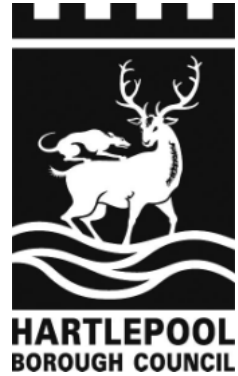


CONSERVATION AREA ADVISORY COMMITTEE AGENDA



Thursday 26 January 2012

at 6.00 p.m.

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

MEMBERS: 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
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
John Cambridge, Hartlepool Headland Conservation Area Advisory Group

1. Apologies for absence
2. Minutes of last meeting held on 20 October 2012
3. Matters arising
4. Update on Locally Listed Buildings - *Director of Regeneration and Neighbourhoods*
5. Conservation Grants - *Director of Regeneration and Neighbourhoods*
6. Information on the Penfold Review - *Director of Regeneration and Neighbourhoods*
7. Any Other Business

CONSERVATION AREA ADVISORY COMMITTEE

MINUTES

20 October 2011

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

Present: David Bentham, Hutton Avenue Residents Association
Joan Carroll, Hartlepool Civic Society
Maureen Smith and E Smith, Hartlepool Archaeological and Historical Society
Julia Patterson, Park Residents Association
Richard Tinker, Victorian Society
Brian Walker, Greatham Parish Council
Jo Lonsborough, Elwick Parish Council
John Cambridge, Hartlepool Headland Conservation Area Advisory Group

Officers: Sarah Scarr, Landscape Planning and Conservation Manager
Peter Graves, Conservation Officer
Andy Golightly, Senior Regeneration Officer
David Cosgrove, Principal Democratic Services Officer

7. Apologies for Absence

The Mayor, Stuart Drummond and Councillor Rob Cook, Chair of Planning Committee.

8. Minutes of the meeting held on 21 July 2011

Members did refer to Minute 5 'Trees in Conservation Areas' and commented that they did feel the minute didn't convey their concerns strongly enough that the Council should be advertising works to trees with Tree Preservation Orders and those in conservation areas in the same fashion as the public were required. The Landscape Planning and Conservation Manager indicated that she would ensure these concerns were passed to the relevant officers

The minutes were confirmed.

9. Matters Arising

The planning application for Tunstall Court was questioned. The Landscape Planning and Conservation Manager reported that a revised application had been received though the scale of the development was still the same.

10. **Regeneration Proposals at Seaton Carew** (*Director of Regeneration and Neighbourhoods*)

The Senior Regeneration Officer reported that various efforts had been made for a number of years to support, sustain and enhance Seaton Carew's popular assets. The Council has had success in attracting external regeneration funding to support investment in the public realm and business premises through grant schemes, as well as ensuring the upkeep and maintenance of the beach and lifeguard service. Recent efforts to continue this investment in Seaton Carew have been less successful as the criteria associated with regeneration funding has become more restricted and funding less abundant generally.

In response to these failed funding bids, work had been done to develop a masterplan for The Front at Seaton Carew. A large proportion of the Seaton Carew Conservation Area was included. The plan covers the 'old fairground site' in the south, the Rocket House car park, the Longscar building and the remaining Council owned land up to the junction of Station Lane. The purpose of this plan was to bring together the regeneration aims of the Council in a concise way, which could be used to support any future funding bids. Extensive consultation exercises, carried out previously, had highlighted what the regeneration priorities were in Seaton Carew and these have been captured in this draft development plan for The Front.

In addition to these efforts focused at improving the area at The Front, officers have also been involved in considering the potential development of other Council owned sites and how they could be used to develop new or improved community facilities or deliver services in a different way. The community facilities in Seaton Carew including the sports hall, youth centre and library building are all in need of substantial investment and are subject to ongoing costly maintenance programmes.

