

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
742222
GD/ED - R82/48

22 September 2006

Dear Sir/Madam

A meeting of the CONSERVATION ADVISORY WORKING PARTY will be held in COMMITTEE ROOM 1, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE on TUESDAY, 3 OCTOBER 2006 at 7.00pm.

AGENDA

- 1. Minutes of meeting held on 12 September 2006. (Copy attached for non-Council Members information).***
- 2. Minutes of previous meetings to be signed by the Chair.***
- 3. To consider the attached reports at Appendix A and B. (blue and salmon paper).***
- 4. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.***
- 5. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.***

Yours faithfully

D A DIMOCK

***Head of Legal &
Democratic Services***

*Printed for information

CONSERVATION ADVISORY WORKING PARTY

12 September 2006

Present:- Councillor Lefroy in the Chair

Councillors Miss Cooper and Mrs Lench

Representing Outside Bodies:-

Mr Danny Davies – Newcastle Trades Council

Mr Philip Hancock – Newcastle Civic Society

Dr Derek Ferrington – Staffordshire Historic Buildings Trust

Mr Roy Manning – North Staffs Society of Architects

Mr P Tredwell – Betley Parish Council

Mr Glyn Williams – Madeley Parish Church

1. * **PLANNING APPLICATIONS**

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

(b) 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> |
|---------------|--|--|
| 06/676/ADV | Retention of externally illuminated advertisement sign. 1 King Street, Newcastle. Scott Rathbone. | Recommend refusal. Members felt that the proposal was out of keeping with the character and appearance of the Conservation Area. Request that officers negotiate for a more sympathetic scheme. |
| 06/744/FUL | 7 residential units and 150m ² retail unit with apartments over and 18 parking spaces. Wrinehill Garage, Main Road, Betley. McCory Brickwork Ltd. | Members raised objections to this proposal concerned that the development would have a detrimental visual impact on an important gateway into Wrinehill Concerns were raised about the 'massing' of buildings onto the site and the 'quality of' shops that would be operating from the retail units. Members felt that the proposal was not 'up to the mark' in its design and requested that a more sympathetic scheme be sought. |

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|----------------------------|--|---|
| 06/768/FUL & 06/769/LBC | New shop front and internal alterations. 12a Lancaster Buildings, High Street, Newcastle. Thorntons plc. | No objections. |
| 06/770/ADV | Shop fascia sign. 12a Lancaster Buildings, High Street, Newcastle. Thorntons plc. | No objections. |
| 06/778/FUL | Rear Conservatory. Hazely House, 11 Betley Hall Gardens, Betley. Mr Nield | No objections |
| 06/783/ADV | Five advertisement signs. Warner Village Cinemas, 98-104 High Street, Newcastle. Vue Cinemas Ltd. | No objections to four of the signs. However, the signage on the High Street elevation was felt to be detrimental to the character and appearance of the Conservation Area. Request that officers negotiate for a more sympathetic scheme – possibly reducing the height of the lettering by one third and confirming of the finishing colours. |
| 06/785/FUL | Continuation of use of premises as a hot food takeaway with opening hours to public from 4.30pm to 2am (next day) on each day of the week. 107 High Street, Newcastle. Mr T Anik. | No objections. |
| 06/811/LBC | New windows (single glazed with timber frames). 18a High Street, Newcastle. Miss V E Tommey. | No objections in principle, but request that officers explore the possibility of repairing the existing windows. If this is not possible, negotiate for a design to match that of the 'original windows'. |
| 06/717/COU | Change of use to three apartments with associated internal alterations. 1 Lower Oxford Road, Basford. D H Homes Ltd. | No objections. |

