

**CONSERVATION AREA
ADVISORY COMMITTEE
AGENDA**



Thursday, 20th July, 2006

at 6.00 p.m.

in

Holy Trinity Church Hall, Seaton Carew

MEMBERS: CONSERVATION AREA ADVISORY COMMITTEE:

The Mayor, Stuart Drummond
Councillor Bill Iseley, Chair of Planning Committee
Mrs Sheila Bruce, Hartlepool Civic Society
Mrs Maureen Smith, Hartlepool Archaeological and Historical Society
Mr Brian Walker, Greatham Parish Council
Mrs Pat Andrews, Headland Parish Council
Ms Julie Bone, Headland Residents Association
Mr Lloyd Nichols, Seaton Carew Renewal Advisory Group
Mr Richard Tinker, Victorian Society
Mrs Andy Creed-Miles, Society for the Protection of Ancient Buildings
Mr Brian Watson, Royal Institution of Chartered Surveyors
Mr Andy Riley, Royal Institute of British Architects
Mr Ian Campbell, Park Residents Association
Ms Rachel Wilson, Park Residents Association
Mr Ron Clark, Princess Residents Association

- 1. WALKING TOUR OF SEATON CAREW CONSERVATION AREA – START POINT THE GREEN (APPROX 30 MINS)**
- 2. APOLOGIES FOR ABSENCE**
- 3. MINUTES OF THE MEETING HELD ON 22nd June 2006**
- 4. ANY MATTERS ARISING**

5. **RECENT DEVELOPMENTS IN CONSERVATION POLICY**
6. **LOCALLY LISTED BUILDINGS**
7. **COMMITTEE FEEDBACK ON WINDOWS WORKSHOP**
8. **ANY OTHER BUSINESS**

CONSERVATION AREA ADVISORY COMMITTEE

MINUTES

22nd June 2006

Present:

The Mayor, Stuart Drummond
Councillor Bill Iseley, Chair of Planning Committee
Mrs Pat Andrews, Headland Parish Council
Ms Julie Bone, Headland Residents Association
Mrs Sheila Bruce, Hartlepool Civic Society
Mr Ron Clark, Princess Residents Association
Mrs Andy Creed-Miles, Society for the Protection of Ancient Buildings
Mrs Maureen Smith, Hartlepool Archeological and Historical Society
Mr Brian Walker, Greatham Parish Council
Ms Rachel Wilson, Park Residents Association
Richard Waldmeyer, Principal Planning Officer (Policy, Planning and Info)
Sarah Scarr, Landscape Planning and Conservation Manager
Jo Wilson, Democratic Services Officer

Also Present as Representatives of Ferguson McIlveen:

Robin Newlove
Patrick Wolfe

19. Apologies for Absence

Mr Lloyd Nichols (Seaton Carew Renewal Advisory Group), Mr Andy Riley (Royal Institute of British Architects), Mr Richard Tinker (Victorian Society) and Mr Brian Watson (Royal Institute of Chartered Surveyors)

20. Declarations of interest by members

None

21. Minutes of the meeting held on 11th May 2006

Agreed

22. Matters Arising

None

23. Briarfields House Development Brief *(Assistant Director (Planning and Economic Development))*

Richard Waldmeyer, Principal Planning Officer (Policy, Planning and Info) advised the committee that consideration was being given to the future of Briarfields House and Lodge. Options to dispose of the property were being considered and a development brief had been prepared to provide guidance to developers and potential purchasers of the appropriate use for an area, design of a development and any constraints.. Details were given of the background and planning considerations and the development brief was attached as an appendix to the report. In response to members questions the Principal Planning Officer (Policy, Planning and Info) advised that there had already been unsolicited interest in developing the property. In view of the risk to the building the Council needed to act quickly to secure the long-term future use.

Recommendation

That the recommendations in the development brief be endorsed.

