

CONSERVATION AREA ADVISORY COMMITTEE

AGENDA



Thursday 28th February 2013

At 6.00 p.m.

At Bryan Hanson House, Hanson Square, Hartlepool, TS24 7BT

MEMBERS OF THE CONSERVATION AREA ADVISORY COMMITTEE:

The Mayor, Stuart Drummond
Councillor Rob Cook, Chair of Planning Committee
David Bentham, Hutton Avenue Residents Association
Mrs Joan Carroll, Hartlepool Civic Society
Mr John Cambridge, Hartlepool Headland Conservation Area Advisory Group
Ms Jo Lonsborough, Elwick Parish Council
Ms Julia Patterson, Park Residents Association
Mrs Maureen Smith, Hartlepool Archaeological and Historic Society
Mr Richard Tinker, Victorian Society
Mr Brian Walker, Greatham Parish Council

- 1 Apologies for absence
- 2 Minutes of last meeting held on 22nd November 2012
- 3 Matters arising
- 4 Review of Seaton Carew Conservation Area
- 5 Stranton Conservation Area Management Plan
- 6 Heritage at Risk in Hartlepool
- 7 Any other business

CONSERVATION AREA ADVISORY COMMITTEE

22nd November 2012

MINUTES

The meeting commenced at 6.00 pm at Bryan Hanson House, Hartlepool

Present: David Bentham, Hutton Avenue Residents Association
John Cambridge, Hartlepool Headland Conservation Area Advisory Group
Joan Carroll, Hartlepool Civic Society
Jo Lonsborough, Elwick Parish Council
Julia Patterson, Park Residents Association
Maureen Smith and E Smith, Hartlepool Archaeology and Historic Society
Richard Tinker, Victorian Society
Richard Waldermeyer, Clifton Avenue / Linden Grove Residents Association
Brian Walker, Greatham Parish Council
Christopher Jones, Newcastle University
Gillian Lipinski, Newcastle University
Jennifer Marriott, Newcastle University
Ben Stephenson, Newcastle University

Officers: Sarah Scarr, Landscape Planning and Conservation Team Leader
Peter Graves, Conservation Officer

1. Seaton Carew Conservation Area Appraisal

Students from Newcastle University attended the meeting to inform the Committee of an appraisal of Seaton Carew Conservation Area. Ben Stephenson provided a brief presentation on the students work to date and then the students answered questions on the project.

An open discussion by the Committee followed the presentation around the conservation area and the particular issues that had been highlighted in the Consultation Leaflet. Members raised concern about some of the questions that were contained in the consultation noting that good shop fronts and economic development should not be mutually exclusive.

The Committee thanked the students for their presentation and confirmed that they would like them to return to a future meeting with the final document to hear about their findings.

2. Apologies for Absence

None received

3. Minutes of the meeting held on 22nd November

Confirmed.

4. Matters Arising

Rural Plan – Brian Walker updated the committee on the current progress with the plan. Julia Patterson indicated that the Park Residents Association will be making representations to the Rural Plan Groups as they believe that the boundary covers the Park area.

5. Buildings at Risk in Hartlepool *(Director of Regeneration and Neighbourhoods)*

The Landscape Planning and Conservation Team Leader outlined to the Committee the Heritage Assets At Risk in Hartlepool. English Heritage has recently produced their annual list and as a result three new heritage assets feature on the list.

English Heritage have expressed a desire to examine the state of grade II listed buildings with the intention of eventually including these on the Heritage at Risk Register and are looking to fund up to 15 pilot projects across England to assess different ways in which the assets can be surveyed and the information collated. Hartlepool will be making an application for a pilot project in the Borough and the Team Leader outlined the approach that is proposed.

Decision

The Committee supported the proposed application to the pilot scheme and it was agreed that the Committee would be updated of the outcome of the application.

6. Nomination of the Engine House to the History of the North East in 100 Sites Festival *(Director of Regeneration and Neighbourhoods)*

The Conservation Officer provided details of a festival organised by the North East Historic Forum celebrating the return of the Lindisfarne gospels to the region by recognising 100 sites that provide a narrative history of the North East.

The organisation is looking for examples of creativity and innovation in architecture, engineering, art, technology and industry. Nominated sites must be publically accessible in the sense that they can easily be viewed rather than open to the public. There must also be publically accessible information available which explains the site.

On the basis of the criteria outlined it is proposed to nominate the Throston Engine House as a candidate for consideration for inclusion in the 100 Sites. The structure formed part of the early innovative railway and mining history in the north east. The building was located at the end of a railway line hauling coal tubs over the nearby staithes to load coal directly into colliers.

