

GREATHAM CONSERVATION AREA



Visual Assessment



A. INTRODUCTION.

1. The following report gives a short assessment and appraisal of Greatham Conservation Area which was declared in 1975. The assessment and appraisal follows the framework given by English Heritage in its advisory documents "Guidance on conservation area appraisals." The report is not intended to be an in depth analysis of Greatham Conservation Area but is intended as a short working document to identify the current strengths and weaknesses of the Conservation Area and what actions, if any, are required to tackle emerging issues within the Area.

B. DESCRIPTION OF CONSERVATION AREA

1. Greatham Conservation Area is located on the south west approach to Hartlepool south of the A689 approximately two miles from the main settlement of Hartlepool. The plan in Appendix 1 shows the relationship between Greatham and Hartlepool with the current boundary of Greatham Conservation Area. In form Greatham Conservation Area consists of a linear village running more or less north south between the A689 at the north end and the coastal railway line to Sunderland to the south. Greatham is situated on the edge of elevated land which extends away from Hartlepool to the south west and falls away immediately beyond the western boundary of the village firstly to Greatham Beck and then beyond to Cowpen Marsh, Saltholme and Seal Sands. This has the effect when viewed from the west of



- presenting Greatham village occupying a ridge of land and makes it the first prominent group of buildings when approaching Hartlepool from the west. From the western approach the northern end of the High Street can easily be seen, as can the tower of St John the Baptist Church and the clock tower to Greatham Hospital. Within the village the elevated position gives extensive views across agricultural and industrial land to the west.
2. A road dissects Greatham into two largely equal parts, east and west of the road, with a continuous frontage of buildings facing onto the road on both sides. At the rear of this built frontage are extensive garden areas which form the remains of medieval tofts (parcel of land allocated to individual houses as part of the original medieval village layout). This road with its footpaths is generous in width giving a spacious open feel to Greatham. The road at the northern end of Greatham splits to the north and west both giving access to the A689 (this was previously

the road to Hartlepool until the A689 was realigned). At the southern end of Greatham the quality changes as the village opens out to a traditional green on the east side and the grounds of the Hospital of God on the west side. Just south of The Green the road sub-divides again to form West Row, Vicarage Row and Egerton Terrace. The road continues to the south beyond Egerton Terrace and the Conservation Area boundary to access Greatham railway halt and the former Cerebos salt works and food factory. One quality of the Conservation Area is the number of working farms located within the village which manage the agricultural land surrounding Greatham.

3. The Plan in Appendix 2 indicates the 21 listed buildings within the Conservation Area with the majority being located on the western side of Greatham closely associated with the grounds of the Hospital of God. Four of the most significant listed buildings are located within these grounds consisting of the Church of St John the Baptist (grade II*, see adjacent



photograph), the Hospital and the Hospital Chapel (both grade II listed) and Dormer Parkhurst Hospital (grade II). Just outside this boundary to the north is a group of listed buildings formed by 2 to 18 Front Street, which are 18th century in

origin and associated with the agriculture of the village. A significant listed building is to the north at the very extremity of the Conservation Area boundary, consisting of Briarstead, a grade II listed dwelling designed by Philip Webb in 1883. Philip Webb was one of the 19th century architects who formed part of the Vernacular architectural movement, marking a move away from a formal symmetrical external appearance in building design, allowing the building's internal spaces and functions to influence the external appearance. This listed building is highly significant as the only one in the Tees Valley designed by Philip Webb, as far as is known. Next to Briarstead is St Francis Cottage (grade II listed) designed by W.F.Linton of Middlesbrough in 1895 in the style of Philip Webb and is as a result very similar in style. A further listed building is south of these two buildings at Prospect Farm (grade II).

4. Other buildings which are not listed but which make a significant contribution to the character and appearance of Greatham Conservation Area include the following :
 - The Gray Memorial Hall Wesleyan School, High Street, built in 1903. The Hall has a slate roof and is built in a red brick with egg and dart moulded bricks at a string course below the windows. Windows are tall lancet windows with gothic arched heads and a similar fan light above

double boarded front doors. Four memorial stones are below each window.

- The Greatham Independent Methodist Church also on the High Street was built in 1883. Again thus has a slate roof but with a white Pease brick to the front elevation and contrasting red brick and sandstone detailing to doors and windows. Windows are tall lancet window with gothic arched heads.

- Smith Arms public house at 29 High Street (see adjacent photograph). No date stone is present on site but the building appears to be Edwardian in origin. A clay plain tile roof has been replaced by a modern concrete tile but the rest of the building is as built with timber casement windows to the first floor, timber sash



windows to the ground floor (containing etched glass with "Parlour" etc), leaded upper lights to ground floor windows and a panelled front door. The upper floor is a painted rough cast render with half timbering and the ground floor is painted brick which is likely to have been unpainted originally to give a contrast between upper and ground floors.

- The former village school at The Green is now a community centre. The date stone indicates the school was built in 1834, rebuilt in 1878 and enlarged in 1928. The school has a slate roof, gabled over windows to The Green. Windows are original timber casements. A bell tower remains to the elevation onto Front Street.

- Whitehouse Farm on the corner of Station Road and Egerton Road (see adjacent photograph). The farmhouse and its out-buildings date from the 18th century or before and are in a prominent position in the Conservation Area. The farmhouse is rendered with outbuildings in red brick. Timber sash windows are present in the farmhouse.



