
Dundee House, Dundee