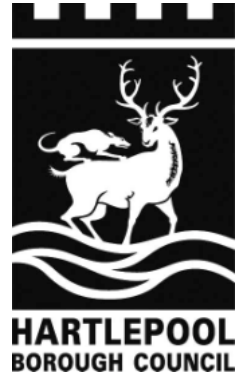


CONSERVATION AREA ADVISORY COMMITTEE AGENDA



Thursday 24 March, 2011

at 6.00 p.m.

at Bryan Hanson House, Hanson Square, Hartlepool.

MEMBERS: CONSERVATION AREA ADVISORY COMMITTEE:

The Mayor, Stuart Drummond
Councillor Rob Cook, Chair of Planning Committee
David Bentham, Hutton Avenue Residents Association
Mrs Sheila Bruce, Hartlepool Civic Society
Mrs Maureen Smith, Hartlepool Archaeological and Historical Society
Ms Julia Patterson, Park Residents Association
Mr Richard Tinker, Victorian Society
Mr Brian Walker, Greatham Parish Council
Ms Jo Lonsborough, Elwick Parish Council

1. Apologies for absence
2. Minutes of last meeting held on 27 January 2011
3. Any Matters arising
4. Consultation on Seaton Carew and Church Street Management Plans – *Director of Regeneration and Neighbourhoods*
5. Update on Locally Listed Buildings – *Director of Regeneration and Neighbourhoods*
6. Update on Conservation Grant Scheme - *Director of Regeneration and Neighbourhoods*
7. Appeal – Units 1 and 2 Burn Road, Stranton - *Director of Regeneration and Neighbourhoods*
8. Any Other Business

CONSERVATION AREA ADVISORY COMMITTEE

MINUTES

27 January 2011

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

Present: Stuart Drummond, The Mayor (Chair)
David Bentham, Hutton Avenue Residents' Association
Joan Carroll, Hartlepool Civic Society
Maureen Smith, Hartlepool Archaeological and Historical Society
Julia Patterson Park Residents' Association
Richard Tinker, Victorian Society
Jo Lonsborough, Elwick Parish Council
John Cambridge, Headland Conservation Area Advisory Committee
Brian Walker, Greatham Parish Council

Officers: Sarah Scarr, Landscape Planning and Conservation Manager
Peter Graves, Townscape Heritage Initiative Manager
Sarah Bird, Democratic Services Officer

9. Apologies for Absence

Apologies were received from Councillor G Morris

10. Minutes of the meeting held on 7 October 2010

These were accepted as an accurate account

11. Matters Arising

Locally Important Buildings

The Committee was reminded that the closing date for nominations for the list of Locally Important Buildings was 31 January 2011. There had been 37 nominations received to date.

Tunstall Court

The Committee was informed that the Authority was still awaiting further information from the applicants.

12. Update on Limestone Landscapes Initiative (*Townscape Heritage Initiative Manager*)

The Townscape Heritage Initiative Manager informed the Committee of the successful bid for a share of £1.9 million across the region. There were two projects specific to Hartlepool, the Village Atlas Project focused on Elwick Village and the Leg it Across the Limestone Landscape Project. Other projects were planned which complemented these two projects and from which residents, schools and visitors would benefit.

It was clarified that the Village Atlas would be managed by a steering group of villagers and public consultation would also take place to ensure that there was local input. Members agreed that the grant would be extremely beneficial to Hartlepool.

Decision

The Committee noted the report.

13. Seaton Carew Management Plan (*Townscape Heritage Initiative Manager*)

The Townscape Heritage Initiative Manager updated the committee on the Seaton Carew Conservation Area's management plan which should assist in addressing issues such as building maintenance, alterations to buildings, alterations to shop fronts including roller shutters and signage, development opportunities as well as the street environment. The committee had received a copy of the draft Management Plan which suggested measures to address the problems. This was in an updated format which the committee agreed was easier to understand.

The Mayor informed those present that there was to be a report considered at a forthcoming Cabinet meeting relating to Assessing Developer Interest in Development Sites in Seaton Carew although at the same meeting consideration would be given to closure of community centres in this area.

Support was given to the suggestion that tree planting would be beneficial in the area and opportunities for help with funding were proposed including a Wynyard Business Park initiative, which provided trees for the Tees Valley Authority.

Decision

Members comments were noted.