- Second World War defences consisting of a line of concrete barriers located on the western side of Greatham Beck to the north side of the bridge over the Beck, just outside of the Conservation Area boundary. A concrete pillboxes over looks the bridge on higher ground on the opposite bank of the Beck. A further concrete pillbox is located west of the village (but outside the Conservation Area) off Station Road north of the football field.

5. Significant structures now demolished consisted of two corn windmills. One was located at Mill Terrace to the rear of the Grey Memorial Hall mentioned earlier and the other was located north of Greatham village south east of Briarstead. The latter mill is shown on the pre-1895 maps but not shown on the 1897 map and seems to have been

demolished during the period between the two maps. The other mill survived until 1948 when it was demolished though was likely to have been out of use for some time before then. Photographs survive of this mill, indicating a brick built tower very similar in appearance to the restored mill near Elwick village west of the A19.

6. The other non listed buildings in Greatham are predominately two storeys with a domestic scale and character. Much of the appearance and character of Greatham is derived from the 18th or early 19th century farm houses and farm buildings which have a horizontal architectural emphasis. The materials used are hand made bricks with pitched clay pantiled roofs. In some cases brickwork has been rendered. Windows also have a



horizontal emphasis with the use of horizontal sliding sash windows. In many cases these have been altered to vertical sliding sash windows with the original window openings still visible in altered brickwork. Door designs are simple with boarded or four panelled doors being evident, frequently without door cases. Later 19th century buildings like 17 and 19 Front Street have a vertical emphasis with a more consciously designed appearance. Materials are slate for roofs and factory made bricks for walling. Windows are vertical sliding sash with panelled doors emphasised by detailed door surrounds.

7. One aspect of Greatham's character is the presence of shops with traditional shop fronts, the majority surviving unaltered. Particularly good examples exist at 8 and 22 High Street, 1 The Drive and 1 Egerton Terrace (see photograph to right) all of which are



occupied. Other unoccupied examples are at 7 Front Street and 1 Woodbine Terrace. Unlike examples in other conservation areas the surviving shop fronts are relatively simple without elaborate decorative features. Shop front construction is in narrow moulded sections with pilasters, corbels and mouldings kept simple and relatively undecorated. Stall risers to shop fronts are usually rendered or tiled. The Post Office is an exception which unusually for a village location has a shop front largely constructed in terracotta and is richly detailed. However this has been obscured by subsequent painting of the terracotta.

8. Tree cover within Greatham village makes a significant contribution to the character and appearance of the conservation area. Substantial areas of cover are present throughout the conservation area consisting

of mature trees in the grounds of the Hospital of God and St John's Church and 2 hectares at woodland in the grounds of the Hospital of God. Further areas of mature trees are to be found at Briarmead, St Francis Cottage, at The Green within the village, and the approach to the Greatham primary school on Egerton Terrace. Mature trees are also to be found in the garden areas at 2 to 48 High Street. Areas of tree cover just outside the conservation area boundary include the cemetery and along The Drive. Further out from the conservation area boundary individual mature trees are present set in the agricultural land surrounding the village. The trees within the conservation area boundary are automatically protected by their location within the conservation area. Individual Tree Preservation Orders are in force at properties along The Drive, at 46 and 54 High Street and at Park House. The typical species making up the tree cover are mostly Sycamore (*Acer pseudoplatanus*), Beech (*Fagus sylvatica*), Ash (*Fraxinus excelsior*) and Horse Chestnut (*Aesculus hippocastanum*). A small number of Walnut (*Juglans regia*) are also present.

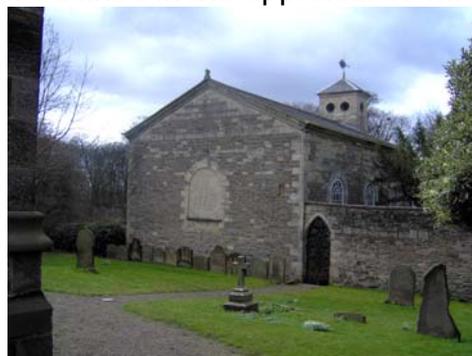
C. LOCATION AND SETTING

1. The location and setting of Greatham Conservation Area has been described earlier in this assessment with the main attribute being the villages location on a "ridge" of land running north south which sets Greatham on the skyline when seen from the west and provides sweeping views from within the village across Teesside and beyond towards Darlington and the plain of North Yorkshire. Much of the atmosphere and character of Greatham derives from the agricultural activity within the village and the existence of the Hospital of God which has managed and influenced the appearance and economic activities within the village.



D. HISTORY

1. The layout and building character outlined in the appraisal so far and now evident in Greatham Conservation Area derives from its original establishment as a medieval village in the 11th to 13th centuries and the establishment of the Hospital of God. Evidence within the structure of St John the Baptist Church indicates a settlement at Greatham in the Saxon period (the name of the village is Anglo Saxon), however what influence this early part of Greatham's history had on its current layout and form is now difficult to determine.