There were a number of key aims for the regeneration of The Front which had been established through consultation in Seaton Carew. The priority regeneration objective for this area was the removal of the Longscar Building. This unused property dominated the key central commercial area and Conservation Area at The Front.

The successful regeneration of this area of Seaton Carew would also need to address the coastal defence issues highlighted by the Hartlepool Coastal Strategy Study. Draft defence schemes have been designed for individual stretches of the coastline between Newburn Bridge and Teesmouth. Funding had been recently secured and work started on the stretch of frontage between the Staincliffe Hotel and the ramp at Station Lane. These works were being funded through the Environment Agency and are currently on site. The sea defence between Station Lane and Seaton Dunes was subject to a project appraisal process during 2011, some Environment Agency funding was expected for this area to fund the required works. It was anticipated that contributions from the existing operators, other private sector operators, responsible for developing sites adjacent to the sea wall, and/or the Council

may also be required to meet the remaining costs of these works.

The Committee did feel that some kind of indoor facility for families was needed at Seaton Front, something like a 'Wacky Warehouse', where parents could entertain children when the weather wasn't particularly good. Such a facility would, however, need to be sustainable.

There was concern that the owner of the Longscar building was not being particularly responsive to the Council and the Committee did feel that Compulsory Purchase Order (CPO) may be the only route available. The Senior Regeneration Officer commented that the council had been in negotiations with the owners of Longscar but they did have unrealistic expectations. The CPO may focus matters.

In relation to the other sites in Seaton Carew, the Senior Regeneration Officer indicated that these would be brought forward as and when negotiations with any developer had been finalised.

Decision

That the report be noted.

11. Update on Locally Listed Buildings (*Director of Regeneration and Neighbourhoods*)

The Conservation Officer reported that as discussed at previous meetings, a draft document of over 250 entries had been compiled combining nominations from the public and buildings highlighted during work carried out by officers. An independent panel had been established to select the final list. The panel included conservation officers from Middlesbrough and Stockton Councils, a member of this committee and a representative specialising in local history. At the end of September the selection panel met on four occasions to assess the nominations. Prior to the meeting the panel had received a copy of the local list document. Each of the nominations were measured against set criteria, detailed in the report, and 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 and used where the criterion was not met. All nominations scoring 15 or over have been included on the local list. A draft copy of the final list was displayed at the meeting.

Where objections had been raised owners and occupiers would be contacted to notify them of their inclusion on the draft list and to ascertain if they wished to continue with their objections. The final list would be presented to the Portfolio Holder for Community Safety and Housing for agreement on 18th November. Where objections remained, these would be presented to the Portfolio Holder for consideration. The Portfolio Holder would make the final decision on the list.

Richard Tinker, the Committee's representative on the panel commented on how rewarding and interesting the process had been. There had been excellent contributions from the panel and the nominations showed the quality

and diversity of buildings in Hartlepool. Mr Tinker commented that it would be beneficial if the list could be combined with the statutorily listed buildings in the town into a form of gazetteer for the public.

The Landscape Planning and Conservation Manager commented that the exercise had brought forward many buildings that the department hadn't been aware of. Many owners had been doing their own research on their properties and the exercise appeared to have captured the imagination of many.

186 properties had been included in the draft list; properties such as farms where there may be multiple buildings were noted as a single entry. 46 properties had been omitted and there were 11 outstanding objections. The Landscape Planning and Conservation Manager did feel that a number of these may be resolved before the draft list was submitted to the Portfolio Holder for approval.

The Committee discussed the use of the list, particularly in conjunction with the listed buildings, and hoped that once published there could be an influx of historic information on the properties from the public.

One Committee Member commented that they understood that PD Ports were to demolish the harbour pier and some of the buildings located near it. The Landscape Planning and Conservation Manager indicated that she would look into this.

Decision

That the report be noted.