14. Programme of Conservation Work 2011-12 (*Townscape Heritage Initiative Manager*)

The Committee was reminded of the need to complete management plans for

conservation areas and reminded that in the current financial year work was underway on plans for the Church Street and Seaton Carew Conservation Areas. In the next year it was proposed that work would begin on management plans for Stranton which would assist in relation to a planning application for retail units which had recently been refused planning permission and Greatham which has recently seen a number of developments in the village which impact on the character of the conservation area.

A member queried why a number of conservation areas were no longer considered 'at risk' and was informed that initially there had been confusion over the interpretation of data collected and English Heritage have since changed their survey methods. It was now realised that because of appraisals and the policy in place in relation to PVC windows, these areas were no longer considered 'at risk'. A member welcomed the introduction of the Greatham Management Plan.

Decision

The Committee noted the report.

15. Any Other Items which the Chairman Considers are Urgent

The Chairman ruled that the following items of business should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B) (4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay.

Trees in Ward Jackson Park

A member raised concern that many trees were being felled in Ward Jackson Park. The Mayor said that he was aware of this concern and would respond. However it was stressed that any trees which were dedicated would be replaced.

Conservation Budget Grant

The Chair reminded the meeting that this grant had not yet been approved by Cabinet/Council but was likely to be reduced. There were already a number of groups interested in applying for funding for schemes for the next financial year. It was noted that there was a large interest in conservation in the Hutton Avenue Residents Association.

Core Strategy

The Mayor reminded the meeting that the closing date for comments on the Core Strategy was 11 February 2011.

The meeting concluded at 6.47 pm.

CHAIR

Report of: Director of Regeneration and Neighbourhoods

Subject: CONSULTATION ON SEATON CAREW AND CHURCH STREET MANAGEMENT PLANS

1. Introduction

1.1 This report is to update the committee on the consultation that has been carried out on the Seaton Carew and Church Street Conservation Area Management Plans.

2. Background

2.1 English Heritage in their advice to local authorities' in their publication "Guidance on the Management of Conservation Areas" (February 2006) indicate 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 Existing national legislation and policy advice in the form of the "Planning (Listed Buildings and Conservation Areas) Act 1990" and "Planning Policy Statement 5: Planning for the Historic Environment" with its supporting Practice Guide from English Heritage provide guidance on how to manage development in conservation areas. Many of these national policies are translated locally to Hartlepool via the Local Development Framework (previously the Hartlepool Local Plan) which provides specific policies to manage listed buildings and conservation areas. However every conservation area has development issues more or less specific to that area which a Conservation Area Management Plan is intended to identify.

2.3 Management plans have been compiled for Church Street and Seaton Carew Conservation Areas. The consultation on each of these areas was carried out simultaneously at the beginning of March.

3. Consultation

3.1 The methods of consultation used in both areas were as follows:

- Leaflets were delivered to all buildings within the conservation areas which included a feedback form.
- Information on the consultation was provided on the Council's website.
- Local amenity societies and interested parties were consulted.
- Multiple leaflets were left in key public buildings such as Seaton Carew Library and The Art Gallery.
- A press release was produced.

3.2 At the time of compiling this report the period for consultation was still open. A verbal update on the results of the consultation will be provided at the meeting.

4 Recommendation

4.1 The committee notes the report.

Report of: Director of Regeneration and Neighbourhoods

Subject: UPDATE ON LOCALLY LISTED BUILDINGS

1. Introduction

- 1.1 This report is to update the committee on the progress being made compiling a list of Locally Significant Buildings, and to invite a member of this committee to take part in the selection process.

2. Background

- 2.1 Hartlepool has some 200 listed buildings. These are properties which have been designated by the government as structures which are of 'special architectural or historic interest'. Nominations for potential listed buildings are considered by English Heritage who make a recommendation to the government on the potential to list a property. The Department for Culture Media and Sport (DCMS) considers this recommendation and will, if it deems appropriate, list the building.
- 2.2 English Heritage and DCMS have encouraged the development of Local Lists. In 2003 a survey of conservation provision in England found that approximately 44% of Local Authorities had produced a Local List and saw it as a way to identify and encourage protection of locally important heritage assets as well as raise the profile of local history and heritage and conserve local distinctiveness.
- 2.3 Locally important buildings are not of national significance however they may merit protection because, for example, they are the work of a local architect or have a link to a locally significant historical figure which, although not nationally noteworthy, nevertheless make a contribution to the local sense of place. These buildings are sometimes omitted from the list by the Secretary of State or English Heritage because the view is that there are better examples elsewhere within the country. Some characteristics of buildings may, however, be rare within Hartlepool or may have important group value or may display important local distinctiveness which makes up the town's heritage.
- 2.4 Planning Policy Statement 5: Planning for the Historic Environment defines a heritage asset as 'A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions.' These can include 'assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).'