2. A plan is attached in appendix 3 of Greatham from the period before 1895 with the Conservation Area boundary added. What the plan shows is the layout of a medieval village consisting of a central roadway, a green, buildings facing onto the roadway with their extensive plots (or tofts) behind, a manor house and church (the grounds of the Hospital of God) and a surrounding system of fields managed from within the village. This village form was established around the 11th century in a conscious way to systematically exploit the surrounding agricultural resource. The long building plots, the tofts, were allocated to villagers by the manor owner, possibly including a dwelling and sufficient land to provide for the villagers own immediate needs to grow vegetables, fruit and keep animals within the toft. In return the villager was then required to work on the surrounding agricultural land in the ownership of the manor. Access to the surrounding field system from the village was made by means of tracks and footpaths which can be seen in the plans of 1895 and 1897 and remain to the present (i.e. at the rear of 2 to 48 High Street). On the same plan many of the medieval field boundaries can still be identified consisting of long narrow plots, like the field system to the north around Greatham Villa and fields to the east of the village (i.e. fields 109 to 111 on the 1895 map in Appendix 3).
3. With the exception of some agricultural land to the north and south of the village the conservation area boundary includes this original village layout from the 11th to 13th centuries. The alteration to this layout has been in the orientation of dwellings with the originals likely to have consisted of houses set gable end on to the street and replaced with the current arrangement of houses and farms with their main elevations facing onto the street, filling the width of the plot to create a continuous building frontage. With many of the buildings being built at different periods this has produced a diverse architecture with buildings of different designs and periods located side by side to give the current interesting and varied appearance.
4. The other major influence on the economic and social life of Greatham has been the Hospital of God. It has had a significant physical impact alone as the site occupied by the Estate Office of the Hospital of God forms about half the Conservation Area. The village of Greatham was originally owned by the Bertrams of Mitford in Northumberland when William Bertram bought the village in 1196. Following various political upheavals of the time, Greatham came into the ownership of the Bishop of Durham, Robert Stichill. In 1272 he established a hospital at Greatham for care of the poor, dedicated to St Mary and St Cuthbert. The masters and brethren of the hospital were given extensive freedoms by the Bishop from taxes and various legal obligations. The master and brethren



effectively became owners of Greatham, managing the farms and agricultural land in or near the village for the benefit of the Hospital. The care of the poor and elderly together with the role as an agricultural and private housing landlord has remained the role of the Hospital of God to the present. A parallel development was the establishment within the Hospital of God grounds of the Dormer Pankhurst Hospital in 1762, an almshouse for six women.

5. These two influences on Greatham, consisting of agriculture and the care of the vulnerable have remained the same since the 11th and 13th centuries and have been the main influence over the character and appearance of Greatham Conservation Area. Other possible influences seem to either have had very little or no effect on the character and appearance of Greatham.
6. The salt industry derived from the evaporation of brine and later boring for brine is mentioned in a local will of 1581. This industry eventually becoming the Cerebos salt works and later RHM food factory south of the village (both now closed). Both have been major sources of employment in Greatham, but do not seem to have had any effect on the appearance and character of the village.



7. In 1836 a railway link was constructed between the Hartlepool and the Clarence lines with a railway station created a half mile south of Greatham. The appraisal undertaken of Seaton Carew Conservation Area, noted that the improved access given by the railway had the effect of encouraging a residential escape of families made wealthy by the industrial and commercial success of Hartlepool by the building of individually designed homes and villas. At Greatham this only seems to have encouraged a small amount of change within the conservation area, with the building of modest terraced housing 1 to 5 Station Avenue and 1 to 9 Egerton Terrace (likely to be railway houses), residential infill at West Row and Vicarage Row and 17 and 19 Front Street. Two residential villas, Grove House (originally built by George Langley, a church organ builder from Durham) and Ashfield House were built at The Drive, west of Greatham outside the current conservation area in the late 19th century (see historic plan for 1897, Appendix 4) with a lodge house at the entrance to The Drive, which is now 5 Front Street. Ashfield House seems to have had particular aspirations, with a location in a rural setting, consisting of a large individually designed house, set in landscaped grounds with associated buildings like kitchen gardens. Briarmead mentioned earlier is another similar house.



8. In the subsequent post war period residential development

has occurred in Greatham but mostly outside the boundaries of the conservation area, east of the village associated with Grove House and Ashfield House. Grove House remains but Ashfield House after a period as a social club has been demolished and the site sub-divided into a number of residential plots. The area between Grove House and the village edge has been infilled to form The Grove (see photograph on previous page). The area south of Grove House is another residential extension forming Queensway. These residential extensions to Greatham due to their location have had little or no effect upon the quality of Greatham Conservation Area.

9. In the same period within the conservation area there have been a substantial number of houses built either to replace existing dwellings or infill to vacant sites. The design quality of much of this development has not been high with poor examples at 4 The Green compared to the neighbouring property at 3 The Green or 28 and 26 High Street next to the Grey Memorial Hall. These more recent buildings tend to undermine the positive qualities of the conservation area. These latter examples date from the 1970's and better more recent examples are present at 22 Front Street and 11 to 16 Station Road.



However there are examples of good design from a very similar period like the Brothers House and Hospital Close in the grounds of the Hospital of God all of which do make a positive contribution to the character of the conservation area. The opportunity for substantial infill is very limited as there are few vacant infill plots within the village envelope (see appendix 2 for boundary). However if building replacement occurs, context, design and choice of materials need to be considered carefully to avoid any detrimental effect upon the quality of the conservation area.

