

433. CONSERVATION AREAS

Two documents "Conservation Area Designation and its Implications" and "Possible Extension to Burtons' St. Leonards Conservation Area" (copies of which have been circulated to all Members of the Council) are submitted. The County Council has been formally consulted and its comments are set out below:-

"That you for your letter of 3rd March, 1976 and enclosed documents. I find the one entitled "Conservation Area Designation and Its Implications" admirably comprehensive and would recommend my Committee to support it; likewise "Possible Extension to Burtons' St. Leonards Conservation Area": the analysis of townscape contained therein is, to my mind, accurate and concise, the proposed extensions logical and desirable if Burtons' St. Leonards is to be substantially conserved in its entirety and in its appropriate historical and geographical context. In particular I would welcome the inclusion of the seafront terraced groups, the two large gardens, the interesting curved and diagonal network of roads to the north with their stimulating views seaward at points, and The Marine Court which has achieved the status of a monumental and familiar landmark and could even, perhaps, be listed as a good example of 1930's streamlining."

These comments should reach you before your Committee of 14th April but I cannot obtain my Committee's official backing until they meet on 28th April when I intend to recommend their endorsement of your proposals.

I am also obtaining the County Engineer's comments on highway aspects and will forward them to you as soon as possible."

(a) Conservation Area Designation and its Implications

This document sets out a package of policies which it is proposed should be applied in all Conservation Areas in the Borough. These policies reflect the legislation introduced since the 1967 Civic Amenities Act came into force. The document has been sent to The Burtons' St. Leonards Society, The Old Hastings Preservation Society and the St. Helen's Wood Preservation Society for their comments. Only one response was received and that was favourable.

(b) Possible Extension to Burtons' St. Leonards Conservation Area

This is the first of a series of studies that will be periodically undertaken with a view to increasing the number of Conservation Areas in the Borough. As Members are aware the Town and Country Amenities 1974 broadens the scope of the Conservation Area powers. Notably it gives the Local Authority control over the demolition of buildings and the removal of mature trees in these areas. The Act also encourages the designation of Conservation Areas before detailed studies have been undertaken. He emphasises that, initially, designation would not involve the Council in any additional expense. However, Section 277B of the Act does require Local Authorities to prepare schemes of enhancement for designated Conservation Areas. These studies would be deferred until such time as the economic situation improved.

The document has been sent as a consultative draft to the Burtons' St. Leonards Society who support the proposal, and certain alterations have been made as a result of the consultation.

Resolved - That subject to the agreement of the East Sussex County Council:-

C13/626.

ST. LEONARDS WEST CONSERVATION AREA (2)

<u>Road</u>	<u>Properties</u>
Archery Road	Hastings College of Further Education Highlands Cottage, 1-15, Archery Court, Crabtree House, Rosemount.
Boscobel Road	1 - 8 inc.
Highlands Mews	1 - 10 inc.
Marina	57 - 62 inc. Greeba Court
Undercliff	St. Leonards Parish Church
West Hill Road	2 - 40 even, 13 - 17 odd

ST. LEONARDS EAST CONSERVATION AREA (3)

<u>Road</u>	<u>Properties</u>
Alfred Street	All
Gensing Road	All
Grand Parade	1 - 13 inc.
Kenilworth Road	1 - 17a inc. 56 - 67 inc.
London Road	2 - 48 even
Marina	Marina Court, 15 - 21 inc.
Market Street	All
Market Terrace	All
Mercatoria	12 - 16 inc. St. Leonards C of E Primary School
Mount Pleasant	All
Norman Road	28 - 100 even, 37 - 95 odd
North Street	All
St. Clements Place	All
Shepherd Street	All
Silchester Road	5 - 35, Christ Church & Christ Church Primary and Infants School. (Rectory - 17, Alfred Street)
Stanhope Place	12, 12a
Undercliff (Undercliff Terrace)	1 - 14 inc.
Union Street	All

