

PLANNING COMMITTEE AGENDA



Wednesday 12th November 2014

at 10.00am

**in the Council Chamber,
Civic Centre, Hartlepool.**

MEMBERS OF PLANNING COMMITTEE:

Councillors Ainslie, S Akers-Belcher, Barclay, Cook, Dawkins, James, Lilley, Martin-Wells, Morris, Payne and Springer.

- 1. APOLOGIES FOR ABSENCE**
- 2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**
- 3. MINUTES**
 - 3.1 To confirm the minutes of the meeting held on 5th November 2014. (To follow)
- 4. ITEMS REQUIRING DECISION**
 - 4.1 Locally Listed Buildings – *Assistant Director, Regeneration*
- 5. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT**

FOR INFORMATION

The Next Scheduled Meeting will be held on Wednesday 26 November, 2014 commencing at 10.00 am in the Civic Centre, Hartlepool.



PLANNING COMMITTEE

Wednesday 12th November 2014



Report of: Assistant Director (Regeneration)

Subject: LOCALLY LISTED BUILDINGS

1. PURPOSE OF REPORT

- 1.1 In February 2014 this committee agreed to the updating of the list of Locally Listed Buildings. This report outlined the proposed additions to the list and proposes existing entries to the list to be removed.

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.
- 2.3 The National Planning Policy Framework (NPPF), describes heritage assets as, 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).' Within the NPPF there are policies relating to both designated and non-designated heritage assets.

3. UPDATING THE LIST

- 3.1 The original work carried out to establish the list encompassed surveying buildings across the borough resulting in 181 entries on the local list. It was considered that the most effective way to continue to update the list was on a thematic basis, rather than attempt to review large areas again. This is similar to the methodology used by English Heritage for listed buildings.

- 3.2 The theme for new additions to the list encompasses buildings, structures and spaces associated with the military. This subject is already covered in the list by way of two pill boxes and anti-tank defences in Greatham, and a number of war memorials across the town. It is felt that this would be an opportunity to achieve more comprehensive coverage. In addition 2014 is the centenary of the First World War and there are a number of events and projects planned in Hartlepool to mark this occasion. The choice of this subject matter will link in to those events.

4. METHODOLOGY

- 4.1 Officers used existing research material to identify potential locally listed buildings. Alongside this parish councils and local groups were invited to nominate structures which they regarded as significant.
- 4.2 Once the draft list was compiled the owners of the sites were contacted and notified of the inclusion of their property on the list and invited to comment.

5. SELECTION PROCESS

- 5.1 It was agreed at the previous meeting of this committee on 19th February that the selection criteria for new additions to the list would be the same as that used to decide the original list in 2012. A copy has been attached in **Appendix 1**.
- 5.2 To ensure consistency in selection it was proposed that the same method of scoring entries is used as for the original list. 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 were included on the final draft of the local list. A list of proposed new entries to the Local List can be found in **Appendix 2**.
- 5.3 All nominees were notified of the inclusion of their building on 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. The date for comments has closed and no responses have been received. Should any be submitted prior to the date of the committee these will be tabled for the committee to consider along with the nominations. It is desirable to have feedback from interested parties regarding nominations. Consideration should only be had to those comments which concern the merits or otherwise of the nomination as part of the decision making process.

6. NOMINATIONS FOR REMOVAL FROM THE LIST

- 6.1 A review of the existing list has been carried out to ensure that it remains up to date. There are a number of buildings which have been demolished or have been radically altered. It is proposed that given these changes these buildings should be removed from the list. A list of the nominations proposed for removal is provided in **Appendix 3**.

7. EQUALITY AND DIVERSITY CONSIDERATIONS

- 7.1 There are no equality or diversity implications.

8. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 8.1 There are no Section 17 Implications.

9. FINANCIAL CONSIDERATIONS

- 9.1 None.

10. RECOMMENDATIONS

- 10.1 That the Planning Committee reviews the list of proposed additions and amendments to the list of Locally Listed Buildings in Hartlepool attached in Appendix 2 and 3 of this report and indicates which of these it considers should be added or removed from the list.

11. REASONS FOR RECOMMENDATION

- 11.1 At the meeting of Planning Committee on 19th February 2014 the Committee resolved to select the final entries for the draft list aided by experts if required.

12. BACKGROUND PAPERS

- 12.1 There are no background papers.

