

# **COMMUNITY SAFETY AND PLANNING PORTFOLIO DECISION SCHEDULE**



**Friday 20 January 2012**

**at 2.00 pm**

**in Committee Room D,  
Civic Centre, Hartlepool**

The Mayor Stuart Drummond, Cabinet Member responsible for Community Safety and Planning will consider the following items.

**1. KEY DECISIONS**

No items

**2. OTHER ITEMS REQUIRING DECISION**

- 2.1 List of Locally Listed Buildings – *Assistant Director (Regeneration and Planning)*

## COMMUNITY SAFETY AND PLANNING PORTFOLIO

Report To Portfolio Holder  
20<sup>th</sup> January 2012



**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** LIST OF LOCALLY LISTED BUILDINGS

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### SUMMARY

#### 1. PURPOSE OF REPORT

This report is to update the Portfolio Holder on the progress being made compiling a list of Locally Listed Buildings, and to agree the final list of buildings.

#### 2. SUMMARY OF CONTENTS

The report outlines the background to the local list and the public consultation that has taken place. It explains the progress made compiling the draft list. A summary of the work carried out by an independent panel to compile the final list is provided including those nominations on the list, nominations excluded from the list and where objections have been raised these are outlined. A request is made for agreement of the final list.

#### 3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder has responsibility for Conservation.

#### 4. TYPE OF DECISION

Non Key

#### 5. DECISION MAKING ROUTE

Portfolio Holder on 20<sup>th</sup> January 2012.

#### 6. DECISION(S) REQUIRED

- i That the Portfolio Holder considers approving the proposed final list of locally listed buildings shown in **Appendix 1** and notes those not included on the final list shown in **Appendix 2**.

- ii That the Portfolio Holder considers the nominations outlined in **Appendix 3** and considers including these in the final list in line with the recommendations of the independent panel.

**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** LIST OF LOCALLY LISTED BUILDINGS

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**1. PURPOSE OF REPORT**

- 1.1 This report is to update the Portfolio Holder on the progress being made compiling a list of Locally Listed Buildings, and to agree the final list of buildings.

**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'.
- 2.2 Locally listed 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 makes a contribution to the local sense of place. These buildings are sometimes omitted from the national list 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.
- 2.3 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).'
- 2.4 Identifying a building, structure or site as being of local importance does not provide any additional statutory protection above and beyond the existing planning controls that currently cover the property. It is, however, a means of highlighting the significance of a building to the Borough.

### 3 DRAFT LIST

- 3.1 A draft document of over 200 entries was compiled combining nominations from the public and buildings highlighted during work carried out by Officers. The entry for each nomination included a photograph of the nomination, a location plan showing the site and a short description outlining the significance of the entry.
- 3.2 All nominees were notified of the inclusion of their building in the list. They were invited to comment on the nomination should they wish. Guidance was provided on the type of comments which would be accepted. It was stated that comments about the buildings architectural or historic interest would be considered but, personal circumstances, or current or future development proposals could not be taken into account.
- 3.3 Subsequent to this the list was posted on the Council's website and members of the public were invited to comment on the nominations.
- 3.4 An independent panel was established to select the final list. The panel included conservation officers from Middlesbrough and Stockton Councils, a member of the Conservation Area Advisory Committee and a representative specialising in local history.

### 4 SELECTION OF THE FINAL LIST

- 4.1 At the end of September the selection panel met on four occasions to assess the nominations. Prior to the meeting the panel received a copy of the local list document.
- 4.2 In assessing each nomination the panel was provided with the following information:
- Photographs showing the nomination.
  - A copy of the nomination form where available.
  - Any comments submitted by the owner, occupier or other interested parties.
  - Any available background information.
- 4.3 The nominations were assessed on the following criteria:
- **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?

4.4 Each criterion was marked on a scale of one to five. Five was the highest score meaning the nomination fully met the requirements of the criterion. One was the lowest score used where the criterion was not met. All nominations scoring 15 or over have been included on the local list.