12. Heritage at Risk Register in Hartlepool (*Director of Regeneration and Neighbourhoods*)

The Landscape Planning and Conservation Manager reported on proposals for a register of heritage at risk. Some local authorities have registers of Buildings at Risk in their area. These are documents which bring together a list of heritage assets at risk within a single local authority area. There was currently no such document in Hartlepool. English Heritage encourages local authorities to monitor heritage in their area and compile local registers of Heritage at Risk. This acts to bring together any existing information on Heritage at Risk in an area including information that was not freely available elsewhere.

In their response to the Core Strategy Preferred Options Report English Heritage expressed concern stating that, 'the full extent of the Borough's heritage assets is not known, in as much as there is not yet a list or register of Locally Important Heritage Assets for it. Nor is the full extent of the condition of those heritage assets known or the extent to which they might be at risk from harm to or loss of significance. This is because the condition of grade II listed buildings and locally important assets had not been assessed.' It further went on to suggest that this was a weakness which could result in 'a threat to the environmental quality and integrity of the Borough'.

A draft list had been prepared and was circulated at the meeting for information. Property owners would be informed of the intention to include their property on the list and for some it could be a useful way of raising the profile of their property. Members had raised some concerns at the condition of some buildings at the last and previous meetings. The Mayor was also concerned with the condition of many buildings and sites around the town and had established a working group some time ago to look into these issues. There were some Section 215 notices to be issued in relation to some of the buildings/sites.

The committee discussed a number of sites and properties briefly; Park Road, Durham Street Church, the former Odeon and Low Throston Mediaeval village. The Landscape Planning and Conservation Manager commented that in relation to the mediaeval village, English Heritage's concern was that there was no specific management plan in place.

A Committee Member also highlighted a scheme operated by the Council for British Archaeology called Window Watch which was national campaign to retain historic windows. Mr Tinker commented that one of the reasons that several properties had been turned down for inclusion in the Locally Listed Buildings list due to the installation of upvc windows.

Decision

That the report be noted.

13. Any Other Items

A Member indicated that they were aware that the council's ward boundaries were changing next year and asked if this would require a change to the conservation area boundaries. The Landscape Planning and Conservation Manager indicated that the ward boundaries would not affect the conservation area boundaries in any way.

Members also commented that it would be extremely helpful if the Mayor or Chair or Vice-Chair of the Planning Committee could attend meetings of the committee. The Principal Democratic Services Officer indicated that he would discuss this with the members concerned.

The meeting concluded at 7.15 p.m.

CHAIR

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 the next stage of the process.

2. Background

- 2.1 A draft document of over 250 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.
- 2.2 At the end of September an independent panel met on four occasions to assess the nominations.
- 2.3 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?
- 2.4 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 and used where the criterion was not met. All nominations scoring 15 or over have been included on the local list.

3. Final Document

- 3.1 The final list was presented to the Portfolio Holder for Community Safety and Housing for agreement on 18th November. The decision was deferred in light of the Localism Bill receiving Royal Assent on 15th November. The Portfolio Holder asked officers to assess any issues which might arise from the introduction of this Bill.
- 3.2 An assessment has been made and it was concluded that the Localism Bill does not directly impact on Locally Listed Buildings however there is one proposal in the Bill which should be noted. The Bill proposes ‘Community right to buy’ whereby 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 Bill.
- 3.3 The final list will be presented to the Portfolio Holder for Community Safety and Housing for agreement on 20th January. A verbal update of the outcome of this meeting will be provided at the meeting.

4 Recommendation

- 4.1 That the Committee notes the progress made on compiling a list of locally significant buildings.

Report of: Director of Regeneration and Neighbourhoods

Subject: Conservation Grant Scheme

1. Introduction

- 1.1 This report will provide an update on the Conservation Grant Scheme for this financial year.