13. CONTACT OFFICER

13.1 Damien Wilson
Assistant Director (Regeneration)
Civic Centre, Victoria Road
Hartlepool
TS24 8AY

Tel: 01429 523400
Email: Damien.wilson@hartlepool.gov.uk

12.2 Sarah Scarr
Landscape Planning and Conservation Team Leader
Department of Regeneration and Neighbourhoods
Civic Centre, Victoria Road
Hartlepool
TS24 8AY

Tel; 01429 523275
Sarah.scarr@hartlepool.gov.uk

APPENDIX 1

Defining 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 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?

APPENDIX 2

Proposed nominations for entry on the Hartlepool Local List



Ref No.

Name Spring Gardens, Greatham
(NZ492 276)

Architect unknown

Date unknown

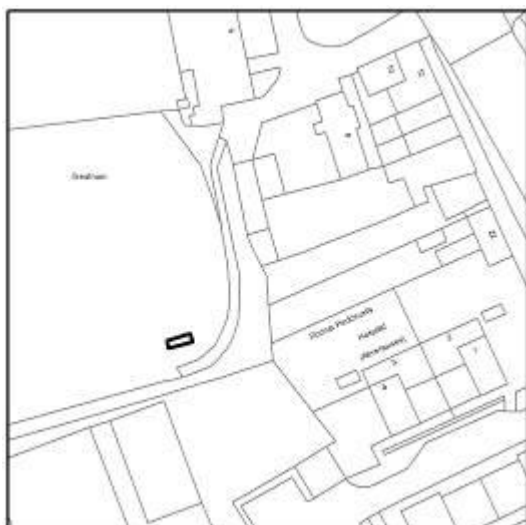
Current Use N/A

Conservation Area Greatham

Statement of Significance

The garage to the side of Greatham House, Greatham became the Auxiliary Fire Station with a room above for the firemen to use. An air raid shelter for use by the firemen was located close by in the area that is Spring Allotment Gardens.

The shelter is located at the end of the first allotment and is a partially buried concrete structure.



**Ref No.**

Name High Throston Golf Course
(NZ 48381 33600)

Architect War Office

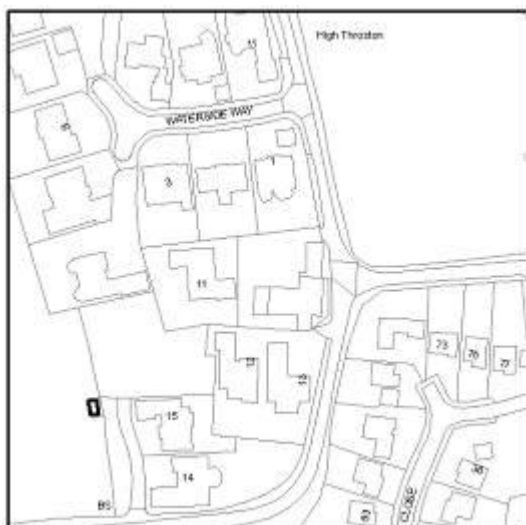
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a variant of the Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has a pair of chamber separated by a blast wall. The forward part of the structure has a firing shelf for a machine gun with the rear chamber having loopholes for rifle and other small arms. The pillbox is entered via a blast porch. The pill box is one of five other examples protecting the road system into Hartlepool.



**Ref No.**

Name Sir William Gray House
(NZ 50830 32710)

Architect

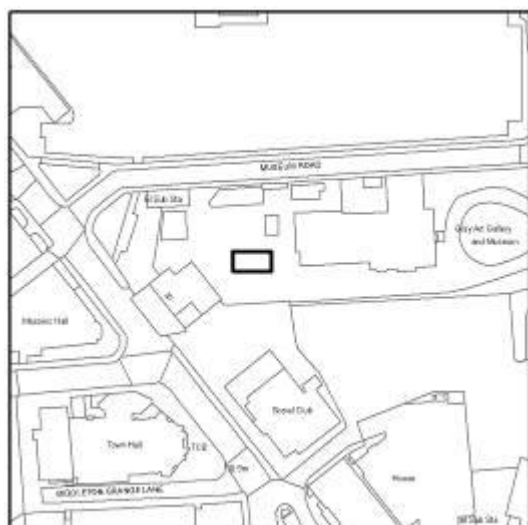
Date 1937

Current Use

Conservation Area N/A

Statement of Significance

This underground command bunker was built in the grounds of Sir William Gray House in 1937 amid fears of the outbreak of World War II. The bunker was used as a report centre from where air raid patrols and rescue activities were co-ordinated. The bunker is mainly subterranean accessed via stairs with blast porch entrances at opposite ends of the structure. It is built of concrete. Interior features include an air filtration system and original doors.