4.5 The final list constitutes 188 entries. Details of those properties included on the list can be found in **Appendix 1**. Those properties excluded from the list, 46 in total, are shown in **Appendix 2**. Some entries which were initially included as single nominations have been combined to form one entry, for example where a number of related buildings are found on one site, such as a cemetery with a lodge house, a chapel and boundary wall, these have been amalgamated from four entries into one entry on the list. As a result the number of entries found on the list has been reduced further.

## 5. OBJECTIONS TO INCLUSION ON THE FINAL LIST

5.1 Where objections were raised owners and occupiers were contacted to notify them of their inclusion on the draft list and to ascertain if they wished to continue with their objections. Objectors were again notified that comments about the buildings architectural or historic interest, could only be considered and it would not be possible to take into account personal circumstances, or current or future development proposals.

5.2 Initially 11 objections were outstanding however only four objectors have responded to correspondence indicating that they wish to pursue their objections. **Outlined in Appendix 3 are details of the panels score and copies of the objections which have been raised. This item contains exempt information under Schedule 12A of the Local Government Act 1972, (as amended by the Local Government (Access to Information)(Variation) Order 2006) namely (para 1), information relating to any individual**

5.3 In a report brought to this Portfolio on 7<sup>th</sup> September 2010 it was agreed that the final decision over whether to include properties on the list would lie with the Portfolio Holder. Where objections have been raised legal advice has proposed that in this situation the Portfolio Holder

should make the final decision over the inclusion of these nominations on the final list.

## 6. LOCALISM ACT

- 6.1 The Localism Act does not directly impact on Locally Listed Buildings however there is one part of the Act which should be noted. The Act 'Community right to buy' means Local Authorities will be required to maintain a list of assets of community value. It is possible that buildings on such a list may be Locally Listed. This should not, however impede the proposals found in the Act.

## 7. RECOMMENDATIONS

- 7.1 That the Portfolio Holder considers approving the proposed final list of locally listed buildings shown in **Appendix 1** and notes those not included in the final list shown in **Appendix 2**.
- 7.2 That the Portfolio Holder considers the nominations outlined in **Appendix 3** and considers including these in the final list in line with the recommendations of the independent panel.

## 8. CONTACT OFFICER

Sarah Scarr  
Landscape Planning and Conservation Manager  
Regeneration and Neighbourhoods Department  
Bryan Hanson House  
Hanson Square  
Hartlepool  
TS24 7BT  
Tel – 01429 523275  
e-mail [sarah.scarr@hartlepool.gov.uk](mailto:sarah.scarr@hartlepool.gov.uk)

## Appendix 1

### **Nominations included on the final list**

#### Dalton Piercy and Rural Areas

Brierton North Farm and outbuildings, Brierton Lane  
High Stotfold Farm  
Leamont, The Green  
West Pasture, Old Farm House and Out Buildings, Dalton Back Lane

#### Elwick

Elwick House, Elwick Road  
16 The Green  
Elwick WI, The Green  
Home Farm, The Green, Barn to front of farm  
Holmlea, The Green  
North Farm including outbuildings, The Green  
MacOrville, 37 The Green  
Spotted Cow, The Green  
Village Shop, The Green  
Bus Shelter, The Green, Elwick

#### Greatham

Grove House, 4 The Drive  
1 Egerton Terrace  
3 – 9 (consecutive) Egerton Terrace  
Meadowcroft & Fairfield, Egerton Terrace  
1 Front Street  
3 Front Street & 1 The Drive  
5 Front Street  
17 & 19 Front Street  
Greatham Community Centre, Front Street  
Greatham Hall, Front Street  
Hall Farm, Front Street  
Bull and Dog, 8 High Street  
10 – 16 (even) High Street  
22 High Street  
Smith Arms Public House, 29 High Street  
The Gray Memorial Hall Wesleyan School, High Street  
The Greatham Independent Methodist Church, High Street  
Building behind Methodist Chapel, High Street  
2, 4, 6 West Row (formerly The Cottage)  
War Memorial, St John the Baptist, Greatham  
Pill Box off Station Lane, Greatham  
Anti Tank Defences, North Greatham Bridge  
Pill Box, North east Greatham Beck  
Park House, West Row