- 2.5 English Heritage has recently produced draft guidance entitled 'Good Practice Guide for Local Listing: Identifying and Managing Significant Local Heritage Assets'. This draft document draws together current best practice from across the country on developing a framework on which to create a new local list or make improvements to an existing one.
- 2.6 For information the criteria which will be used to compile the local list are attached in Appendix 1 along with the timetable for the work.

3 Response to the invitation for local list nominations

- 3.1 Members of the public and interested parties such as Parish Councils and Residents Associations were invited to nominate buildings across Hartlepool that they thought were significant. The period of consultation ran from November 2010 until the end of January 2011. Nominations were accepted via e-mail and in writing.
- 3.2 Seventy-two nominations have been received for buildings and land throughout Hartlepool. These nominations have been placed on a draft list along with nominations that have been identified as part of the work carried out appraising the conservation areas. In addition surveys of the town are also being carried out to cover buildings which are located outside conservation areas.
- 3.3 Officers are now working through this list compiling a description for each nomination, examining background information, photographing the site where possible and plotting each site on a location plan.
- 3.4 All of the properties will be contacted directly to make owners and occupiers aware that their building has been nominated and inviting them to make any comments. Their comments will be presented alongside any material considered relevant for selecting the buildings to be placed on a final list.

4 Selection Process

- 4.1 The selection of buildings will be carried out by an independent panel. The panel will comprise individuals with specialist knowledge in the field of conservation, architecture or history.
- 4.2 Conservation Officers from Tees Valley Authorities will be invited to sit on the panel. Officers from this authority have carried out a similar role for both Middlesbrough and Stockton which has worked well therefore it was felt worth while repeating it in this instance.
- 4.3 Approaches are currently being made to other individuals and groups who could potentially join the panel. It is proposed that a member of this Committee sits on the panel as a representative of the CAAC.
- 4.4 To ensure that there is no conflict of interest it is proposed that if any representative on the panel has nominated a building for the list they would

not be able to take part in the discussions on that building or the final decision on including that building on the list.

5 Recommendation

- 5.1 That the Committee notes the report and agrees to nominate a member of this Committee to sit on the panel to select the list of locally significant buildings.

APPENDIX 1Defining a locally important building

The statutorily listed buildings can be all sorts of structures including telephone boxes, walls and gates as well as what we all recognise as buildings. In addition there is also a statutory process which recognises parks and gardens. It is proposed that when considering locally important buildings these definitions are combined and therefore the list will not be limited to buildings but will include other streetscape structures along with parks and landscapes.

Assessment Criteria

The proposed assessment criteria that will be used;

- **Design merit:** is it the work of a particular architect or designer of regional or local note? Does it have qualities of age, style or distinctive characteristics relative to the area? Does it have landmark quality? Is it characterful and time-honoured or locally-valued
- **Historic interest:** does it relate to an important aspect of local, social, economic, cultural, religious or political history; does it have an historic association with an important local feature?
- **Historic association:** does it have close associations with famous local people (must be well documented); does it relate closely to any statutorily protected structure or site?
- **Survival:** does it survive in a substantial and recognisable form; are historic features and layout still present; does it represent a significant element in the development of the area?
- **Layout:** is it part of a planned layout that has remained substantially intact e.g. a terrace or a square?
- **General:** does it provide an important visual amenity?

Timetable for process of compiling local list

November 2010 – January 2011	Nominations invited
February 2011 – April 2011	Officers compile list and verify information
May 2011	Property owners notified and comments invited
June 2011	Draft list finalised and published
July 2011 – September 2011	Expert panel select final list and owners and occupiers contacted and invited to make final comments
October 2011 – November 2011	Final list taken to Planning Committee and Portfolio Holder

Report of: Director of Regeneration and Neighbourhoods

Subject: UPDATE ON CONSERVATION GRANT SCHEME 2010/11

1. Introduction

- 1.1 This report will provide an update on the current budget position of the conservation grant scheme for the financial year 2010/11.

2 Background

- 2.1 A budget of £75,000 was been agreed for the Conservation Grant Scheme 2010/11. This is the fifth year the scheme has run. A similar budget has been provided for the previous three financial years.

3 Conservation Scheme Grant

- 3.1 The scheme was publicised on the Council's website. As with previous years there was already interest in the scheme prior to the beginning of the financial year with a number of applications on a waiting list.
- 3.2 Attached in Appendix 1 are details of the twenty-three grants approved to date.
- 3.3 Alongside the investment of public funds there has been £82,334 from private individuals. The conservation grant work is almost exclusively carried out by local contractors therefore the grant scheme has a subsidiary effect in supporting the local economy.

