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Dear Mr E Grubb

Proposal for the Designation of a Douglas Head Conservation Area

The designation of conservation areas is provided for by S18 of the Town and Country Planning Act 1999.

S18 states

"(1) The Cabinet Office shall determine which parts of the Island are areas of

Special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall by order designate such areas as conservation areas."

It is noted that the Cabinet Office has undergone public consultation of the designation of Douglas Head as a Conservation Area. The consultation papers and plan are attached.

The Cabinet Office is required to consult DEFA on such designations.

DEFA responds as follows:

DEFA considers that the statutory test for the designation of a conservation area is that the area must demonstrate special architectural or historic interest.

In looking at the built environment within the proposed area and its required special architectural or historic interest for conservation area designation, it is noted that the proposed area contains a number of registered buildings. DEFA also acknowledges the presences of groups of terraces on Douglas Head Road including Taubman Terrace and Fort William, however these terraces have, as indicated in the proposal, suffered from unsympathetic interventions such as dormers, uPVC windows and doors, loss of balconies and so on, which all impact upon the historic and architectural character of the terraces as a whole. The best surviving of the terrace is Fort William which has suffered from fewer interventions than the other houses along the road. There are also a number of buildings along the road dispersed between the terraces which are late 20th century and which compromises the character of the area, these being; The Arches, Rockside Apartments and the Magnet warehouse. South Quay has lost almost all its 19th century building stock, replaced by late 20th century industrial buildings and apartments further along the Quay. The

surviving historic buildings; Trafalgar House and the Bridge Control building are included in the Protected Buildings Register. DEFA considers that the buildings that are of special architectural and historic interest within the proposed area are already protected by their registered status

DEFA considers that the proposed area (with the possible exception of Fort William) fails to demonstrate a sufficient and cohesive character that is of special architectural or historic interest which is desirable to preserve or enhance. The Department points out the open space within the proposed area is already protected by the constraints identified below, and that the Outer Harbour is the subject of a Development Order that has granted permitted development rights that conservation area designation would not overrule.

The majority of the proposed area is comprised of open space, and that given existing constraints (as noted below), conservation area designation to control such areas of open land is not best practice as the purpose of conservation areas is to designate and control development of the historic built environment. On this basis the department cannot see the justification of the proposed designation boundary.

- Douglas Head Act 2000
- Marine Drive ASSI
- Land that falls outside of the settlement boundary and not allocated for development
- Registered tree areas and registered trees.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Chance', written in a cursive style.

Miss Jennifer Chance
Director of Planning and Building Control