24. English Heritage Windows Workshop *(Assistant Director (Planning and Economic Development))*

At the meeting held on 11th May 2006 reference had been made to a planned public awareness event on windows to be held by English Heritage. Sarah Scarr, Landscape Planning and Conservation Manager, advised that a date had now been set for this workshop of 12th July 2006. Information on the location, purpose and structure of the event was provided to members and details were given of the target audience. Invitations were due to go out to a interested parties at the end of June and the event would be publicised in the local press. The Chair expressed the hope that the event would be a two-way process.

Recommendations

That the proposed itinerary be approved

25. Recent Developments in Conservation Policy *(Assistant Director (Planning and Economic Development))*

Sarah Scarr, Landscape Planning and Conservation Manager, updated members on recent decisions made by Planning Committee.

On 7th June Planning Committee had unanimously approved four applications for UPVC windows in the Grange Conservation area, three of which were for retrospective works. The applications had previously been deferred several

times to allow officer discussions with the applicants and to seek the views of the Conservation Area Advisory Committee on the subject.

During discussions on the planning applications members of Planning Committee had suggested that the issue of conservation in the Borough should be examined more closely. It was proposed that a cross-party working group of members of Planning Committee be established to examine conservation issues.

During the discussion which followed members expressed their concern that these decisions would have a knock-on effect on other Conservation Areas in the town. However the Chair of the Planning Committee felt that the Grange Conservation Area was months-old whereas the others were years-old and working extremely well. He also highlighted that he had not been present at the Planning Committee which had taken the decisions and would not have been supportive had he been. The Chair of the Conservation Area Advisory Committee suggested that the members of the working group be invited to the next meeting of the Conservation Area Advisory Committee but this was felt premature in light of the recent formation of the group. It was further agreed that an official committee opinion on the Planning decisions would not be formulated until after the English Heritage workshop on 12th July.

Recommendation

That the report be noted

26. Future meetings of the Committee *(Assistant Chief Executive)*

The proposed dates for future meetings of the Committee were detailed as follows:

- Thursday 20 July 2006
- Thursday 7 September 2006
- Thursday 7 December 2006
- Thursday 8 March 2007
- Thursday 14 June 2007
- Thursday 6 September 2007

All meetings would commence at 6pm with venues to be decided nearer the time.

Recommendation

- I. That the report be noted
- II. That the 20th July meeting take place in the Seaton area

27. Presentation by Ferguson McIlveen on Appraisal of Headland Conservation Area

Robin Newlove and Patrick Wolfe, representatives of Ferguson McIlveen,

spoke to the Committee about the appraisal process for the Headland Conservation Area. Details were given of the personnel at Ferguson McIlveen and their previous project experience.

Mr Newlove and Mr Wolfe explained their initial perception of the Headland was a place with a strong identity and heritage value. They were keen this should not be lost and wanted to ascertain if the existing conservation area had value or should be changed.

The four stages of the consultation process were outlined for the Committee. It was highlighted that the idea was to let the local community have a say in what happened while at the same time finding a balance between what was popular and what was for the best. The implications of any decisions needed to be shown before those decisions were taken. All of this would take time, however final recommendations to Council would be based on thorough consultation and consideration of all the issues.

In response to questions from members regarding how the wider significance of the Headland area would be portrayed Mr Newlove and Mr Wolfe explained that their remit was to look at the requirements of individuals as well as considering the importance of the wider context of the area. Recommendations would be made after carrying out survey work and public consultation. Such recommendations would not be considering the financial implications of Conservation Area status.

The Chair and members of the Committee thanked Mr Newlove and Mr Wolfe for a very interesting and informative presentation. The Chair said the consultation would be a very important piece of work and would guide future developments in other conservation areas.

Decision

That Robin Newlove and Patrick Wolfe be thanked for a very informative presentation.