2. Background

- 2.1 The Conservation Grant Scheme was launched in 2006 and successive years has seen a budget allocated to provide grant assistance to residential properties that are listed or located within conservation areas and built prior to 1919.
- 2.2 Grant is available to make properties structurally sound and watertight, and to restore and repair traditional details such as sash windows.
- 2.3 The budget allocated for the scheme this year was just over £60,000. This was a slight reduction on previous budgets.

3. Current Progress on the Scheme and Future Actions

- 3.1 To date 12 grant applications have been agreed in this financial year. This year has seen fewer applications submitted and an increase in the number of applicants who have dropped out as they have been unable to obtain match funding. An outline of the works carried out and location of the property is provided in Appendix 1.
- 3.2 A small amount of funding is still available however discussions are on going with a number of properties and it is anticipated that the budget will be fully allocated for this financial year. A verbal update on the current position will be provided at the meeting.

4. Recommendation

- 4.1 That the Committee notes the report.

Appendix 1

Conservation Grantschemes 2011-12

Location	Works	Grant
Grange	Replacement windows and window repairs	£3,130
Grange	Re-roofing	£4,770
Greatham	Rendering and roofing works	£5,000
Greatham	Window repairs	£2,158
Headland	Rendering	£5,000
Headland	Structural works and re-roofing	£5,000
Headland	Cleaning paint from brickwork	£1,782
Headland	Structural works and rebuilding bay window	£5,000
Headland	Structural works and windows	£5,000
Headland	Rendering and window repairs	£5,000
Headland	Structural works	£5,000
Seaton Carew	Replacement windows and door	£2,455
Total		£49,295

Report of: Director of Regeneration and Neighbourhoods

Subject: INFORMATION ON THE PENFOLD REVIEW

1. Introduction

- 1.1 To outline to committee members the aims of the Penfold Review announced in November 2011.

2. Background

- 2.1 As part of the Autumn Financial Statement the Government set out measures to promote economic growth and enhance the competitiveness of the business environment. One of these measures is to reform the planning system.
- 2.2 Reforming the planning system has been partly addressed in the Localism Act and the draft National Planning Policy Framework but the Penfold Review has identified various consent regimes (some applying to the planning system) which are “numerous and complex” creating delay, uncertainty and costs to business.
- 2.3 The Government's aim is to support growth and competitiveness by considering a programme to:
- scrap unnecessary development consents and simplify others;
 - reform the remits and working practices of the public bodies granting or advising on development consents;
 - set a clear timescale for deciding development consent applications; and
 - make it easier to apply for development consents.

3. Proposed actions arising from the review

- 3.1 To minimise need for development consents and to de-regulate where appropriate the Government has identified measures to simplify and reduce the costs associated with heritage protection and also ease the information requirements for applications.
- 3.2 Developers must apply for listed building consent for work which affects the special historic or architectural interest of a listed building. There are 375,000 listed buildings in England, so listed building consent, the Government contends, is one of the most regularly applied for consents. To reduce the need for consent the Government proposes that the extent of a listed building's special interest be legally defined in its list entry so that only those parts of a building that contribute to its special interest are protected by planning controls removing the need to apply for consent for works which

impact on other parts of the building. As part of these proposals the Government is to commission English Heritage to begin a programme of updating list entries for listed buildings.