4 Recommendation

- 4.1 The Committee notes the report.

Appendix 1**Grant applications approved, 2010 – 11 Conservation Grant Scheme**

Conservation Area	Works	Grant
Church Street	Replacement windows	1,762
Elwick	Re-build chimney	780
Grange	Re-roofing	5,000
Grange	Re-roofing	5,000
Grange	Re-roofing	4,596
Grange	Leadwork to bay	2,157
Grange	Re-build bay window	4,346
Grange	Leadwork and guttering	2,658
Grange	Leadwork to bay and door canopy	898
Greatham	Re-roofing	5,000
Greatham	Restore windows and doors	4,285
Headland	Leadwork and guttering	1,595
Headland	Re-roofing	2,875
Headland	Replacement windows, door and structural works	5,000
Headland	Re-roofing and rendering	1,774
Headland	Re-pointing	5,000
Headland	Re-placement domer window	450
Headland	Repairs to bay window	5,000
Headland	Replacement windows	3,725
Headland	Repairs to windows	1,055
Headland	Re-roofing	2,997
Seaton Carew	Re-roofing	4,150
Stranton	Window repairs and replacement	5,000
Total Allocated		75,103

Report of: Director of Regeneration and Neighbourhoods

Subject: Appeal – Units 1 and 2 Burn Road, Stranton

1. Introduction

- 1.1 This report is to advise the Committee of the outcome of an appeal lodged against the refusal of planning consent for the proposed external alterations to elevations, internal works to create three new retail units and associated works to the car park at Units 1 and 2 Burn Road, Stranton.
- 1.2 Members of this Committee have previously discussed this site and it is a key site in the context of Stranton conservation area.

2 The Appeal

- 2.1 The application was refused on the grounds that the proposed development would be detrimental to the character and appearance of the Stranton Conservation Area and the setting of the adjacent All Saints Church, which is listed in Grade II*.
- 2.2 The appeal was decided by written representations and the Inspector subsequently allowed the appeal.
- 2.3 The appeal decision is attached in Appendix 1.

3. Recommendation

- 3.1 That the Committee note the decision.



Appeal Decision

Site visit made on 22 February 2011

by John L Gray DipArch MSc Registered Architect

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 3 March 2011

Appeal Ref. APP/H0724/A/10/2139134

Units 1 and 2, Burn Road, Stranton, Hartlepool, TS25 1QQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by BNP Paribas Services Trust Company (Jersey) Limited and BNP Paribas Securities Services Trust Company Limited as Trustees of the Threadneedle Property Unit Trust against the decision of Hartlepool Borough Council.
 - The application, ref. H/2010/0245, dated 8 April 2010, was refused by notice dated 14 July 2010.
 - The development proposed is external alterations to elevations, internal works to create three new retail units and associated works to the car park.
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Decision

1. I allow the appeal, and grant planning permission for external alterations to elevations, internal works to create three new retail units and associated works to the car park at Units 1 and 2, Burn Road, Stranton, Hartlepool, TS25 1QQ, in accordance with the terms of the application, ref. H/2010/0245, dated 8 April 2010, subject to the conditions in the attached schedule.

Main Issue

2. The main issue in the appeal is the effect the altered design, materials and appearance of the building would have on the character and appearance of the Stranton Conservation Area and on the setting of the adjacent All Saints Church, which is listed in Grade II*.

Reasons

3. Units 1 and 2 constitute an existing retail warehouse building, vacant and somewhat run-down, in the north-western angle of the roundabout junction of Stranton, Belle Vue Way and Burn Road. Belle Vue Way is the main approach from the south to Hartlepool town centre. The existing building has a sham mansard roof, apparently designed to make the single-storey building appear less high than it actually is. The stone-coloured slates on this mansard help reduce the visual prominence that the building might otherwise have had.
4. To the east, north and south of the roundabout, is commercial and industrial development, mainly modern, including a Tesco Extra superstore and a McDonald's. The existing building fits in with this style of development. To the south, set back to the west of Belle Vue Way, is residential development of modest architectural quality. To the north-west, the scene is rather different. The appeal building stands within the Stranton Conservation Area, despite being a clearly modern type of development of very little architectural merit, and, on higher ground close to its north, stands the grade II* All Saints

<http://www.planning-inspectorate.gov.uk>

Appeal Decision APP/H0724/A/10/2139134

Church. To the north and west of the church, also within the Conservation Area, stand the buildings of Cameron's Brewery, with traditional origins but also with a significant amount of utilitarian modern extension.