**Ref No.**

Name Seaton Snook Jetty
(NZ 53243 26679)

Architect War Office

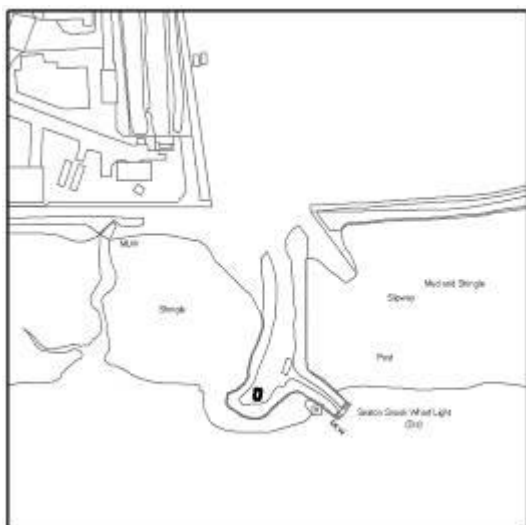
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a standard Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has two chambers split by a blast wall. The forward chamber has a gun shelf for a light machine gun with the rear chamber open at the roof with a mounting for an anti-aircraft gun. The pillbox is entered via the roof. The building can inform of the military defence tactics employed in the local area, how the method of construction, design and material available were adapted to meet local circumstance. The pillbox forms part of a group of five defending Greatham Creek (the remainder being on the south side and in the borough of Stockton on Tees).



**Ref No.**

Name Greatham Beck
(NZ 48976 28095)

Architect War Office

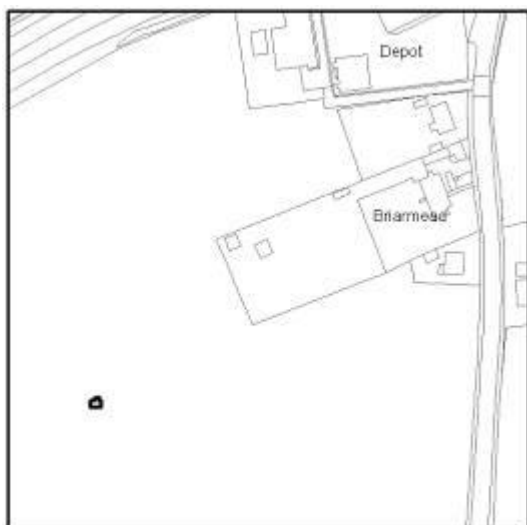
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a variant of the Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has two chambers split by a blast wall. The forward chamber has a gun shelf for a light machine gun with the rear chamber having three embrasures for rifles. The pillbox is entered via a blast porch. The building can inform of the military defence tactics employed in the local area, how the method of construction, design and material available were adapted to meet local circumstance. The pillbox forms part of a group of five defending the village of Greatham and a former aerodrome to its north east.



**Ref No.**

Name North of Sea View Farm, High Throston (NZ 48494 33885)

Architect War Office

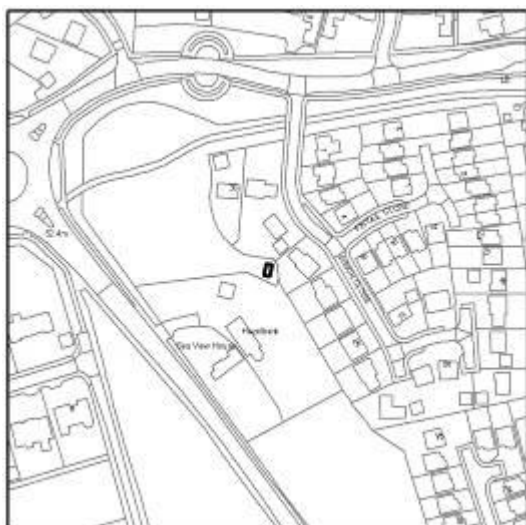
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a variant of the Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has a pair of chamber separated by a blast wall. The forward part of the structure has a firing shelf for a machine gun with the rear chamber having loopholes for rifle and other small arms. embrasure to smaller rifle loopholes. The pillbox is entered via a blast porch. The building can inform of the military defence tactics employed in the local area, how the method of construction, design and material available were adapted to meet local circumstance. The pillbox is within public open space. The pillbox has group value with five other examples protecting the road system into Hartlepool.