The successful inclusion of the Engine House in the 100 sites will raise the profile of the Engine House in the context of bid applications for funding to the Heritage Lottery.

Richard Tinker told the Committee that he had carried out his own research into the Engine House by contacting the Association for Industrial Archaeology. It was noted that the Association have their own grant scheme for archaeological work and it was suggested that the Council should look into potential projects for this site. Richard has also put a short piece in the North Eastern Express publication requesting people get

in touch with him should they have any information.

Decision

That the report be noted.

7. Shop Front Design Guidance *(Director of Regeneration and Neighbourhoods)*

The Landscape Planning and Conservation Team Leader provided information of a document produced to provide guidance on shop front design.

At the previous meeting of the Committee a first draft document was circulated to the committee. Having received feedback from officers within the Planning Services Team the document has been amended with a greater number of photographs to illustrate the content of the text.

The feedback from the committee was positive. It was suggested that the document should contain both good and bad examples of shop fronts to explicitly demonstrate the points made in the text. Officers agreed to include further examples.

Decision

That the report be noted.

8. Any other business

Tunstall Court

Members asked for an update on Tunstall Court. Officers stated that they were not aware of any change in the situation but agreed that they would email members with any available updates.

Park Lodge

Members of the committee expressed concern at the selling off of Park Lodge located just inside the gates of Ward Jackson Park. Park Residents Association are particularly concerned not just about the disposal of this building but that it may lead to further land within the park being sold off. They are looking at the potential to use the property as a community building. Brian Walker stated that the Civic Society has written directly to the Mayor to express concern and suggest alternative uses. Officers agreed that the sale of the Lodge was a concern but noted that not only was it a listed building it was located in both a conservation area and a registered park and garden therefore should any planning application be received for the redevelopment of the building it was unlikely to be straight forward.

Locally Listed Buildings

Brian Walker expressed concern at the number of locally listed buildings that were being lost including the Powlett Hotel which has been redeveloped resulting in many of the original features being hidden and most recently The Pink Domino Public House which has planning permission to be demolished and replaced with a supermarket. The Landscape Planning and Conservation Team Leader acknowledged that it was a cause for concern. Comments are provided on such application to the Development Control Section who assess each application on its own merits weighing up all relevant issues. Although a small number have been altered there are still many buildings on the list.

Member Attendance at the Conservation Area Advisory Committee

Members noted that it has been some months since a Councillor had attended the Committee. Both the Chair of Planning Committee and the Mayor are invited to each Committee but neither has attended the Committee recently. Officers agreed to approach Members and invite them to the next available meeting.

The meeting concluded at 7:40 p.m.

Report of: Director of Regeneration and Neighbourhoods

Subject: Review of Seaton Carew Conservation Area

1 Introduction

- 1.1 The purpose of this report is to update the Committee on the completed review of the Seaton Carew Conservation Area by students from Newcastle University.

2 Background

- 2.1 In October a group of Students from Newcastle University were set the task of reviewing the boundary of Seaton Carew Conservation Area.

3 Current Position

- 3.1 The Seaton Carew Conservation Area was first designated in 1969 and subsequently extended in 1976 and then again in 2002. The Conservation area runs from Lawson Road in the north to just beyond the Bus Station in the south. Predominantly, it is the properties which face onto the seafront that are included within the Conservation Area however there are a number of exceptions such as The Green and Church Street.

4 Conclusions

- 4.1 A copy of the final document is included with the Agenda. The recommendation suggests the following key points:
- Amend the boundary to exclude the modern infill estate on Ashburn Street, off Church Street. This modern infill development of single storey dwellings does not contribute to the overall character of the area. Although not negative buildings themselves, they do not possess any historic fabric worthy of protection. The removal of these properties will have little or no impact on the conservation area.
 - Removal of the area south of Church Street. This area feels disconnected from the main conservation area and adds little to its character of the value due to the high level of alterations and number of modern developments. It is felt that only 3 properties (to the south) hold historical value and contribute positively to the conservation area, the remainder have a neutral or negative impact on the conservation area. It is proposed the removal of these properties will have little or no impact on the conservation area and the 3 positive buildings will not be put at risk as they benefit from statutory listing.
 - Removal of the Bus Station. The 1930s structure appears physically and architecturally disconnected to the main conservation area. It is a stand-

alone monument and almost alien to the remainder of this historic seaside resort. Removal from the conservation area should have no negative impact to the structure or its setting as it is protected under statutory listing.