E. REVIEW OF CURRENT POSITION

1. Overall Greatham Conservation Area is in a good condition. The reasons for the establishment of Greatham in the 11th and 13th centuries, which were agriculture and the care of the vulnerable, have remained the same to the present and have a continuing influence on the character and appearance of Greatham as a conservation area. Substantial and continuing investment by the Hospital of God in the maintenance of the buildings in their ownership (sometimes with Council grant support) and sensitive developments over an extended period have made a positive contribution to the character of the Conservation Area. A number of private owners have also taken the same approach and invested in the character of their properties. Unlike some of the other conservation areas there are very few empty properties with two empty shops at 7 Front Street and 1 Woodbine Terrace being the only obviously vacant buildings.

2. The appraisal has however identified potential negative aspects which can undermine the positive qualities of Greatham Conservation Area. These can be identified as

- poor detailing and design of buildings to some infill sites in the village, which contrast poorly with buildings of a similar period where good design has been achieved.
- inappropriate alterations to dwellings which have resulted in the removal of details which could make a positive contribution to the character of the conservation area.

The issues for consideration in Greatham Conservation Area are how the character and appearance can be managed to reinforce the positive aspects and reduce those negative influences. Measures that could be taken to achieve this goal could be a design statement for Greatham, a Management Agreement with the Hospital of God (which is proposed as part of the Draft Heritage Protection Bill), combined with an extension of the Article 4 Direction to cover residential properties in Greatham which would control minor changes owners can make to their properties without the benefit of planning consent. Other issues include

- investment in the environment
- the inclusion of a number of properties on a local list of significant buildings.

3. **Potential Design Statement for Greatham** – In August 1999 a Village Design Statement was produced. The Statement was undertaken by the Greatham Design Statement Committee comprised of representatives from local residents and the Parish Council with help and support from the Countryside Agency and Hartlepool Council, Department of Environment and Development. Consultation of village residents was undertaken to ensure the document was as representative of views as possible. The Design Statement was intended to assist the local planning authority in determining planning applications and also that it would be adopted as supplementary guidance to planning policies contained in the Hartlepool Local Plan. The Design Statement assessed the quality of Greatham Conservation Area and provided detailed advice on the design of items like doors and windows and use of materials to assist building owners on the most appropriate ways to undertake alterations to their properties.

More general design advice was also given. However despite the existence of a Village Design Statement inappropriate alterations have occurred mostly to privately owned properties which are not positive towards the character of the Conservation Area. The potential issue is whether the Design Statement needs re-stating and revising and given more weight to achieve its original objectives. A revised Design Statement could also address the issue of infill development. Although not an immediate issue, the design of any replacement buildings could be an issue a revised or strengthened Design Statement could address.

4. **Potential Extension to the Article 4 Direction.** As indicated earlier only a small area of Greatham at Prospect Farm is subject to an Article 4 Direction.

Location within a conservation area does not remove any rights that a homeowner has to alter their property unless an Article 4 Direction is made which removes homeowners permitted development rights to alter and extend their dwelling. If an Article 4 Direction was considered this should



include all residential properties within the conservation area, including those owned by the Hospital of God. An alternative approach may be to use the Councils conservation grant budget to target those private dwellings where inappropriate alterations have occurred to reverse the negative effects of the works on the appearance of the Conservation Area.

5. **Management Agreement with the Hospital of God.** An alternative approach may be to combine an Article 4 Direction with a Management Agreement. New legislation aimed at the built heritage is under preparation for consideration by Parliament, which is likely to emerge as the Heritage Protection Bill. Section 157 of the draft Bill allows Local Planning Authorities to enter into Management Agreements with single owners of complex and extensive heritage assets with multiple designations (i.e. listed buildings, properties in conservation areas or archaeological sites) to manage and maintain these assets without the need for repeated applications for consent. The Hospital of God would seem to fit these criteria as a single owner - it controls listed buildings and buildings in a conservation area. The initial guidance on Management Agreements and some prepared draft agreements is that they will specify the nature of the works which can be carried out without the need for "heritage asset consent" (the new term in the Bill for listed building consent etc). Failure to comply with the terms of an agreement by an owner will result in its withdrawal and possibility of prosecution due to non-compliance. The purpose of a Management Agreement is not to offer complete freedom from the need for consent, but to offer freedom of action within tightly controlled guidelines set out in a Management Agreement. A Management Agreement with the Hospital of God combined with an extension to the Article 4 Direction in

Greatham could increase the ability to manage those private properties where there has been a loss of quality but at the same time not restrict the ability of the Hospital of God to manage the heritage assets it owns. Alternatively a Management Agreement could be offered to the Hospital of God as a stand alone arrangement, not connected to any other form of controlling Greatham Conservation Area.

6. **Expansion of Greatham Village** – Greatham village is set on a "ridge" and is presented on the skyline when approaching from the west with open agricultural land in front. Views from within Greatham are the most impressive when looking to the west. The western side of the village is Greatham's most significant visual aspect and to give this protection there should be no developments on the western side of Greatham. As indicated above Greatham village has expanded beyond its original medieval limits with housing development at The Grove and Queens Way on the east side of the village. The position of this development has had minimal affect on the quality of the conservation area. The village envelope defines the extent of any further development within the area.