5. On the face of it, the appeal site has little in common with the character and appearance of the Conservation Area. It seems from Local Plan Supplementary Note 5 that the brewing history of Stranton was important to the designation of the Conservation Area. Even so, in the context of the appeal site, the brewery buildings as they stand now offer little as a background of any real architectural interest. And the more traditional streets and buildings just to the west comprise a relatively discrete area of townscape. Thus, All Saints Church appears to stand virtually on its own amidst a variety of modern development. It does, though, stand on higher ground in a grassed and treed churchyard, which gives it a sense of standing apart from the humdrum of modern life around it.
6. There are two aspects to what is proposed. One is the reorganisation of the building from the existing two units into three smaller ones. There is no objection to that (subject to what I say below about conditions and the conditions I attach to planning permission). The other is the visual refurbishment of the building. To my mind, the result of that would be a significant visual improvement.
7. The existing building represents a then fashionable attempt to integrate a modern building type (the retail warehouse) into more traditional surroundings. The sham mansard, though, is an alien building form. Its only benefit lies in the apparently traditional nature of the slates. What would emerge would be a building of greater architectural quality, more modern in style and more expressive of its function. Little about the mass, form and scale of the building would change. It would be more rectilinear – but only because the almost vertical slope and overhang of the sham mansard would disappear. The cladding would be modern – but in keeping with the architectural expression. There would be change to the appearance of the Conservation Area – but only from one commercial idiom to another, which entails no change in character. Similarly, the setting of the listed Church would see the change from one commercial idiom to another – but a better-designed one which would be seen in the context of the utilitarian modern development of the brewery buildings and on the east side of Stranton.
8. All told, I find no harm to the character or appearance of the Conservation Area or to the setting of the listed church that would conflict with Local Plan Policy HE1 and warrant dismissal of this appeal. Similarly, I find no conflict with Policy GEP7 on the quality of design to be sought along the main approaches to the town centre.

Conditions

9. The Council suggests eight conditions in the event that the appeal is allowed. With one exception, I consider them to be reasonable and necessary. The exception is what is termed "replacement tree planting". There is no suggestion on the plans that any trees are to be replaced. Also, the Council is critical, not without reason, of the scope for the new tree planting shown on the proposed site plan. New trees would be beneficial but more important is that part of the existing hedge along the Stranton boundary would almost certainly disappear and ought to be replaced. A condition to secure landscaping rather tree planting would be more useful.

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10. The Council also, in its statement, seeks a section 106 obligation to restrict the range of goods that could be sold from the site, in similar vein to the legal agreement completed in relation to the original 1985 planning permission. It seems to me that that agreement would remain in force, because I do not consider that the permission I shall grant would be, in the words of its Clause 5, "inconsistent with the covenants contained in Clause 4". That is also the view of the appellant's agent. However, for the avoidance of doubt, I shall attach a condition having a very similar effect.

John L Gray

Inspector

Appeal Decision APP/H0724/A/10/2139134

Appeal Ref. APP/H0724/A/10/2139134
Units 1 and 2, Burn Road, Stranton, Hartlepool, TS25 1QQ
Schedule of conditions attached to planning permission

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 10973-100-A (location plan), 10973-101-A, 102-A and 103-A (existing site plan, floor plan and elevations) and 10973-110-C, 111-A and 112-B (proposed site plan, floor plan and elevations).
- 3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include hard surfacing materials, signs, lighting and schedules of trees and plants (noting species, plant sizes and proposed numbers/densities), together with an implementation programme.
- 5) No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The landscaping approved under condition 4) above shall be carried out in accordance with the approved schedule.
- 6) No part of the building shall be occupied until car parking space has been laid out within the site in accordance with drawing no. 10973-110-C.
- 7) The existing building shall be sub-divided into three retail units in accordance with drawing no. 10973-111-A. Thereafter, no further sub-division of units shall take place, nor shall any mezzanine floor be constructed in any unit, without the prior written consent of the local planning authority.
- 8) The sale of goods from the three units hereby approved shall be restricted to:
 - motor parts and accessories;
 - furniture, beds, home furnishings, floor coverings and household textiles;
 - DIY products for the maintenance and improvement of the home and garden (including DIY-related electrical goods);
 - domestic electrical and gas household appliances;
 - photographic equipment;
 - any goods ancillary to the above.