Hart

Chaplains Well, Butts Lane  
Outbuilding, Beckwood House, Front Street  
Hart Farm, Front Street including Out Buildings  
Home Farm Barns, Stables and Old Farm House, Front Street  
The White Hart PH, Front Street  
Former farm buildings and agricultural buildings at Hart Pastures  
Chare Walls, approach to St Mary Magdalene Church

Headland and Central

Headland Lighthouse, Bath Terrace  
Morison Hall, Church Close  
Cosmopolitan Hotel, Durham Street  
Redheugh Gardens, Cliff Terrace  
Bowling Greens and Tennis Courts at Marine Crescent  
St Mary's Presbytery, 23 Middlegate  
Lamp Post, Middlegate  
Town Square, Middlegate  
Town Moor, Moor Parade  
Spion Kop Cemetery, Old Cemetery Road  
Powlett Hotel, Powlett Road  
Croft Gardens, Sandwell Chare  
The Ship, Sunnyside  
Horsely Buildings, Throston Street  
West View Cemetery including Lodge  
Pilot Pier, Headland  
Breakwater, Headland

Newton Bewley

Manor Farm House  
Fairfield Farm House, Newton Bewley

Seaton Carew

1 – 5 The Cliff  
Staincliff Hotel, The Cliff  
7 & 8 The Cliff  
14 & 15 The Cliff  
Glenciffe, 11 – 13 The Cliff  
31 – 34 (consecutive) The Cliff & 2 Station Lane  
9 Green Terrace  
The Vesper House, 8 – 16 (even) Queen Street  
Ashburn Cottage, The Front  
Commemorative Stone, The Esplanade, Seaton Carew  
War Memorial, The Green, Seaton Carew

South of the Town Centre

Victoria Homes off Blakelock Road  
Burn Valley Gardens  
Coronation Homes, Brinkburn Road  
Jubilee Homes, Brinkburn Road  
Pink Domino, Catcote Road

St Aidan's School Loyalty Road  
Rossmere Park  
Briardene, 299 Stockton Road  
Stranton Cemetery including Gates, Lodge and Chapel of Rest  
War Memorial, Stanton Cemetery  
St Cuthberts School, Stratford Road  
Owton Fens Aged Persons Hostel, Thetford Road  
34 Westbourne Road  
99 Westbourne Road

Town Centre

Training Centre, Brougham Terrace  
War Memorial, St Oswald's Church, Brougham Terrace  
Central Buildings, Church Street  
Hartlepool Railway Station, Church Street  
Yorkshire bank, Church Street  
8 Church Street  
9 Church Street  
10 & 11 Church Street  
20 & 21 Church Street  
22 & 23 Church Street  
31 & 32 Church Street  
47 Church Street  
48 Church Street  
College of Art Annex, Upper Church Street & 11 Church Square  
Collingwood House and White House, Church Square  
William Gray House, Clarence Road  
Methodist Church, Grange Road  
North Cemetery, Hart Lane  
Seaton High Light, Jacksons Landing  
Church Hall, Murray Street  
St Georges United Reformed Church, Park Road  
Camerons Lion Brewery and Offices, Stranton  
Causeway Public House Stranton  
9 Scarborough Street  
8 & 10 Scarborough Street  
22 Scarborough Street  
The Clarendon, Tower Street  
Jackson Arms, 19 Tower Street  
23 – 31 (odd) Vicarage Gardens  
18 – 26 (even) Victoria Road  
30 Victoria Road  
34 Victoria Road  
44 Victoria Road  
Greenbank, Waldon Street  
Social Club, Waldon Street  
9 Whitby Street