**J J E LEFROY
Chair**

DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH HAVE PREVIOUSLY BEEN CONSIDERED BY THE
WORKING PARTY

APPENDIX 'A'

| Reference | Location and Applicant | Development | Working Party Comments | Decision of Planning Committee / Department |
|----------------------------|--|---|--|---|
| 05/234/FUL & 05/417/LBC | 8 Church Street, Audley Mrs J Pointon | Demolition of existing outbuilding and erection of single storey rear extension, reinstatement of brick archway on front elevation and alterations to form 2 flats above shop | No objections | Permitted subject to the use of reclaimed materials or any imported materials shall be submitted to and approved by the Local Planning Authority. Details of any new replacement window casements and any alterations to be submitted and approved and the new windows are to be single glazed in hardwood casements and finished in a dark brown stain. The existing plaster skirtings, doors and architraves are to be retained and repaired as necessary to match the original. |
| 06/521/FUL | All Saints Church, Woore Road, Madeley The PCC of All Saints Church | Disabled access ramp | No objections subject to careful control over materials | Application withdrawn |
| 06/644/LBC | All Saints Church, Woore Road, Madeley The PCC of All Saints Church | Proposed new wheelchair access ramp from the south entrance off Vicarage Lane | Objections. Members felt that the development was not in keeping with the Listed Building and objected to the loss of two trees. Recommend that officers negotiate with the applicant for a more sympathetic scheme. | Application withdrawn |

Conservation Advisory – 12/09/06

| Reference | Location and Applicant | Development | Working Party Comments | Decision of Planning Committee / Department |
|------------|---|---|---|---|
| 06/649/FUL | 64 High Street, Newcastle HSBC Holdings PLC | Part demolition of first floor and construction of new external fire escape | No objections to the part demolition of the first floor and the construction of the fire escape. Objections were raised regarding the proposed fence. Request that officers negotiate for a better design – more in keeping with the Conservation Area. | Permitted subject to details of the type of fencing and finishing colour being submitted to and approved by the Local Planning Authority. Within 1 month of the erection of the fence, all existing razor wires and similar, attached to the rear are to be removed. Also, within 12 month of the removal of the first floor rear extension, details are to be submitted and approved for the external treatment of the external plant on the roof of the building. |
| 6/662/ADV | 39-41 Merrial Street, Newcastle Mrs D Swann | Shop fascia sign and internally illuminated projecting box sign | Recommend refusal. Members felt that the proposal was out of keeping with the character and appearance of the Conservation Area. Request that officers negotiate for a more sympathetic design. | Split decision. Fascia Sign approved. Projecting sign refused on grounds of it being out of character within a Conservation Area. |

| Reference | Location and Applicant | Development | Working Party Comments | Decision of Planning Committee / Department |
|------------|---|-------------------------------|---|---|
| 06/691/ADV | 64 High Street, Newcastle HSBC Holdings PLC | Various advertisement signage | Recommend refusal. As submitted, the design of the proposed fascia sign on the front of the building and the projecting sign are unsympathetic to the appearance of this important building in the Conservation Area. Members would prefer individual lettering on the fascia sign (possibly gold in colour) and back-lit projecting sign. Also, request that the applicant clean the plaque fixed to the frontage of the building which refers to Thomas Harrison. | Application withdrawn |

CONSERVATION ADVISORY WORKING PARTY

| Reference | Location and Applicant | Development | Remarks |
|-------------------|--|--|--|
| 06/805/FUL | Fir Tree Cottage, Main Road, Betley Mr & Mrs K Foy | Demolition of existing flat roofed side extension and erection of single storey side extension with pitched roof and associated external alterations. | Within the Betley Conservation Area |
| 06/807/FUL | Newcastle under Lyme School Victoria Road, Newcastle Newcastle-under-Lyme School | Metal storage container for play equipment | Within the Stubbs Walk Conservation Area |
| 06/827/COU | Marches House, The Midway, Newcastle North Staffs Combined Healthcare NHS Trust | Change of use of ground floor from use as offices to part use for provision of consultancy services for mental health and part use for administration | Within the Newcastle Conservation Area |

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL
CHIEF OFFICERS SUPPLEMENTARY REPORT
TO THE CONSERVATION ADVISORY WORKING PARTY

3 October 2006

The following item refers to Item 4 on the main agenda

APPLICATIONS FOR FINANCIAL ASSISTANCE (HISTORIC BUILDING GRANTS)
CONSERVATION AND HERITAGE FUND

Purpose

To consider applications for financial assistance towards the cost of repair and restoration of the two historic buildings below.