**Ref No.**

Name South of Sea View Farm, High Throston, (NZ 48494 33885)

Architect War Office

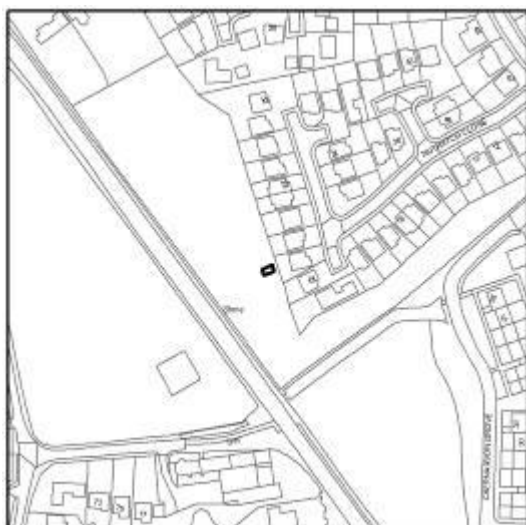
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a variant of the Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has a pair of chamber separated by a blast wall. The forward part of the structure has a firing shelf for a machine gun with the rear chamber having loopholes for rifle and other small arms. embrasure to smaller rifle loopholes. The pillbox is entered via a blast porch. The building can inform of the military defence tactics employed in the local area, how the method of construction, design and material available were adapted to meet local circumstance. The pillbox is within public open space. The pillbox has group value with five other examples protecting the road system into Hartlepool.



**Ref No.**

Name Generator House at Greenabella
(NZ 51038 25826)

Architect

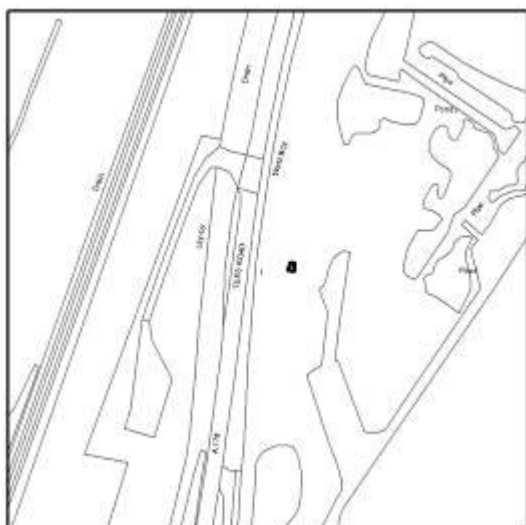
Date unknown

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II generator house for a former bombing decoy. It is a rectangular structure measuring approximately 2.1m east-west and 3.9m north-south. It is built of cast concrete sections with an arched roof. Its suggested function is as a generator hut for the bombing decoy. It was used as a generator house to provide dummy lighting for the bombing decoy. The building is a unique survivor within the borough and the wider Teesside area. The bombing decoy would have set out dummy lighting and fires to replicate a civilian or industrial target to draw fire away from the intended targets. The command post survives alongside an associated generator house and has group value.



**Ref No.**

Name Command building at Greenabella
(NZ 49380 27251)

Architect

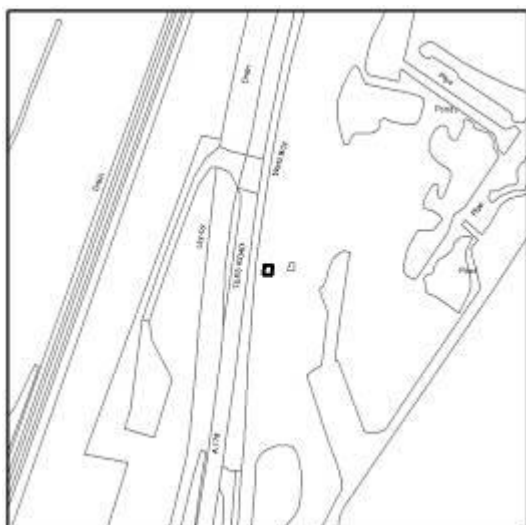
Date unknown

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II generator house for a former bombing decoy. It is a rectangular structure measuring approximately 2.1m east-west and 3.9m north-south. It is built of cast concrete sections with an arched roof. Its suggested function is as a generator hut for the bombing decoy. It was used as a generator house to provide dummy lighting for the bombing decoy. The building is a unique survivor within the borough and the wider Teesside area. The bombing decoy would have set out dummy lighting and fires to replicate a civilian or industrial target to draw fire away from the intended targets. The command building survives alongside an associated command post and has group value.



