

Notice of Non-Key Executive Decision

Subject Heading:	Approval to consult on Conservation Area Appraisals and Management Plans for Romford, Rainham, and Gidea Park
Decision Maker:	Helen Oakerbee, Director of Planning and Public Protection
Cabinet Member:	Councillor Graham Williamson
ELT Lead:	Neil Stubbings
Report Author and contact details:	Cara Collier, Planning Policy Officer, cara.collier@havering.gov.uk
Policy context:	Havering Local Plan 2016-2031 Romford CAA (2008) Gidea Park CAA (2008) Rainham CAA (2008)
Financial summary:	Circa £300
Relevant Overview & Scrutiny Sub Committee:	n/a
Is this decision exempt from being called-in?	Yes

Non-key Executive Decision

The subject matter of this report deals with the following Council Objectives

People - Supporting our residents to stay safe and well

(X) Place - A great place to live, work and enjoy

Resources - Enabling a resident-focused and resilient Council

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

It is recommended that the draft Conservation Area Appraisals and Management Plans for Romford, Rainham, and Gidea Park are published for a 6 week consultation.

Background

Conservation Areas (CAs) are areas which have been designated because of their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas. Section 71 of the Act requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas, and requires proposals to be submitted for consideration in a public meeting in the area to which they relate.

Havering has 11 Conservation Areas, each with an adopted Conservation Area Appraisal and Management Plan (CAAMPs). CAAMPs for Romford, Rainham and Gidea Park were adopted in 2008 and are considerably out of date. The Council has been working with consultants Purcell to update the CAAMPs for these three CAs.

These three CAs in particular are seeing ongoing development pressures, with Romford and Rainham being strategic development and opportunity areas. Gidea Park CA was previously adjoined by a Gidea Park Special Character Area. This designation was removed through the Local Plan process with a commitment to undertaking a new Conservation Area appraisal to determine whether the area warranted being included in the Conservation Area boundary. For these reasons, these three CAs were prioritised for the first round of CAAMP updates.

CAAMPs are key to implementing guidance on how best to manage the opportunities of these areas balanced with the conservation of their historic qualities.

Draft CAAMPs have been produced and are now ready to be consulted on.

All three draft CAAMPs propose boundary changes and an updated detailed appraisal and management plan for each CA. The draft CAAMPs are attached as appendices A, B and C.

Consultation

Consultation is proposed to run from 28th April to 9th June 2025. There will be an in-person event held in each conservation area, consisting of a presentation and Question and Answer session. Comments can also be submitted via a dedicated consultation page on Citizen Space.

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AUTHORITY UNDER WHICH DECISION IS MADE

Under Scheme 3.3.3 Powers common to all strategic directors, it is stated;

“6.2 To launch / commission any consultation (statutory or otherwise) in relation to any matter affecting their directorate.

BUT PROVIDED that all consultation (response, initiation, launch, etc) shall be discussed with the relevant Cabinet Member.”

STATEMENT OF THE REASONS FOR THE DECISION

The CAAMPs for Romford, Rainham and Gidea Park are out-of-date (2008) and need to be updated to ensure these areas are protected sufficiently. To update the CAAMPs, the Council must consult on the draft CAAMPs and boundary changes.

OTHER OPTIONS CONSIDERED AND REJECTED

Do not update the CAAMPs: The Council are required under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have up to date CAAMPs. This option was rejected.

Do not consult: The Council are required under the Planning (Listed Buildings and Conservation Areas) Act 1990 to consult on changes to CAAs, therefore consultation must be undertaken to produce up to date CAAMPs.

PRE-DECISION CONSULTATION

Pre-decision consultation has been undertaken with Councillor Williamson, the lead member for regeneration, and Councillor Morgon, the Leader of the Council.

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Cara Collier

Designation: Planning Policy Officer

Signature: *C. Collier*

Date: 07.04.2025

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Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The local planning authority has a legal duty to review and manage conservation areas. This includes review and updating of CAAMPs as required under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (2) states "It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly."

The CAAMPs play a crucial role in informing planning decisions and assists the local planning authority in assessing the impact of proposed developments on the character of the conservation area. In view of this, it is of critical importance that the CAAMPs are up to date.

FINANCIAL IMPLICATIONS AND RISKS

There is a small amount of costs associated with this decision circa £300 including printing consultation materials. This will be met within the existing Local Plan budget.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no HR implications from this decision.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

An EHIA (Equality and Health Impact Assessment) has not been completed and is not required for this decision. The Council seeks to ensure equality, inclusion, and dignity for all. There are no equalities and social inclusion implications and risks associated with this decision.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

There are no environmental or climate change implications from this decision.

BACKGROUND PAPERS

n/a

APPENDICES

Appendix A	<i>Romford CAAMP</i>	<i>Open</i>
Appendix B	<i>Rainham CAAMP</i>	<i>Open</i>
Appendix C	<i>Gidea park CAAMP</i>	<i>Open</i>