THE MAYOR, STUART DRUMMOND

CHAIRMAN

Subject: Recent Developments in Conservation Policy

1 INTRODUCTION

1. Committee members will be aware that the Planning Committee recently considered four planning applications for UPVC windows in the Grange Conservation Area. Subsequent to this at the most recent meeting of Planning Committee two applications concerning conservation were considered by the committee. This report outlines the decisions made by Planning Committee and progress made on associated developments.

2 BACKGROUND

1. On the 5th July Planning Committee considered an application for UPVC windows within the grade II listed East Lodge, The Parade.
2. The property is one of a pair of single storey Lodges either side of a driveway to Tunstall Court located on The Parade within the Park Conservation Area. Built around 1890 in brick with ashlar dressings and a slate roof the properties have particularly attractive 5-light bow windows on the front elevation. The windows in the property had been replaced with multi-pane, timber, casement windows. These windows are in a poor condition. The application was to replace the windows within the bow window and a window within an extension to the rear of the property.
3. Planning Committee considered the officer report which recommended refusal (having regard to impact on the building and the conservation area, and the policy context) and listened to comments from the owner of the property. Having considered the proposal the Committee approved the application.
4. At the same meeting an application was presented to the committee for double glazed timber windows and external insulation to 17 Moor Terrace within the Headland Conservation Area. The property has been converted to 6 flats and is located mid terrace. The application was required to address long standing damp problems at the property. The officer report again expressed concern about the impact of the proposed works on the character of the Conservation Area and recommended refusal. The Committee however approved this application.

3 WORKING GROUP

1. As you are aware the Planning Committee proposed to establish a working group to consider conservation policy. The membership of that group has now been confirmed.
2. The first meeting of the working group is planned to be held on the 17th July.

4 RECOMMENDATION

1. The committee notes the report. A verbal update on the Planning Working Group's discussions will be provided.

Subject: Locally Listed Buildings

1 INTRODUCTION

1. Some local authorities have lists of locally listed buildings. These are properties which are important to an area but do not merit listed building inclusion on the statutory listed building. This list, compiled by English Heritage, uses national criteria which usually do not take into account the local significance or impact of a building. This report outlines Hartlepool Borough Council's proposals for a local list.

2 BACKGROUND

1. Some local buildings not included in the statutory list can however merit protection because for example they are the work of a local regional architect or have a local historical association which although not nationally significant, nevertheless make a contribution to the local sense of place. These sometimes have been omitted from the list by 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 make up the town's heritage.
2. Within the Local Plan the authority has made a commitment, to prepare a non-statutory list identifying Buildings of Local Interest which would be desirable to preserve as a means of emphasising local character and a sense of place.
3. Locally listing a building would not provide any additional statutory protection above and beyond the existing planning controls that currently cover the property. It would however, be a means of highlighting the importance of a building, to the Borough.
4. A policy in the Local Plan indicates that the Council will seek to prevent the demolition of locally listed buildings or the removal of their important features.

3 CRITERIA

1. Attached in **Appendix 1** are criteria that could be considered for assessing proposed locally listed buildings.

4 RECOMMENDATION

1. The committee considers the report and provides comments on the proposal.

APPENDIX 1

Defining a locally listed 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. It is suggested that when considering locally listed buildings such a wide ranging definition is also used.

Assessment Criteria

The proposed assessment criteria that could 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?

Proposed selection of locally listed buildings:

It is proposed that when a conservation area appraisal is carried out an assessment of properties for potential locally listed buildings is included.

Amenity societies and Parish Councils within the town will be approached and asked to nominate potential buildings.