**Ref No.**

Name Pillbox High Throston Golf Course
(NZ 48280 33851)

Architect War Office

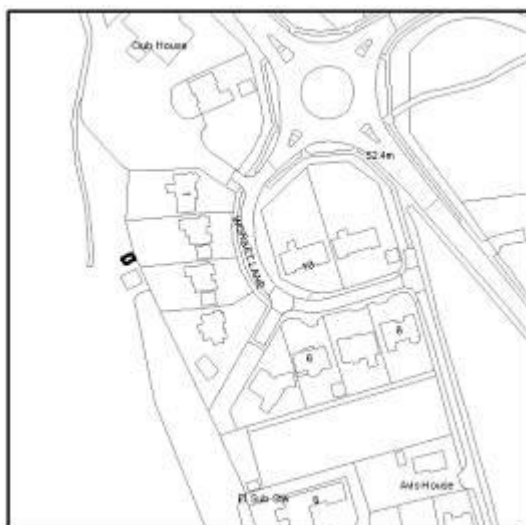
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a variant of the Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has a pair of chamber separated by a blast wall. The forward part of the structure has a firing shelf for a machine gun with the rear chamber having loopholes for rifle and other small arms. embrasure to smaller rifle loopholes. The pillbox is entered via a blast porch. The building can inform of the military defence tactics employed in the local area, how the method of construction, design and material available were adapted to meet local circumstance. The pillbox has group value with five other examples protecting the road system into Hartlepool.



**Ref No.**

Name Pillbox at Greatham Sewage Works
(NZ 49380 27251)

Architect War Office

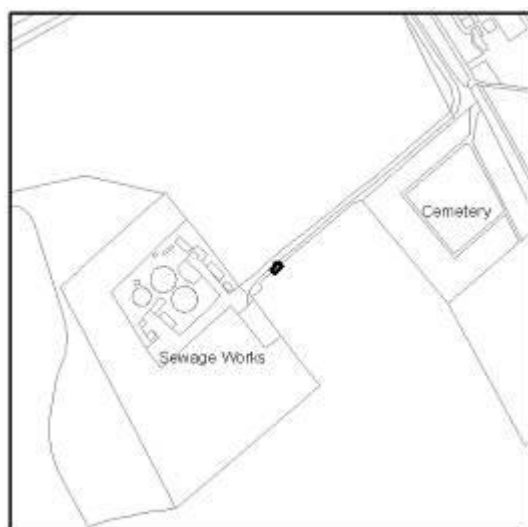
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a variant of the Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has two chambers split by a blast wall. The forward chamber has a gun shelf for a light machine gun with the rear chamber having three embrasures for rifles. The pillbox is entered via a blast porch. The building can inform of the military defence tactics employed in the local area, how the method of construction, design and material available were adapted to meet local circumstance. The pillbox forms part of a group of five defending the village of Greatham and a former aerodrome to its north east.



**Ref No.**

Name Pillbox at Town Farm, Greatham
(NZ 48979 27737)

Architect War Office

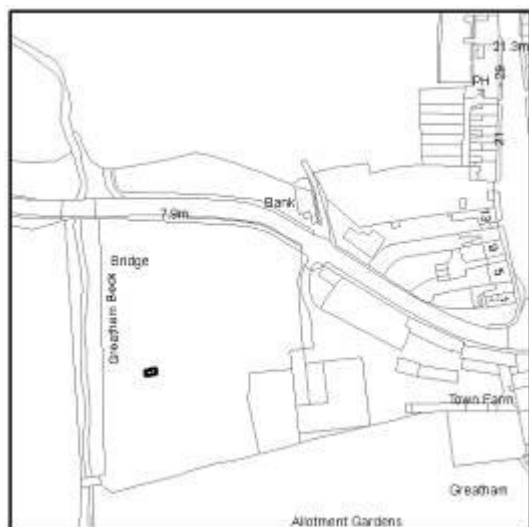
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a variant of the Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has two chambers split by a blast wall. The forward chamber has a gun shelf for a light machine gun with the rear chamber having three embrasures for rifles. The pillbox is entered via a blast porch. The building can inform of the military defence tactics employed in the local area, how the method of construction, design and material available were adapted to meet local circumstance. The pillbox forms part of a group of five defending the village of Greatham and a former aerodrome to its north east.