- Removal of the modern infill estate Cliffe Court. As with the modern infill development off Church Street, these modern bungalows do not contribute to the overall character of the area and are gated away from the remainder of the area. The buildings do not possess any historic fabric worthy of protection and removal would have little or no impact on the conservation area.
- Extension to include Vesper House, almshouses. Constructed in 1923, this Locally Listed building was founded by Lt Col William Thomlinson and sits along Queen Street abutting the existing conservation area boundary and is architecturally coherent with a number of properties along The Cliff; including No. 7 and 8. Inclusion within the conservation area will give this locally listed structure additional statutory protection and would benefit the wider conservation area.
- Design guidance for shop frontages. The recommendation from the review is to retain the array of commercial premises along The Front. A number of properties have been highlighted as having a neutral or negative impact on the conservation area however several are also highlighted as having a positive impact on the conservation area and a number of these have undergone recent restoration with funding being made available due to the location within a conservation area. The retention of these properties within the conservation area is more likely to see the under-maintained or poorly altered shop frontages restored to more sympathetic fabric and removal could see the whole area fall into decline. Coupled with the publication of a shop front design guide produced by the Council and stringent regulation over unsympathetic alterations and advertisements this sub-area could see a vast improvement in its character and historic contribution.

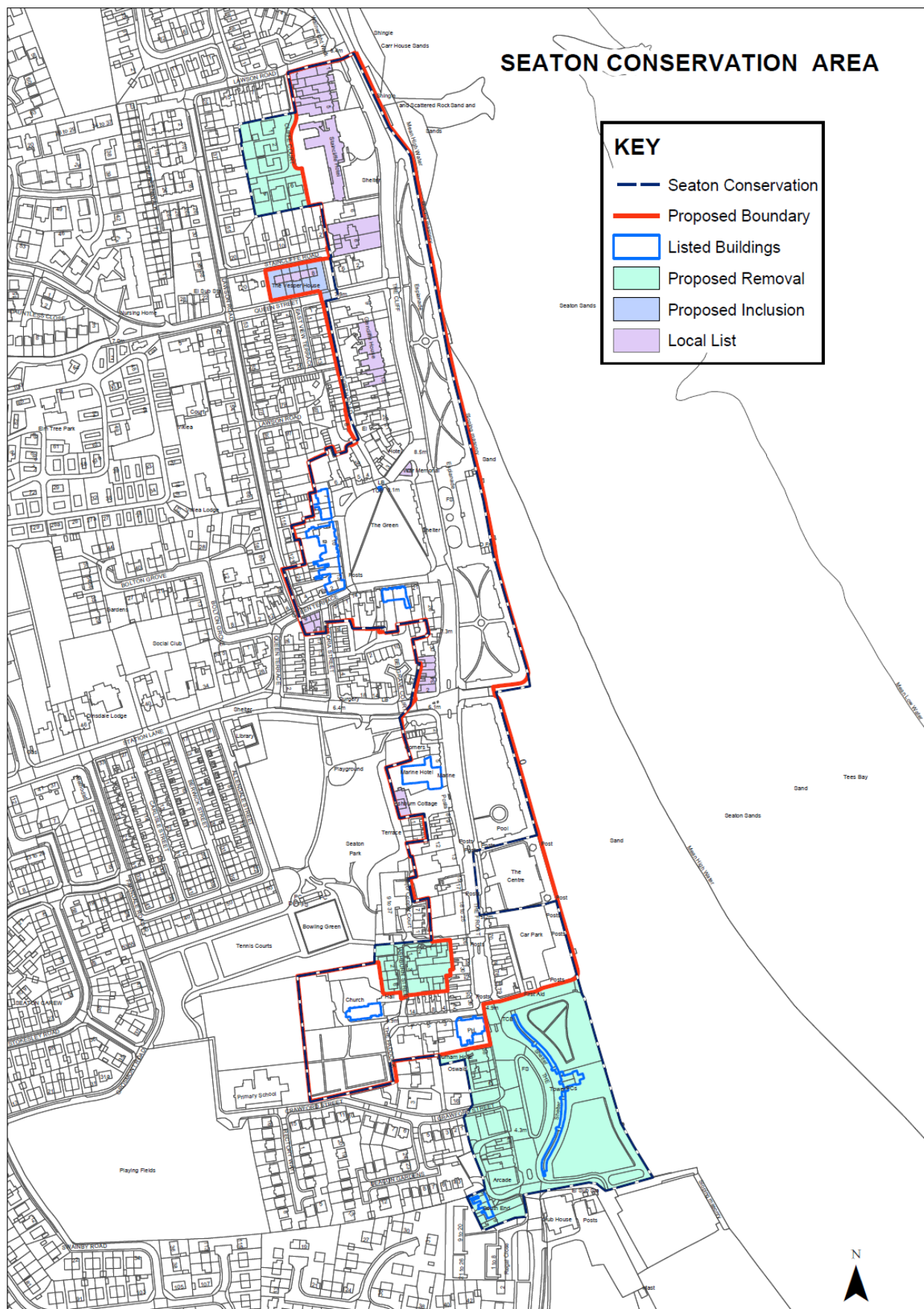
4.2 The proposed boundary can be found in Appendix 1 of this report.