7. **Potential Environmental Investment** – There has been limited investment in the environment of Greatham village at the High Street and around The Green. The quality of The Green, the area to the front of the Hospital of God, High Street and the area around Vicarage Row indicates that a substantial improvement in the quality of the conservation area could be achieved with public investment in landscaping works, sandstone paving, other resurfacing works and lighting. Public footpaths and rights of way surround Greatham giving access to the surrounding countryside and a benefit can be derived from including these in any public investment.



8. **Potential Properties for a Local List** – Besides the identified listed buildings there are a number of significant other buildings identified at the beginning of the assessment which add to the overall quality of Greatham Conservation Area, due to their individual architecture and materials used. Their quality would not be sufficient to justify listed status in their own right but inclusion on a Local List of significant buildings would be a material consideration if there were a proposal to

demolish. A Local List of significant buildings is currently being considered. Potential buildings for inclusion in a Local List of significant buildings have been identified as:

- The Gray Memorial Hall Wesleyan School, High Street.
- The Greatham Independent Methodist Church, High Street.
- Smiths Arms public house, 29 High Street.
- Former Greatham School, The Green.
- Whitehouse Farm, on the corner of Station Road and Egerton Road
- Second World War defences consisting of a line of concrete barriers located on the west side of Greatham Beck to the north side of the bridge over the Beck.