**Ref No.**

Name Pill box west of Easington Road
(NZ 49236 34877)

Architect War Office

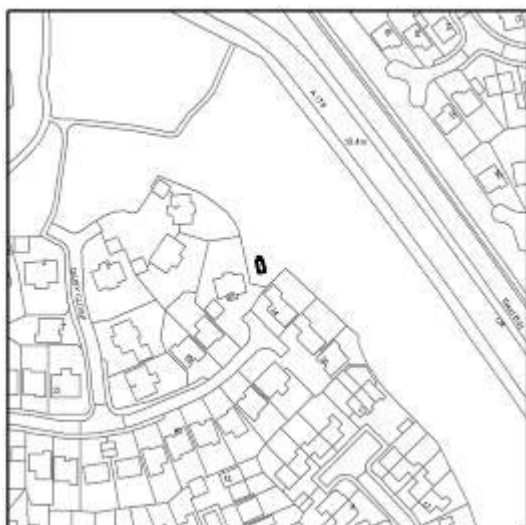
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This is a World War II pillbox built to designs of the War Office circa 1941 and is a variant of the Type 23. It is built in concrete with a rectangular plan and flat roof. Internally the pillbox has two chambers split by a blast wall. The forward chamber has a gun shelf for a light machine gun with the rear chamber having three embrasures for rifles. The pillbox is entered via a blast porch. The building can inform of the military defence tactics employed in the local area, how the method of construction, design and material available were adapted to meet local circumstance. The pillbox forms part of a group of five defending the village of Greatham and a former aerodrome to its north east.



**Ref No.**

Name Pillbox 200m east of Greatham Cottages (NZ 50119 28628)

Architect War Office

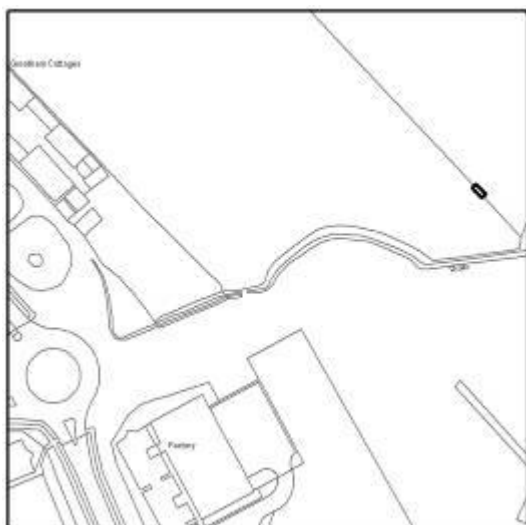
Date circa 1941

Current Use N/A

Conservation Area N/A

Statement of Significance

This pillbox lies in a hedgebank, approximately 200m to the east of Greatham Cottages. It is oriented with its long axis pointing from north-west to south-east. The pillbox was picked up in the Cleveland County Archaeology Pillbox survey in 1984 and is a smooth concrete finish consisting of two roughly equal-sized chambers split by a central corridor. Although the design does not conform to a standard type it is of the same dimensions as a Type 23 with a machine gun chamber at one end with a rifle chamber replacing the usual anti-air craft gun at the other end. The pillbox is clearly visible on aerial photographs of the site dating to 2000. It is presumed that the pillbox forms part of the perimeter defences for the nearby Greatham Airfield.



**Ref No.**

Name Pill Box and Ammunition Store North Pasture, Crimdon

Architect War Office

Date circa 1941

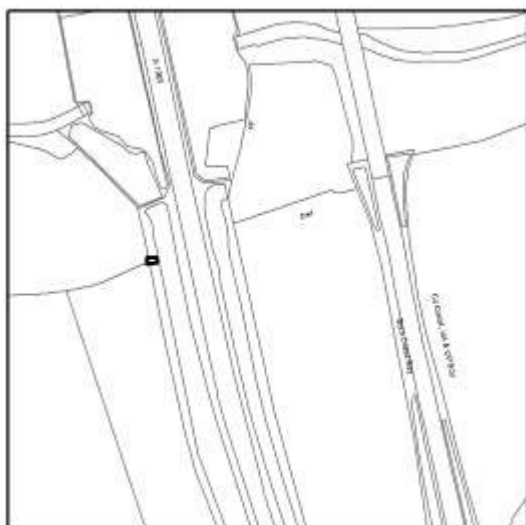
Current Use N/A

Conservation Area N/A

Statement of Significance

This pillbox overlooks Crimdon Dene and the adjacent Coast Road. It is a light machine gun/rifle type on a wooded embankment covering the highway. It consists of two chambers, one with three embrasures for rifles and one with a machine gun shelf with three embrasures. The entrance is on the south side via a blast porch. The concrete mix and the shuttering is very poor, with large cavities, debris inclusions and poor finishing evident. Despite this the pillbox is in good condition. An associated ammunition store lies approximately 40m to the west