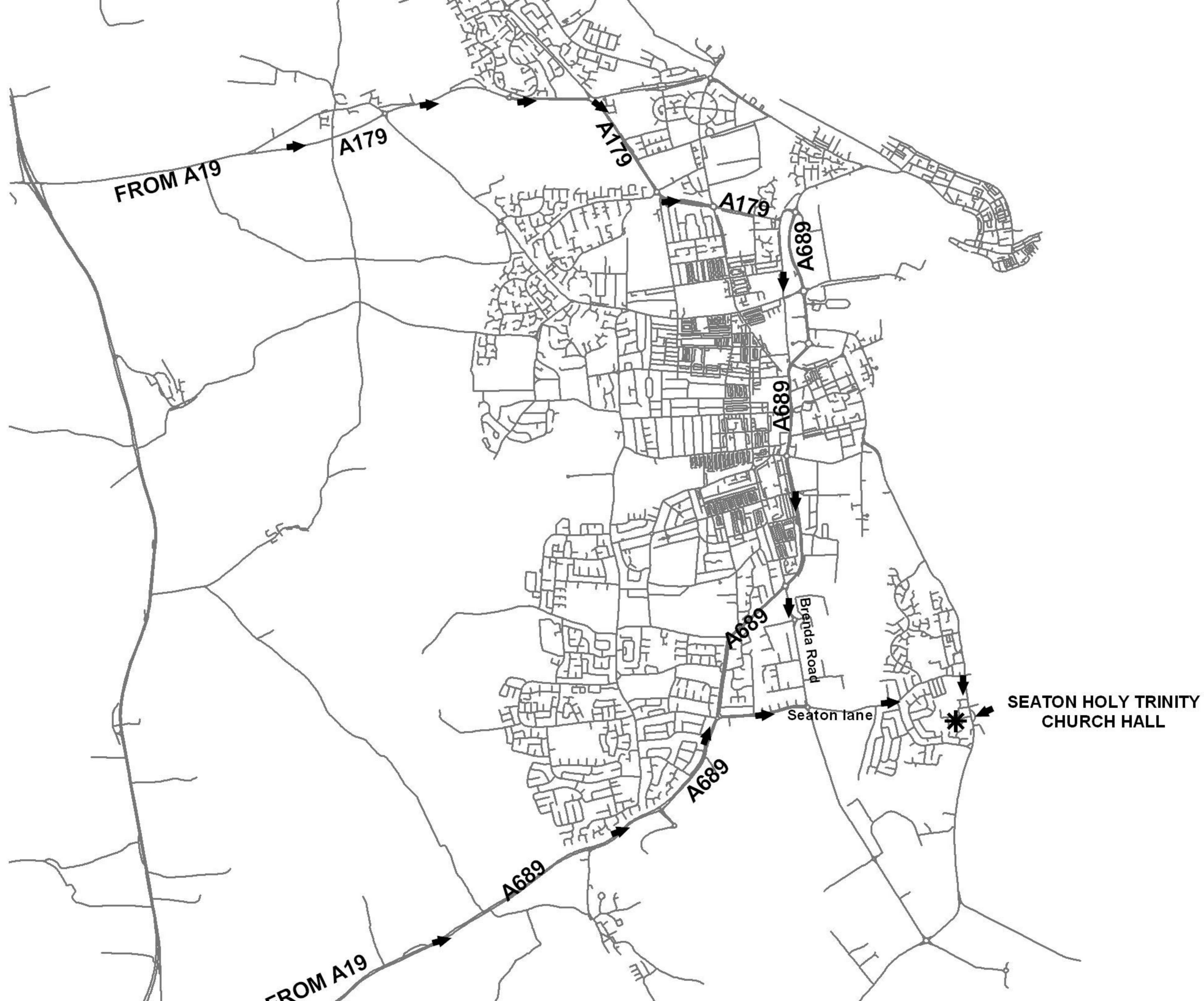
In addition a standard form could be produced that would allow individuals to propose properties.

Selection of properties for a local list

The selection of properties for a local list could be carried out by the following;

- Sub-group of the Conservation Area Advisory Committee
- A Conservation Area Advisory Committee which has been set up to consider issues relating to a specific area e.g. Headland.
- A group of local experts specifically formed to consider locally listed buildings.

Once selected the list of properties would be presented to the Portfolio Holder and Planning Committee for approval.



**STARTING POINT
OF WALKING TOUR**