5 Future Actions

5.1 It is the intention that officers will consider the proposals put forward in the report and take into consideration the comments made by both the Planning Committee and Conservation Area Advisory Committee on the final recommendations. A further piece of work will then be carried out to review the boundary and consult with both the public and other interested parties prior to a final recommendation on the boundary being made.

6 Recommendation

6.1 The Committee notes the report and comments on the recommendations.



CROWN COPYRIGHT LICENCE NO 100023390@2013

SCALE 1:3,000

DRAWN BY J.BROWN 2013
DEPT REGENERATION & NEIGHBOURHOODS
HARTLEPOOL BOROUGH COUNCIL

Report of: Director of Regeneration and Neighbourhoods

Subject: Stranton Conservation Area Management Plan

1 Introduction

- 1.1 A report was brought to this committee on the 19th April regarding the regarding a draft Management Plan for Stranton Conservation Area. In October 2012 the Portfolio Holder agreed to the document being taken out to public consultation. This report provides details of the public consultation.

2 Background

- 2.1 English Heritage advice to local authorities in their publication “Guidance on the Management of Conservation Areas” (February 2006) indicates that an appraisal of a conservation area needs a set of policies, strategies and actions identified to actively manage change in a conservation area. Change in a conservation area is inevitable and the purpose of a management plan is to direct this change in such a way that it strengthens rather than undermines the conservation areas special quality
- 2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990, section 71 states that, ‘It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.’ It is under this duty that the Management Plan has been developed.

3 Consultation

- 3.1 The consultation period opened on the 1st February and runs for an 8 week period until the 2nd April. Information on the Draft Management Plan and Consultation Response Form has been placed on the Council’s website and will remain until the end of the consultation. Further to this leaflets have been circulated in the conservation area and boxes provided locally for the responses to be returned in. A press release has been sent out to raise awareness of the consultation and it is anticipated a second one will be released towards the end of the consultation period to remind people to respond.

4 Recommendation

- 4.1 That the Committee notes the report. A verbal update will be provided at the meeting of any responses received up to the date of the committee.

Report of: Director of Regeneration and Neighbourhoods

Subject: Heritage at Risk in Hartlepool

1 Introduction

- 1.1 In April 2012 the local authority established a Heritage at Risk Register gathering together all information on heritage assets at risk. At the same time a commitment was made to review and update the Register annually. This report provides information on the annual review of the register.

2 Heritage at Risk in Hartlepool

- 2.1 The Heritage at Risk Register in Hartlepool combines the work of English Heritage and the local authority together into one document. The local authority compile a list of grade II listed buildings and locally listed buildings that are at risk. English Heritage assesses the following heritage assets to determine if they are at risk:

- Grade I and II* listed buildings
- Scheduled Ancient Monuments
- Ecclesiastical Buildings
- Conservation Areas

- 2.2 The assets at risk were identified by officers through the planning process and site visits made to conservation areas. The condition of the heritage assets was then assessed from an external visual inspection of the buildings. The same methodology applied by English Heritage on their Heritage at Risk Register has been used to calculate the level of risk.

3 Proposed Survey Work for 2013 Register

- 3.1 It is proposed that a different approach is taken to the survey work in 2013. This year officers have developed a project with Tees Archaeology to carry out a comprehensive survey of all grade II listed buildings in Hartlepool. It is the intention that volunteers, guided by officers, would work in groups surveying assets.
- 3.2 The change in the work programme will result in the annual update of the Register moving back from April to August. The survey work would, however produce a more accurate picture of the condition of all grade II listed buildings in Hartlepool therefore this delay is felt to be acceptable.

4 Recommendation

- 4.1 The committee notes the report.