- 3.3 To aid development certainty the Government proposes that developers can seek a Certificate of Immunity (COI) from listing or scheduling at any time, valid for five years. Currently Certificates only apply to listing after a planning application has been made.
- 3.4 To reduce the need for owners or developers to make repeated applications for listed building consent (i.e. those in a complex of buildings in one ownership), the Government is proposing that local authorities enter into Statutory Management Agreements to enable work specified in such agreements to be undertaken without the need for separate applications.
- 3.5 Conservation Area Consent is currently required to demolish unlisted buildings in a conservation area. Demolition is normally needed to allow for new development which requires consent in its own right. To reduce the information needed for an application to demolish an unlisted building in a conservation area the Government proposes to remove the need for separate conservation area consent to demolish and make this subject to planning permission only.
- 3.6 90% of listed building consent applications are approved. The Government is proposing a more risk-based approach which would focus enforcement on those applications most likely to impact on the special interest of a listed building, enabling a lighter touch approach for non-controversial applications. The Government therefore proposes the introduction of a system of prior – approval for specified types of works to listed buildings. Under the system listed building consent would be deemed granted if the LPA does not respond to a developer's notification by requesting a full application within a specified time period.
- 3.7 In considering proposals for listed buildings local authorities rely mostly upon in-house conservation officers to provide advice on granting or refusing listed building consent. To expand the market for that advice and increase choice and flexibility for owners and developers the Government intends to consult on options for allowing certification of applications for Listed Building Consent by accredited independent agents.
- 3.8 Finally the Government will also consult on legally defining the circumstances in which minimum compensation should be payable when listed buildings are subject to compulsory purchases.

4. Analysis of the review

- 4.1 From the above outline of the contents of the Penfold Review the proposals which are potentially most contentious are those in paragraphs **3.2**, **3.6** and **3.7**. The proposals for Statutory Management Agreements and abolishing the need for separate conservation area consent for demolition have been

proposed previously in the draft Heritage Reform Bill and have been accepted as generally helpful and acceptable in the management of heritage assets.

- 4.2 The proposal to legally define the extent of a listed buildings special interest seems potentially impractical. The individual character and therefore significance of even the most recent listed buildings can be hidden behind subsequent alterations which conceal or obscure those details which contribute to the significance and can only be revealed by destructive surveying. With the more historic listed buildings there are often buildings hidden within later structures which can, on occasions, only be revealed when development works begin. A legal definition of the extent of listed building significance would, in most cases, not define the extent of the complete significance. The other proposal as part of this change to update list entries also has to be questioned when English Heritage is required to reduce its staff and budgets. The resourcing of a re-survey of 375,000 listed buildings is considerable and a potentially lengthy task which also should be queried on practical grounds.
- 4.3 The proposal to introduce a system of prior approval for specified works to listed buildings and a move to a risk based approach focusing control on those works affecting the significance could have a damaging effect upon the character of listed buildings. It would introduce a system which would be more labour intensive in the context of declining staff resources. The details of the Government's proposals are currently unclear and more information will become available as the consultation progresses.
- 4.4 Establishing a system of accredited independent agents to certify applications for listed building consent also has practical implications. The numbers of local authority conservation staff has been declining continuously for some time with further reductions likely. This reflects the conservation sector as a whole where there is general shortage of skills both in the public and private sector, a likely reflection of the emphasis and importance given in the planning system in managing heritage assets. There are regional variations, but in the north east the majority of the resource is within the public sector and not in the private sector reflecting the low development activity generally and the viability for the private sector in specialising in the heritage development sector.

5. Conclusion

- 5.1 In the Government's proposals for the Penfold Review it indicates that 90% of applications for listed building consent are approved. At a meeting of the Heritage Alliance recently (on the 16th December 2011) there was a general discussion on how heritage was perceived as a part of the economy. Statistics from an English Heritage review entitled "Heritage and Growth" were quoted which indicate that 80% of listed building applications are granted with 75% within eight weeks (besides outlining the benefits of heritage to economic growth).
- 5.2 Given these statistics the question has to be raised as to whether the problems identified by the Penfold Review are that well founded and may not

be issues at all. If this is the case, is the Penfold Review misguided in introducing cost and uncertainty while simpler approaches could increase the efficiency of the heritage management system further (which as the statistics indicate is already highly efficient). A simpler approach could be a set a protocols in dealing with applications for listed building consent. For example, agreeing the extent of the significance of a listed building by initial survey work with the owner or developer instead of going down the route of legally defining the extent of a listed building (which as indicated is considered to be difficult). A set of protocols would be a simpler, less costly approach and more easily implemented.

6. Recommendation

6.1 The Committee notes the report.