West of the Town Centre

36 Clifton Avenue  
48 Clifton Avenue

5 & 7 Elm Grove  
8 & 10 Elm Grove  
9 Elm Grove  
11 & 13 Elm Grove  
14 Elm Grove  
Bukateema, Elwick Road  
Beechlands / Hartendale, Elwick Road / Queensberry Avenue  
Redlands, Grange Road  
50 Granville Avenue  
71 Granville Avenue  
1 – 7 (odd) The Grove  
15 The Grove  
6 Hutton Avenue  
22 & 24 Hutton Avenue  
23 & 25 Hutton Avenue  
65 – 71 (odd) Hutton Avenue  
88 Milton Road  
238 Park Road  
242 – 254 (even) Park Road  
Crosby War Memorial Homes, Ryehill Gardens  
22 Tunstall Avenue  
42 Tunstall Avenue  
2 & 4 Wilton Avenue  
5 – 11 (odd) Wilton Avenue  
55 & 57 Wooler Road & 52 The Grove

West Park

5 & 7 Coniscliffe Road  
High Trees, High Trees Cottage and Manor Garth, Creswell Drive  
3, 7 – 11 (odd) Egerton Road  
17 Egerton Road  
Briarfields House, Lodge and Outbuildings Elwick Road  
Dunelm / West Lodge, Elwick Road  
Four Winds Court, Elwick Road  
Meadowcroft Lodge, and adjacent entrance gates, Elwick Road  
Pavilion, Hartlepool Cricket Club, Elwick Road  
Westlands, Elwick Road  
Aldersyde, The Parade  
Hollymount, The Parade  
Middle Fens / Parklands, The Parade  
Oak Ridge / Tunstall Grange, The Parade  
The White House, The Parade  
Bradgate Lodge, Park Avenue  
Norlands / Tunstall Lodge, Park Avenue  
1 – 7 (odd) West Park

## Appendix 2

### Nominations excluded from the final list

#### Dalton Piercy

Amerston Hall Farm, nr Crookfoot Reservoir  
Blue House Farm and adjoining buildings, Dalton Back Lane  
The Grove (located north east of the village)

#### Elwick

27 The Green, Mediaeval mandola  
Church Side Cottage  
Old Elwick Hall School

#### Greatham

The Grove  
13 High Street  
46 & 48 High Street  
RHM Greatham Marsh Lane  
Wall at Post Office, Woodbine Terrace

#### Hart and Middle Warren

Outbuilding, Brewery Cottage, Front Street  
The Raby Arms, Front Street  
Raby Cottage, Front Street  
White Cottage, Front Street,  
Bede Cottage and 1 – 6 Palace Row  
Tall Ships, Middle Warren

#### Headland and Central

New Inn, Broadfield Road  
Harbour Refuge, Croft Terrace  
Boxing Club (Old Co-op), Northgate  
The Globe, Northgate  
The Northgate, Northgate  
Victoria Arms, Northgate  
The Fisherman's Arms, Southgate

#### Newton Bewley

Grange Farm, Newton Bewley

#### Seaton Carew

5 The Front

South of Town Centre

Hartlepool Sixth Form College, Blakelock Road  
St Cuthberts Roman Catholic Church, Stockton Road  
Presbetry to St Cuthert's RC Church, 130 Stockton Road  
Travellers Rest, Stockton Road  
Holmewood, 301 Stockton Road  
30 Westbrooke Avenue

Town Centre

Christopher Street  
Lambs Jewellers, York Road

West of Town Centre

102 Grange Road  
17 The Grove  
40 Hutton Avenue  
126 - 128 Park Road  
130 - 132 Park Road  
5 – 11 Stanhope Avenue  
St Lukes Church, corner of Tunstall Avenue / Hart Lane

West Park

29 Egerton Road

Open Spaces

Land adjacent to Quarry Farm from Elwick Road to Worset Lane  
St Mary's Church Walled Gardens  
Old Putting Green, Middlegate  
Triangle of Land to Park Drive / West Park