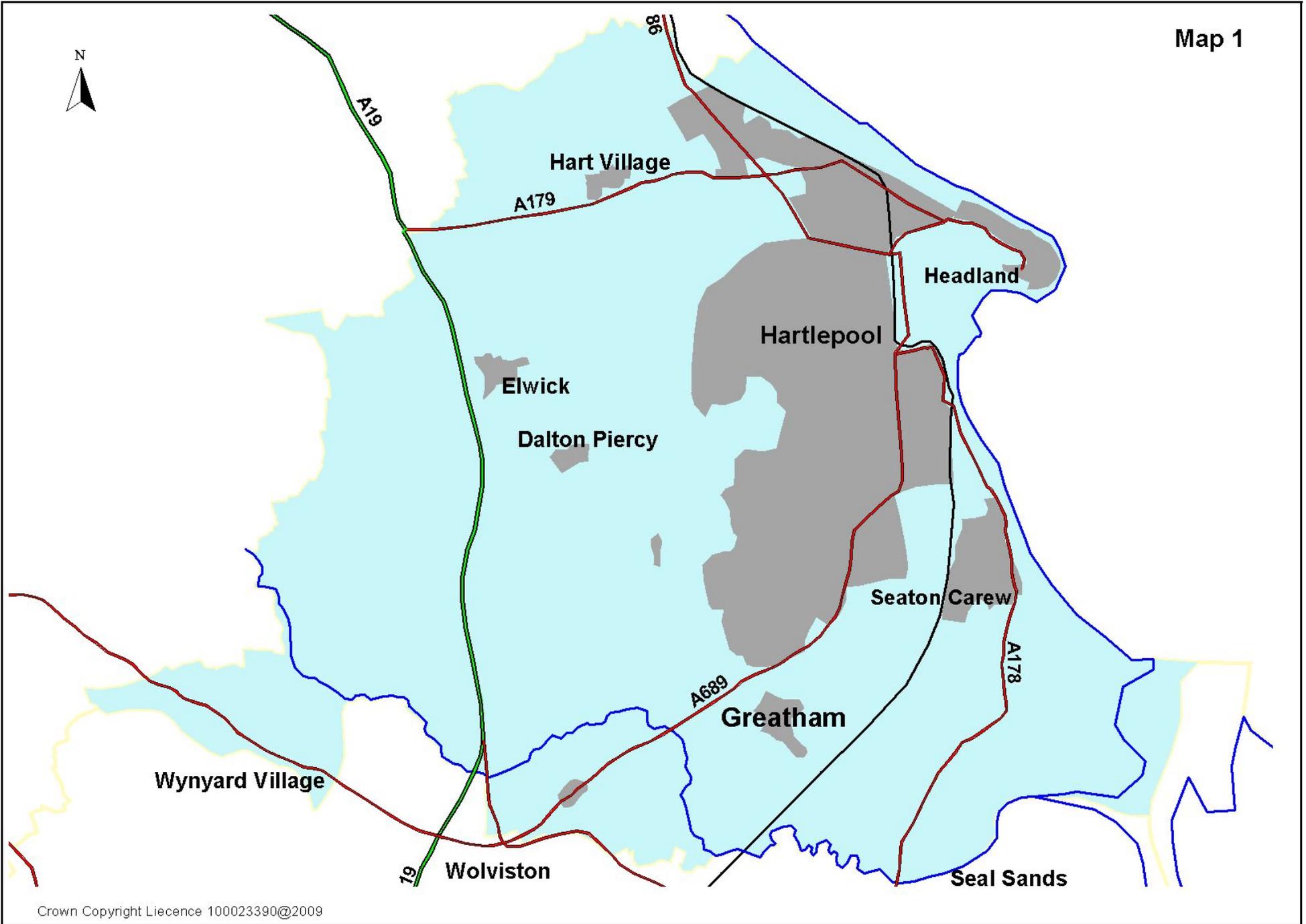
F. CONCLUSION AND RECOMMENDATIONS

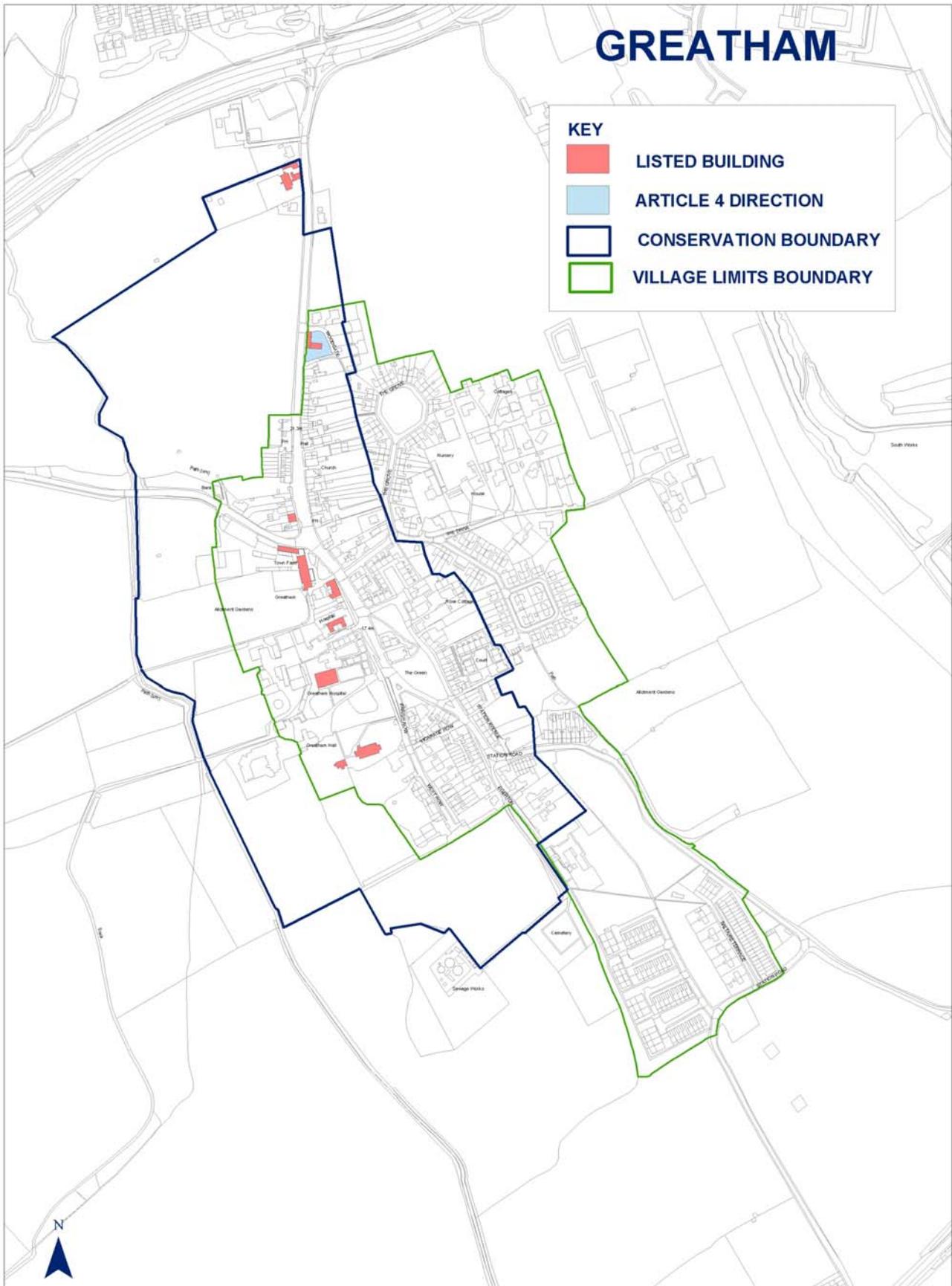
- 1 Greatham Conservation Area Appraisal** – Overall the Conservation Area appraisal report concluded that Greatham was in a good condition. However the appraisal identified four issues which could have a negative affect upon the character and appearance of the conservation area with corresponding recommendations to address these issues. These are as follows:
 - Poor design and detailing of buildings to infill sites within the village.
 - Inappropriate alterations to dwellings which have resulted in the removal of details which make a positive contribution to the character of the Conservation Area.
 - Investment in the environment of Greatham.
 - The inclusion of properties on a local list of significant buildings.
- 2. Poor Design and detailing of buildings to infill sites** – As the report indicates a village design statement was completed for Greatham, to provide detailed advice on the design of items like doors and window and use of materials to assist building owners on the most appropriate ways to undertake alterations. The Design Statement was intended to assist the local planning authority in determining planning applications. However despite the Design Statement, inappropriate alterations have occurred at some properties. This could be addressed by revising and updating the Design Statement. A revised Design Statement can be expanded to address the issue of infill development and combined with an environmental design study (see below) undertaken with a consultant.
- 3. Inappropriate alterations to dwellings** – A revised Design Study can partly address the issue of inappropriate alterations to dwellings. However homeowners can alter their property unless an Article 4 Direction is made which removes homeowners permitted development rights to alter and extend their dwelling. The appraisal report indicates that there have been inappropriate alterations to some dwellings. An Article 4 Direction would provide the means to intervene to protect the character of the Conservation Area. The public consultation indicated that there is support for an Article 4 Direction at Greatham.

