

## Windermere Villas Conservation Area

### 1 Summary

- 1.1 Members are asked to consider next steps for the Windermere Villas Conservation Area following completion of the public consultation which was agreed at the August PS&V Committee meeting.

<b>Recommendation that you:</b>	<b>a</b>	<b>Agree the revised proposed boundary and draft Conservation Area Appraisal and Management Plan for targeted re-consultation following amendments (Annex two and four); and</b>
	<b>b</b>	<b>Delegate any minor pre-consultation changes to these documents to the Director of Sustainable Development.</b>

### 2 Background

- 2.1 Conservation areas were first designated under the Civic Amenities Act of 1967 and are defined as “areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance.” Within the Lake District National Park there are currently 23 conservation areas, covering both large and small settlements.
- 2.2 Designation as a conservation area allows the National Park Authority to formulate specific policies and proposals to preserve or enhance the conservation area. These documents set out the special character of the conservation area (the appraisal) and make recommendations for future management of the area either through Development Management controls or enhancement projects (the management plan).
- 2.3 At August PS&V committee, members approved a period of public consultation on the draft proposals. The results of the consultation are detailed in the Consultation Statement (Annex 1). As a result of the feedback received there have been representations to remove some of the proposed area and introduce new areas into the Conservation Area boundary.

### **3 Policy Context**

- 3.1 The Lake District's historic environment and cultural landscape is an integral part of the Special Qualities of the National Park and the Attributes of Outstanding Universal Value of the World Heritage Site. The proposed conservation area contains a number of internationally recognised Villas and their associated Villa Landscapes, which are individually significant as designated heritage assets, but collectively form an Attribute of Outstanding Universal Value contributing to the overall significance of the World Heritage Site.
- 3.2 The eastern shore of Windermere is also highly significant for its tracts of ancient woodland and individual specimen trees planted as part of the designed villa landscapes. Our intention for the Lake District's historic environment and cultural landscape is described in the Vision and the strategies in the Lake District National Park Partnership Plan 2020 - 2025 (LDNP Partnership Plan), the management plan for the National Park and World Heritage Site. Of particular relevance is Partnership Plan Strategy 2 - Sustained distinctive and well maintained built historic environment and landscape, Strategy 5 - Well considered tree and woodland establishment and improvement and Strategy 7- The continuation of the Lake District as a source of artistic, literary, and cultural inspiration.
- 3.3 Business Plan Action 8 Historic Environment: Lead the delivery of the Lake District Historic Environment Strategy 2020-2025 Action Plan, through the Historic Environment programme board.

### **4 Options**

- 4.1 Members have the following options:

a) Adopt the Windermere Villas Conservation Area boundary, appraisal and management plan for the boundary that was agreed for the consultation draft.

b) Approve a revised proposed conservation area boundary to reflect consultation feedback, draft appraisal and management plan for targeted re-consultation following amendments proposed.

c) Members propose and alternative approach.

## **5 Proposals**

5.1 I propose that Members select option b) in 4.1 above and approve the period of targeted re-consultation to ensure that those people that might be affected by introducing the additional areas into the Conservation Area boundary have the opportunity to make representations on the proposals. This will delay the adoption of the Windermere Villas Conservation Area but ensures that relevant interested parties have the opportunity to share their views on the revised proposals.

## **6 Stakeholder Consultation**

6.1 Briefings were held with several businesses located in the proposed area, Bowness & Windermere Town Council and Cartmel Fell Parish Council. Key stakeholders, partners and the public were invited to take part in the public consultation (detailed in Annex 1).

6.2 We have listened to the feedback, reviewed the proposals and suggest an amended proposed conservation area boundary (Annex 2 – revised, Annex 3 – approved for consultation). A shorter, targeted consultation is proposed for the re-consultation of these amendments.

## **7 Demonstrating Best Value**

7.1 The Best Value implications are:

- Challenge – we should do this work to fulfil our Statutory Purpose, Management Plan Strategies and Business Plan Action.
- Compare – our approach is best practice and follows Historic England Guidance on preparing Conservation Area Appraisals and Management Plans and using the tools available to conserve and manage conservation areas.

- Consult – consultation will be carried out both internally and with key partners, stakeholders, and wider public via a range of public consultation exercises which has resulted in proposed changes to the boundary.
- Compete – we are the only organisation with the duty and powers to designate, manage and adopt strategies for conserving Conservation Areas.

## **8 Finance Considerations**

8.1 Further public consultation will be delivered using existing financial resources – any additional funding required will be managed through the Historic Environment Programme Board.

7.2 The process of consulting on a revised boundary does not commit us to designating the conservation area or adopting any greater management controls. We will provide further advice to members on the financial implications of any proposed designations and management controls when the item returns to committee.

## **9 Risk**

9.1 There are few risks associated with the public consultation period, however some of the implications of conservation area designation – greater control over demolition and works to trees, along with recommendations in the management plan may receive a negative response and be challenged. We have the evidence to show why these changes are needed and the feedback received so far demonstrates that there is public support for these controls.

9.2 The public consultation period prior to adoption will help to raise awareness of the special interest of the area, the risks to that special interest and engender support for the new conservation area and management plan prior to formal adoption.

<b>Risk</b>	<b>Consequence</b>	<b>Controls Required</b>
Members do not approve the revised proposals for public consultation	Property owners potentially affected by revisions have not have opportunity to comment on revised proposals	Undertake further consultation

## **10 Legal Considerations**

- 10.1 There are no legal considerations to take into account from presenting the report for targeted re-consultation.

## **11 Human Resources**

- 11.1 There are limited resource implications from undertaking targeted re-consultation. These can be accommodated within existing workload.

## **12 Diversity Implications**

- 12.1 We have considered diversity and equality issues in this process, and it is not considered that there will be a negative impact on groups with relevant protected characteristics as a result of this work. We will have particular regard to diversity and equality issues through the consultation process. We will also take these issues into account when delivering our services in relation to Conservation Areas in future.

## **13 Sustainability**

- 13.1 Long term, the designation of a new conservation area, along with the associated appraisal and management plan seeks to develop and support a sense of place and context for communities to benefit from the potential and intrinsic value that the historic environment and cultural landscape can provide for tourism, culture, wildlife and wellbeing. It also meets the test of the Vision in contributing where it can to sustain the social and economic vibrancy of the area. Conserving the historic environment is inherently a sustainable approach to development and

promotes the best use of existing resources – this is particularly relevant in an area of the National Park with heightened development pressures.

Background Papers	n/a
Author/Post	Rose Lord, Built Environment Adviser
Responsible Director	Steve Ratcliffe, Director of Sustainable Development
Date Written	31/10/2025

**Annex 1: Windermere Villas Conservation Area Consultation Statement**

**Annex 2: Windermere Villas Proposed Conservation Area Boundary (Revised)**

**Annex 3: Draft Conservation Area Boundary approved for consultation in August**

**Annex 4: Draft Conservation Area Appraisal and Management Plan (as agreed by PS&V Committee in August – amends to be made if revised boundary approved)**