Lying approximately 40m to the west of a pillbox is an ammunition store. This is built into the side of a slope overlooking Crimdon Dene. The structure has a single entrance which faces north and a blocked window on its western side. The interior retains its corrugated shuttering to its ceiling.





Ref No.

Name Pill box at Home Farm Elwick

Architect War Office

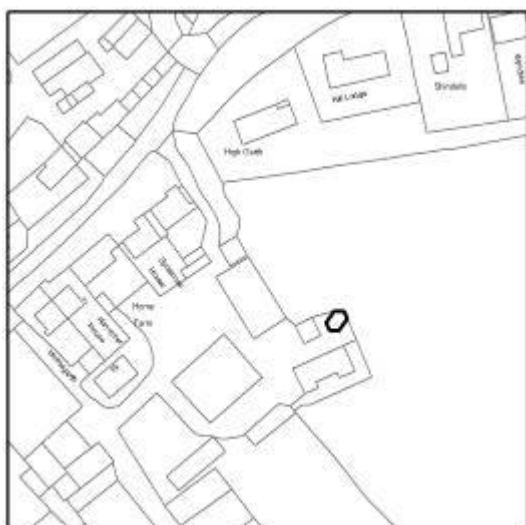
Date circa 1941

Current Use N/A

Conservation Area N/A

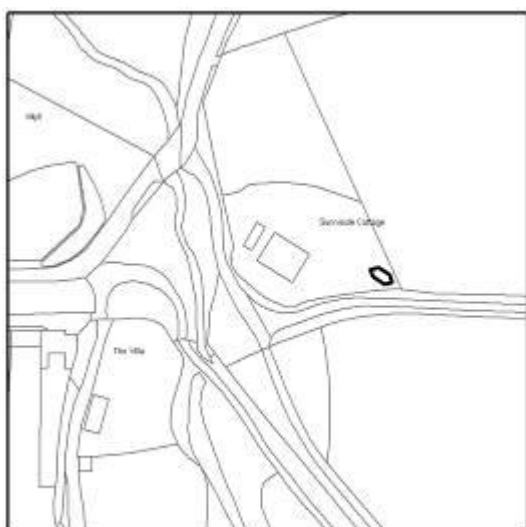
Statement of Significance

A lozenge shaped World War II Pillbox is visible on modern aerial photographs. The pillbox is now in the corner of a farmyard to the rear of Home Farm. It is the brick built variant of the Type 22. A similar pillbox stands to the west of the village.



**Ref No.****Statement of Significance****Name** Pill box at Dalton Piercy**Architect** War Office**Date** circa 1941**Current Use** N/A**Conservation Area** N/A

This is a brick built, lozenge shaped pillbox with a flat concrete roof. It has a blast proof entrance. Inside is a machine gun shelf on the north side. There are 18 small windows about the perimeter of the pill box. The pillbox lies to the north of a minor trackway which lead east from the village. The pillbox has a decent vantage above the track and a steep climb is required to reach it.



APPENDIX 3

Proposed entries on the Hartlepool Local List to be removed



Statement of Significance

Name Powlett Hotel, Powlett Road

Architect unknown

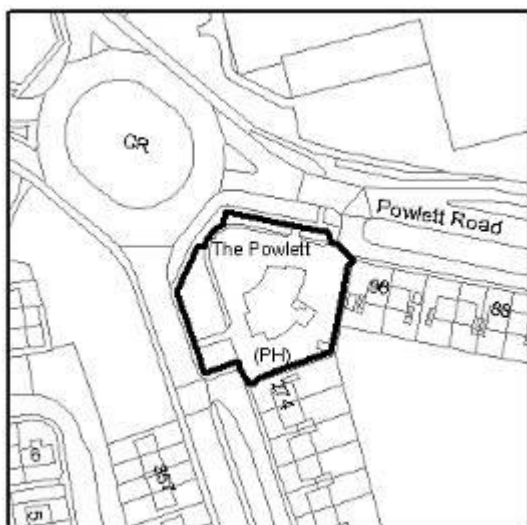
Date 1950's

Current Use Public House

Conservation Area N/A

Mid 20th century public house built as part of surrounding post war public housing development. Located overlooking a significant road junction of Powlett Road/Raby Road/Easington Road.