- 4 **Environmental Investment** – As the Appraisal Report indicates there has been limited investment in the environment of Greatham village mostly on the High Street and around The Green. The quality of The Green, the area to the front of the Hospital of God (reinforced by the area within the grounds of the Estate Office and Church),the High Street and the area around Vicarage Row indicates that a substantial improvement could be achieved with public investment . The benefits of the extensive public footpath network around the village were also noted by the Appraisal. A comprehensive environmental design study for Greatham integrated with a village Design Statement can address overall the environmental and design issues in the village. An environmental design study could be implemented when budgets are identified together with the recommendations of a study.
5. **Inclusion of Properties in a Local List** – The Appraisal report suggested the following buildings for inclusion in a Local List of significant buildings:
- The Grey Memorial Hall Wesleyan School, High Street.
 - The Greatham Independent Methodist Church, High Street.
 - Smith Arms public house, 29 High Street.
 - Former Greatham School, The Green.
 - Whitehouse Farm, on the corner of Station Road and Edgerton Road
 - Second World War defences consisting of a line of concrete barriers located on the west side of Greatham Beck to the north side of the bridge over the Beck.
 - Post Office,
 - Greatham Hall
 - Out buildings to the rear of the Smith Arms public house at 29 High Street.

G. Action Plan

1. An action plan can be found in Appendix 5 outlining the issues for consideration in the conservation area and the way that these can be addressed.