Background

Grants for historic buildings are paid from the Conservation and Heritage Fund, which receives an index-linked annual budget allocation, currently £13,920. Applications for grant aid are now reported to you at the middle and end of the financial year to allow you to review applications against the money uncommitted in the Fund, currently £58,218. Offers are made on the basis of the architectural and historical significance of the building and the contribution it makes to the heritage of the Borough and seek to secure the repair and restoration of the critical structure of the building. The level of grants is calculated on your approved formula of 20% for a listed building in a Conservation Area, 10% for a listed building and 5% for an historic building in a Conservation Area. Standard conditions, covering administrative details relating to the acceptance of grant and including the right to claw back and access to view the building externally from a public highway, are attached to all offers of grant aid.

Although there is no "maximum" to the amount of grant aid paid two recent applications, St Thomas Butterton (the cost of the scheme is over £½ million) and St Lukes, Silverdale (the cost of the scheme is £95,000), have highlighted that the offer of grant in accord with your formula would exceed the annual allocation. It would be sensible, therefore, to adopt a notional maximum of a £10,000 and to vary this at your discretion and your approval to this is sought.

Members will recall that your grants have for every £1 given attracted private investment or grants from other sources of between £6 to £10. English Heritage recognise that in most cases grant aid is crucial in retaining historic buildings and structures and that it attracts substantial external investment for the built heritage.

The Conservation Advisory Working Party supports the application.

(1) St Lukes Church of England, Church Street, Silverdale. (Ref: 05/06007/HBG)

Conservation Advisory – 12/09/06

The church is a Grade II listed building, built in 1853 by R. Armstrong and is constructed in friable sandstone coursed and squared rubble with ashlar details and with a plain tiled roof with scalloped bands. The building consists of a tower and spire, a nave with two aisles and a chancel with original oak pews a good though corroded stained glass in the east window. It makes a major contribution to the character and appearance of Silverdale Conservation Area where it is situated to the north side of the junction where Church Street meets Sneyd Terrace. Considerable repair and restoration work has been undertaken to the church, the tower gates and walls since the building was threatened by closure and potential demolition in the late nineteen eighties facilitated by grant aid from English Heritage and the Borough and Staffordshire County Councils.

The application is to assist funding the cost of the re-tiling of the roofs to the church, including tiling the north slope of the north side and the roof surfaces and valley gutters abutting the North West corner of the tower where rainwater is entering. The work would be supervised by Wood Goldstraw and Yorath, who undertook the building review and the tendered costs total £95,516.00 comprising: -

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|-------|------------|
| Works | £75,688.00 |
| Fees | £5,602.00 |
| VAT | £14,226.00 |

The Church has obtained an English Heritage grant of £71,000, a Staffordshire Historic Churches grant of £2,000 and has collected £9,000 through its own fund raising activities. In addition, 45% of the VAT, a sum of £6,302 can be reclaimed and, therefore, there is a shortfall of £7,214. It is recommended that this is the amount of grant offered, because of the architectural and historic importance of the building and to the contribution it makes to the character and appearance of the Conservation Area and its contribution to the community in Silverdale.

(2) St Johns Church of England, Church Bank, Keele (04/05003/HBG)

The church is Grade II* listed building, constructed between 1868 and 1870 on the site of a much older medieval church in pink sandstone with has a graded slate roof and a fine spire. It has an exceptionally fine and complete Victorian interior with monuments and excellent stained glass windows. The church is situated prominently within Keele Conservation Area and is an important in the life of the Parish.

This application is to assist with the emergency works to replace 2 stone finial crosses, ornamental capping stones and other stonework to the boiler house chimney, which is now nearing completion. The total cost of the eligible works is £27,729 and comprises:

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|-------|------------|
| Works | £24,470.00 |
| Fees | £1,223.00 |
| VAT | £2,036.00 |

The present emergency has revealed that extensive works will need to address severe problems with the roof and a grant application will be submitted to English Heritage in the next financial year.

The Church has obtained a Staffordshire Historic Churches grant of £1,000, £17,000 has been collected through its own fund raising activities. In addition, 45% of the VAT, a sum of £916 can be reclaimed and, therefore, there is a shortfall of £8,554. It is recommended that this is the amount of grant offered, because of the architectural and historic importance of the building and to the contribution it makes to the character and appearance of the Conservation Area and its contribution to the community in Keele.

Financial Implications

20% grants would apply to both these applications. The Conservation and Heritage Fund currently contains an uncommitted sum of £58,218 and can support these two applications

RECOMMENDATION:-

That the Planning Committee be informed that the applications are supported.