

Appendix 9 - Packaged Approach to Mansard Roof Extensions in Driffield Road and Medway Conservation Ares: Timescale for Adoption

Packaged Approach to Mansard Roof Extensions

1.1 There are two ways to manage the ‘*packaged approach*’ to mansard roof extensions and the sections below set out tentative timescale associated with each option.

Option 1a. Integrated approach

1.2 In this approach, mansard roof proposals and additional work to increase the level of public benefits could be approved as a single package at Cabinet.

1.3 In order to do this, additional work is required to establish mechanism for securing additional public benefits, to consult upon this and then bring it back to MAB/CABINET for consideration. Officers propose the following steps and a tentative timescale for Members consideration.

1.	<p>At the 6th December CABINET meeting:</p> <ul style="list-style-type: none"> Members acknowledge officers recommendation to not progress the proposals for adoption on the 6th December 2016 Cabinet due to lack of significant public benefit to outweigh harm caused by the permissive approach. Members request officers come back with proposals for securing increased public benefit associated with the proposals for their consideration at a future MAB/CABINET meeting. 	6th December 2016
2.	<p>Officers undertake further work to put together a ‘<i>packaged approach</i>’ to mansard roof extension in the two areas as set out in the CABINET Report. This will involve identifying a set of physical improvements- ‘enhancement works’ in the two conservation areas and a carefully identified sum for financial contributions based on floor area of planning applications for mansard roof extensions.</p> <p>This will involve liaising with the Infrastructure Team and Legal Team and will require independent Counsel advice to ensure contributions and benefits sought are proportionate to the works for which planning permission is sought.</p>	6th December 2016 – 3rd March 2017 (to take into account Christmas break)
3.	<p>Officers to bring the measures identified as part of the packaged approach for mansard roof extension in the two conservation areas to the Mayor for his sign off prior to public consultation for 6 weeks.</p> <p>(proposed timescale assumes that the matter is not required to be presented to DMT, CMT, MAB or CABINET)</p>	6th March 2017
4.	Public consultation – 6 weeks including 2 consultation events to present proposals to residents and stakeholders	13th March 2017 – 23rd April 2017

5.	Summary of consultation responses to ' <i>packaged approach</i> ' and summary of consultation report and any other additional material to support the proposed permissive approach for Members consideration.	14th May 2017
6.	Present the item to MAB for progressing permissive approach to mansard roof extension to Cabinet for adoption. (proposed timescale assumes that the matter is not required to be presented to DMT & CMT)	May 2017
7.	Cabinet adoption of proposals	June 2017

Option 1b- Two-pronged approach

- 1.4 In this option, Members could decide to recommend progression of a permissive approach to mansard roofs in Driffield Road and Medway Conservation Areas for adoption at 6th December 2016 Cabinet. As part of that Cabinet Report, Members could instruct officers to undertake further work to increase the level of public benefits associated with the proposals. The package of measures to increase public benefits could then be brought back to MAB and Cabinet for adoption at a later date.
- 1.5 It is important to note that until such benefits are formally identified, consulted upon and adopted, any planning application for mansard roof extensions in the two areas will be assessed on existing local plan policies. And this means, in the absence of significant public benefits associated with these proposals, isolated mansard roof extension, where not appropriate, will be refused.
- 1.6 Once the mechanism for securing public benefits is established and adopted the *packaged approach* will enable officers to consider mansard roof application more favourably in Driffield Road and Medway Conservation Areas in light of public benefit to mitigate harm to the character and appearance of the two areas.
- 1.7 Officers have set out timescale for such an approach below for Members consideration.

1.	<p>At the 6th December 2016 MAB meeting</p> <ul style="list-style-type: none"> Members support the permissive approach to mansard roof extension in the Driffield and Medway Conservation Areas. Principle of permissive approach to mansard roof extensions in Driffield Road and Medway Conservation Areas is approved At the meeting, Members acknowledge that further work needs to be undertaken to increase the level of public benefit to mitigate harm. 	6th December 2016
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	<ul style="list-style-type: none"> Members request officers to undertake further work to secure additional public benefits to enable mansard roof applications to be considered more favourably in the two areas. Members acknowledge that until the mechanism for securing public benefit is adopted, all applications will be determined on the basis of existing local plan policies and where its considered harmful will be refused due to lack of sufficient public benefit to mitigate harm to the conservation area. 	
3.	<p>Officers to undertake further work to put together a <i>packaged approach</i> to mansard roof extension in Driffield Road and Medway Conservation Areas. This will include identifying a set of physical improvements or '<i>enhancement works</i>' in the two Conservation Areas and a carefully identified sum for financial contributions based on floor area.</p> <p>This will involve contributions from the Infrastructure Team and legal team and we may need to get Counsel advice to ensure our calculations are robust and the sum identified is proportionate to works.</p>	<p>6th December 2016 – 3rd March 2017 (to take into account Christmas break)</p>
4.	<p>Officers to bring the <i>packaged approach</i> for mansard roof extensions in the two areas to the Mayor to seek approval to go out for public consultation for 6 weeks</p> <p>(proposed timescale assumes that the matter is not required to be presented to DMT, CMT, MAB and CABINET)</p>	<p>6th March 2017</p>
6.	<p>Public consultation – 6 weeks</p>	<p>13th March 2017 – 23rd April 2017</p>
7.	<p>Officers to prepare a Summary of consultation responses for a <i>packaged approach</i> and draw together a summary of consultation report and any other additional material to support the proposed approach for adoption.</p>	<p>14th May 2017</p>
6.	<p>Officers to take the '<i>packaged approach</i>' through the Cabinet adoption process. Tentative dates below: DMT – 22nd May 2017 CMT – 6th June 2017 MAB – 27th June 2017 CABINET – 18th July 2017</p>	<p>May- July 2017</p>
7.	<p>Cabinet adoption of proposals</p>	<p>July 2017</p>