ST. LEONARDS NORTH CONSERVATION AREA (4)

<u>Road</u>	<u>Properties</u>
Anglesa Terrace	All
Carisbrooke Road	All
Charles Road	1 - 16 inc. 19 - 30 ²⁸ inc, 1 - 10 Anglesa Terrace, Droxford House, Winstowe Lodge, Phillis Court, Gordon Mansions.
Clyde Road	All
Dane Road	Gensing Manor
Kenilworth Road	18 - 55 inc.
London Road	50 - 66 even, 72 - 80 even, St. Leonards Congregational Church
Pevensey Road	1 - 39 odd, 47 - 69 odd, 2 - 36 odd ^{even} , St. John's Church & Parish Hall (Rectory outside boundary, 49, Brittany Road)
Rothsay Road	All
Silchester Road	2a - 36 inc.
Stockleigh Road	All

WARRIOR SQUARE CONSERVATION AREA (5)

<u>Road</u>	<u>Properties</u>
Church Road	⁶² 58 - 69 inc.
Eversfield Place	1 - 4 inc.
Grand Parade	14 - 23 inc. 28, Grand Court 1 - 10 inc. Police Office on seafront opposite London Road
London Road	1 - 11 inc.
Norman Road	1 - 20a even, 26 ^{2 - 26 even}
Terrace Road	1 - 10 inc. Warrior Square Terrace
Warrior Square	1 - 69 odd, 2 - 92 even, 1 - 4 inc. Lindsay Mansions
Western Road	44 - 48 inc. 51 - 63 inc.

See drawing No. 597 deliniating Conservation Areas.

- (i) The policies contained in the document "Conservation Area Designation and its Implications" be adopted for all existing Conservation Areas in the Borough and for any Conservation Areas that may be designated in the future.
- (ii) Those areas illustrated on Figure 6 of the report "Possible Extension to Burtons' St. Leonards Conservation Area" namely:-
- (2) St. Leonards West Conservation Area.
 - (3) St. Leonards East Conservation Area.
 - (4) St. Leonards North Conservation Area.
 - (5) Warrior Square Conservation Area,
- be designated as Conservation Areas.
- (iii) The Officers be authorised to make an application to the Secretary of State for the Environment for the recognition of the existing Burtons' St. Leonards Conservation Area as an outstanding Conservation Area, and that provisions of Section 10 of the Town and Country Planning (Amendment) Act 1972 be made applicable.
- (iv) The Borough Planner be congratulated upon the preparation of these reports.
- (v) The matter be referred to the Policy and Resources Committee.

POLICY AND RESOURCES COMMITTEE - 31st August, 1976

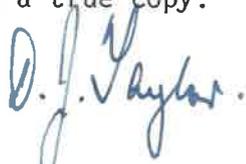
14. CONSERVATION AREAS

Minute No. 433 (12th May, 1976) of the Development Committee is submitted.

The Borough Planner refers to the reports which he submitted to the Development Committee entitled "Conservation Areas - Designation and Its Implications" and "Possible Extension to Burtons' St. Leonards Conservation Area" and answers questions put by Members.

Resolved - That this Committee concurs with the recommendations of the Development Committee and, in particular, supports the application to the Secretary of State for the Environment for the recognition of the existing Burtons St. Leonards Conservation Area as an 'outstanding Conservation Area'.

Certified as a true copy.



Chief Executive & Secretary.



- Boundary of existing C.A. ————
- Boundary of new C.A. ————
- Burton's St Leonards C.A. 1
- St Leonards west C.A. 2
- " east " 3
- " north " 4
- Warrior Square " 5

HASTINGS
BOROUGH COUNCIL

Planning Department

Proposed extension to
St Leonards conservation area

Scales 1:2500
Borough Planner:
H. A. West, A.R.I.C.S., Dip.T.P., M.R.T.P.I.

Drg. no. 597 Date May 76

Drawn *A.Z.*