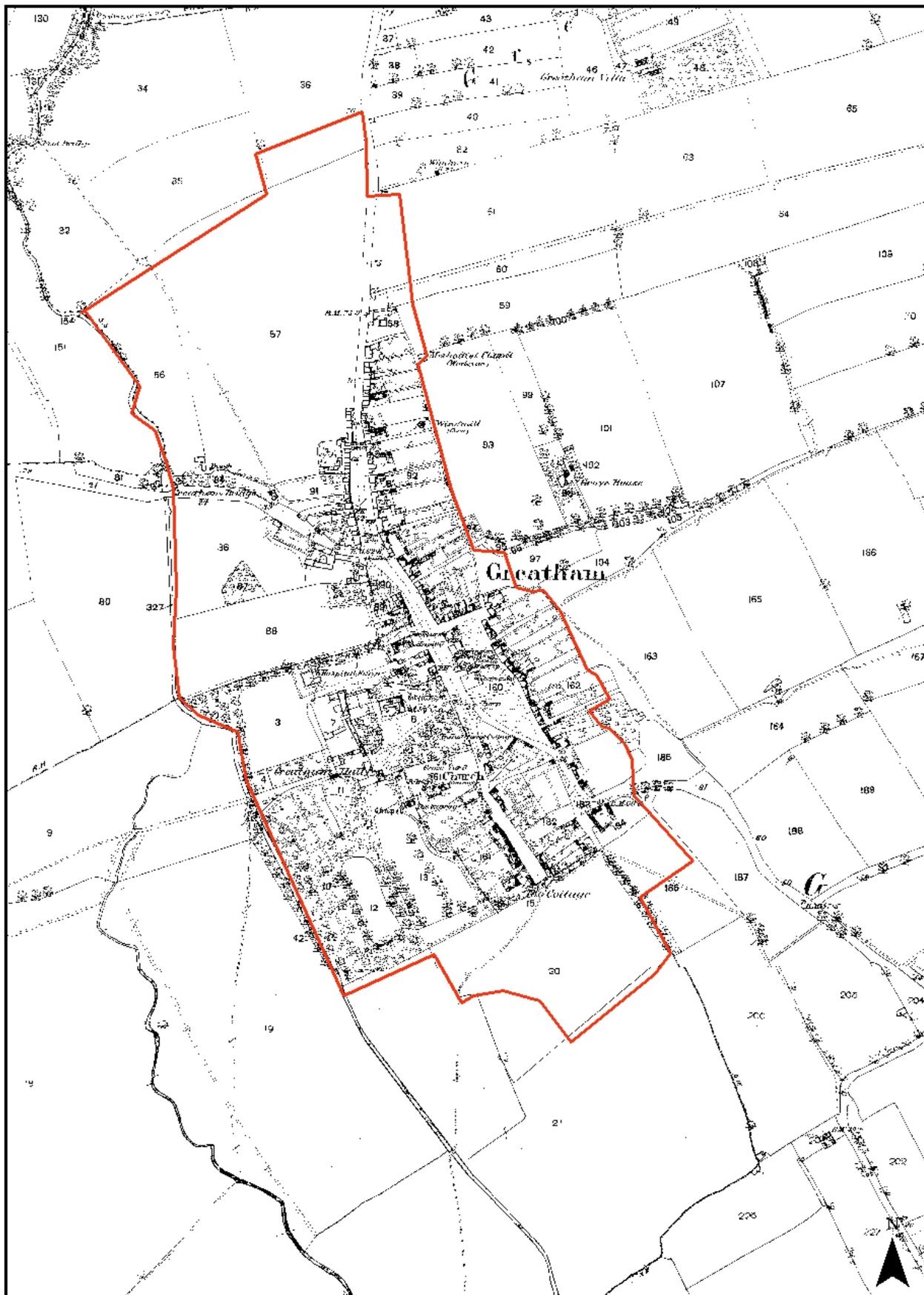


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APPENDIX 3

Pre-1895

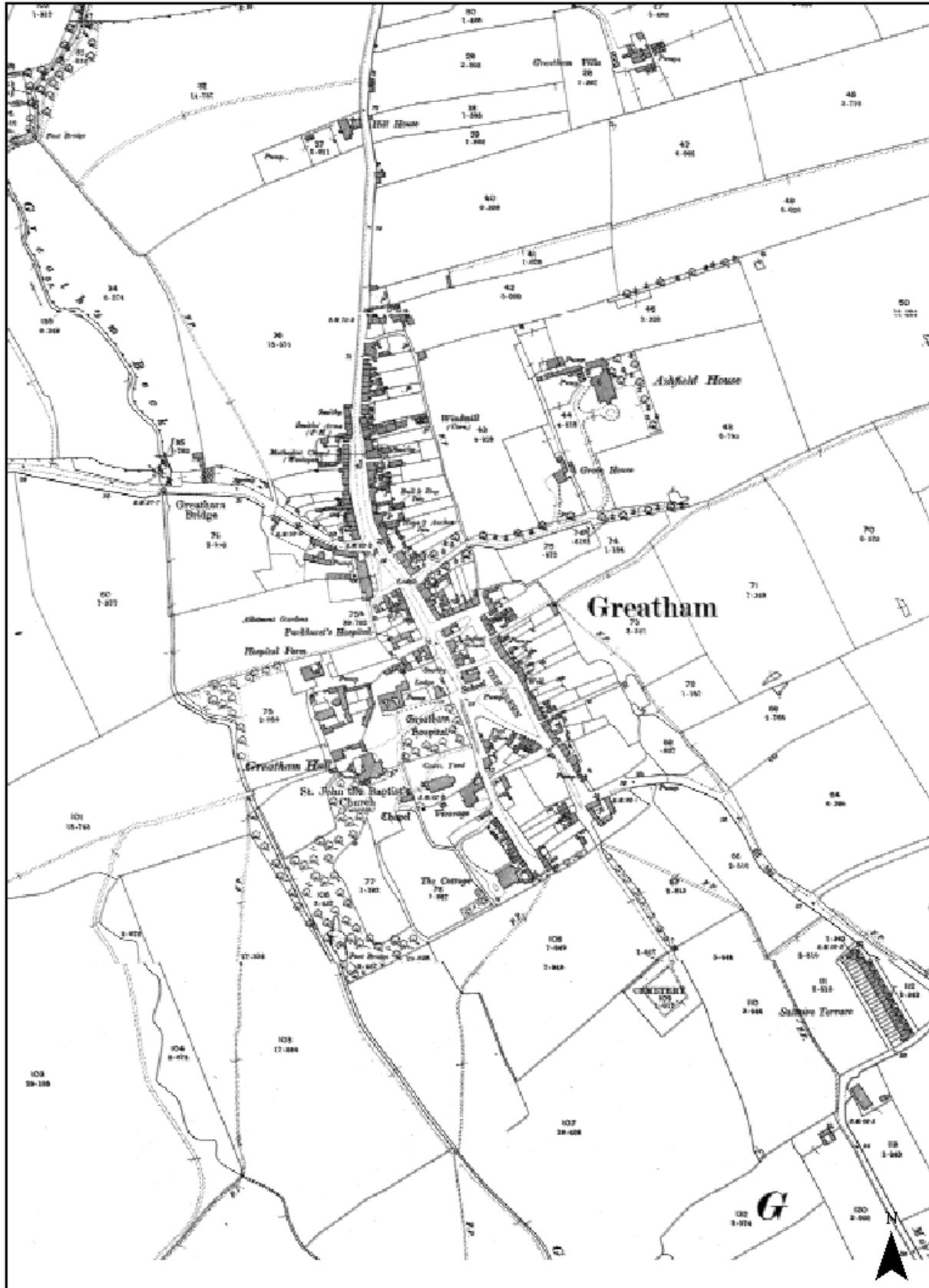


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Appendix 5

Action Plan

Issue	Potential Action
Poor design detailing and detailing to infill sites within the village.	<ul style="list-style-type: none">• Appropriate pre-application negotiations using a revised village design statement to achieve building designs which contribute to the character of the conservation area.• Use development control powers to refuse consent to inappropriately design buildings.
Inappropriate alterations to dwellings which are detrimental to the conservation Area.	<ul style="list-style-type: none">• Undertake survey to establish boundaries and properties to be included in an Article 4 Direction for Greatham• Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through positive use of existing development control powers.• Encourage appropriate reinstatement of traditional architectural details in future development negotiations.• Take enforcement action against unauthorised removal of traditional architectural details where a breach of planning control has occurred.
Investment in the environment of Greatham.	<ul style="list-style-type: none">• Identify budgets to appoint an environmental design consultant to undertake an environmental design study for Greatham.• Identify budgets to implement the recommendations of an environmental design study.

The above table provides a list of issues relating specifically to the conclusions drawn in the Greatham Conservation Area Appraisal. The implementation of the potential actions may depend on the existing and future financial and staff resources that Hartlepool Borough Council departments work within