

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 28th July, 2015

Present:- Councillor Wenslie Naylor – in the Chair
Councillors Johnson
Representing Mr C Wakeling, Staffordshire Historic Buildings Trust
Outside Bodies Mr J Whieldon, Newcastle Civic Society

Apologies were received from Mr Broome. Newcastle Civic Society

1. DECLARATIONS OF INTEREST

Mr C Wakeling declared an interest as a Fellow of Keele University

2. MINUTES OF PREVIOUS MEETINGS

Resolved: That the minutes of the meeting held on 7 July, 2015 be agreed as a correct record.

3. PREVIOUSLY CONSIDERED APPLICATIONS

Resolved: That the decisions on applications previously considered by this Working Party be received.

4. NEW APPLICATIONS RECEIVED

Resolved:- That the following observations be made on the applications listed below:-

<u>App No</u>	<u>Proposed development and name of applicant</u>	<u>Comments</u>
15/00498/FUL & 15/00499/LBC	Maxims - Application for Planning Permission for the erection of a care village development (Use Class C2) for elderly people comprising a new three and four storey building with a 74 bed care home and 28 care apartments, linked to the conversion of the former Maxims nightclub building for ancillary uses (offices, tea rooms, a hair salon, community	The Working Party welcomes the restoration of this building; it considers that the scheme looks to be of high quality; it welcomes the relatively intense use of the site which reflects the historical position; is inclined to accept the demolition of the ancillary elements although it should be

heritage gallery and training space) including access, car parking, amenity areas, landscaping and associated works. LBC application is for repair, alteration and selective demolition (of rear extensions only) comprising internal and external works- (Prime (UK) Developments Ltd)

remembered that these do form part of the Listed building; welcomes the making of a feature of the bay window; and is inclined to approve of the general massing of the new building. It does have a concern that insufficient space has been allowed between the rear of Maxims and the new 3 storey development and that Maxims may appear 'crowded' as a consequence. If approval is being considered conditions should be included requiring details of any new openings to the Listed building to be approved, together with floor level changes. Conditions should also be included with respect to any new fixings within the Listed building, air conditioning piping and vents, and at a minimum a watching archaeological brief be secured. The importance of a high quality palette of material is indicated and some concern expressed that the vertically aligned brick coping feature to the new building may be prone to weather damage and that the proposed flat roof construction may similarly lead to maintenance issues

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15/00520/FUL &
15/00529/COUNOT

2-10 Hassell Street,
Newcastle – Alterations
to external appearance of
building and prior
notification for change of
use to residential
(Hind Property)

With respect to
15/00520/FUL the
Working Party
expressed concerns
about the Hassell
Street elevation
treatment – the
proposed
fenestration neither
picking up the height
and rhythm of the
windows of the
adjacent Listed bank
building nor the
retained fenestration
below. Concern also
expressed about the
introduction of timber
– a simpler palette of
materials is
preferred. With
respect to the
proposals for the
eastern and
southern elevations
of the element
closest to Barracks
Road, if windows are
to be infilled that
should be achieved
by recessed
brickwork rather than
render. No
comments to make
on application
15/00529/COUNOT

15/00571/FUL

26 Mount Pleasant,
Newcastle – proposed
detached dwelling
(Mr T Gibbins)

The Working Party
had no objections to
the proposal.

5. URGENT BUSINESS

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The officer drew attention to the Secretary of State's decisions issued on 20th July 2015 with respect to the appeals made against the Borough Council's decisions with respect to proposals for residential development at the Hawthorns, Keele (application 13/00424/FUL) and the associated application for conservation area consent for the demolition of certain buildings on that site (application 13/040425/CON). Both applications had come before the Working Party for comment at the time of their determination by the Council. The officer recommended that members of the Working Party should acquaint themselves with the decisions (to dismiss the appeals) and the associated Inspector's report, in the expectation that revised proposals may be submitted and come before the Working Party in due course – the Working Party agreed that this would be appropriate and officers are to provide access to the decision letter and inspectors report.

Resolved: That the information be received.

COUNCILLOR WENSLIE NAYLON
Chair