Building layout in concave form to the junction in a revivalist Georgian farmhouse form and detail.



Constructed in 5 bays with symmetrical front elevation with five sash windows to ground and first floors. Steep roof pitch finished in clay plain tiles with partly external chimney stacks to both gables. To rear centrally located off shot with similar pitched roof and gable end chimney. Off shot flanked by flat roofed rear extensions also accomodating entrances to building.

Entrances classically proportioned and detailed consisting of enclosed pediment with console brackets and moulded architraves with plinth blocks. Set in car park with surrounding matching perimeter wall containing planting.

REASON FOR REMOVAL

The building was altered in January 2012



Statement of Significance

Name Pink Domino, Catcote Road

Architect unknown

Date unknown

Current Use Public House

Conservation Area N/A

Mid 20th century public house built as part of surrounding post war public housing development. Located overlooking a significant road junction of Catcote Road and Brierton Lane.

Art Deco influences in window and brick elevation detailing. Use of concrete in detailing to entrance doors. Half round bay to front elevation. Hipped roof recently recovered.

REASON FOR REMOVAL

The building was demolished in January 2013.





Statement of Significance

Name Tunstall Court, Grange Road

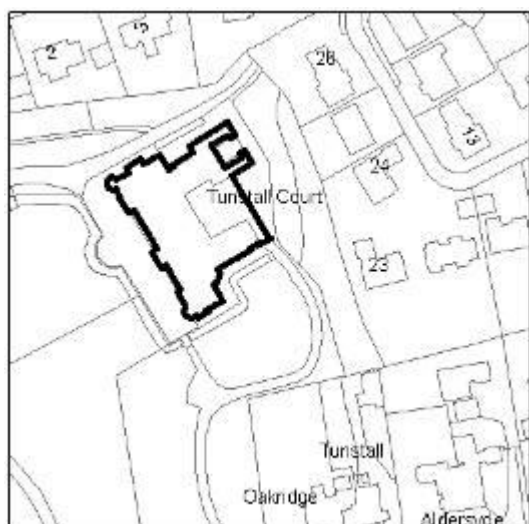
Architect T Lewis Banks

Date 1894 – 1895

Current Use Vacant

Conservation Area Park

This property is located in West Park in an environment designed to accommodate families with wealth arising from the industrial success of Hartlepool. It originally had extensive grounds including an ornamental lake however these grounds have since been developed for housing. The building is in red brick with stone dressings and a slate roof with red clay ridge tiles and finials. It is two storeys with two wings to the rear of the main building, one single storey (forming the ball room) the other two storeys rising to three. The main doorway to the building is through a central portico of 5 segmental arches supported on columns with stone pedestals. The home was originally owned by Christopher Furness (1852-1912) who was a shipping merchant, along with investing in coal, iron, steel and engineering. He was twice a Member of Parliament for Hartlepool (1891-1896, 1900-1910). The building and its grounds were the home of the Furness family during the later 19th century and early twentieth centuries. The property was acquired in 1948 by the Borough Council and used as an educational base until the mid 1980's after which it was a training centre.



REASON FOR REMOVAL

The building was demolished in September 2014.



Statement of Significance

Name Seaton High Light, Jackson Landing

Architect unknown

Date 1838

Current Use N/A

Conservation Area N/A

Built by the Tees Navigation Company in the early 19th century, the structure is in the form of a free standing Tuscan column, built in magnesian limestone with a square base in four steps, and with moulded head and base.

As originally built the High Light contained a navigation light in a lantern which with another light, known as the Seaton Low Light constructed at the north end of Seaton Carew, formed a navigation aid for vessels entering the Tees (when the two light were aligned the ship was in the correct position to enter the Tees).

The Seaton High Light was formerly located at the Vulcan Materials U.K Ltd site in Longhill inland north-west of Seaton Carew. The High Light was dismantled and rebuilt at the east end of Jackson's Landing.

The High Light has been restored and is displayed as a tribute to those who lost their lives at sea.

REASON FOR REMOVAL

English Heritage confirmed the structure is Grade II Listed November 2013.

