

When calling or telephoning please ask for

Mr G Durham

Direct line or ext

742222

My ref

GD/EVB – R82/48

26 June 2009

To the Chair and Members

of the

CONSERVATION ADVISORY  
WORKING PARTY

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, 7 JULY 2009** at **7pm**.

#### AGENDA

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 16 June 2009 (copy attached for non-Council Members information).
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 (copy attached – yellow paper).
5. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

**P W CLISBY**

Head of Central Services

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

**APPENDIX 'A'  
(Blue Paper)**

For reports on all committee decisions, please follow the minutes and agendas search on the Council's website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items are attached to the agenda (pink paper).

| <b>Reference</b>  | <b>Location and Applicant</b>                                   | <b>Development</b>  | <b>Working Party Comments</b>   | <b>Planning Decision and Comments made with regard to Conservation Areas</b> |
|-------------------|---|---|---|--|
| <b>09/157/FUL</b> | Bridge Farm, London Road, Knighton.<br>Nuon UK Ltd.             | Access track from B5026 London Road.  | Members stood by their comments made on application 08/360/FUL at the meeting held on 10 June, 2008. "No Comments".   | Permitted by Planning Committee 21/04/2009.                                  |
| <b>09/237/FUL</b> | Blackburn House, The Midway, Newcastle.<br>Morston Archway Ltd. | Refurbishment of existing office building including new entrance and replacement windows. | The Working Party expressed considerable concern at the relationship of this building with nearby Morston House, stating that its refurbishment, that was welcomed, provided an opportunity to improve the general appearance of this area. It was considered that the design of the proposed windows should be similar to those in Morston House and that careful control should be exercised over the treatment of the existing concrete lintels. The Working Party also considered that the Birch trees next to the building should be retained. | Permitted under Delegated powers 18/06/2009.                                 |

**CONSERVATION ADVISORY WORKING PARTY**

| <b>Reference</b>  | <b>Location and Applicant</b>                         | <b>Development</b>  | <b>Remarks</b>                                      | <b>Ward Councillors</b>  |
|-------------------|---|---|---|--|
| <b>09/177/FUL</b> | Lower Bungalow Farm, Almington.<br>Mr S Simkin.       | Construction of agricultural building for the housing of livestock. | Grade II Listed Building.                           | Councillor P Maskery<br>Councillor Mrs F Myatt<br>Councillor B Tomkins |
| <b>09/267/FUL</b> | Wrinehill Garage, Wrinehill.<br>McCroy Brickwork Ltd. | Erection of 7 dwellings and associated landscaping and car parking. | Affects the setting of a listed building.           | Councillor D Becket<br>Councillor A Wemyss                             |
| <b>09/286/FUL</b> | 9 Brunswick Street, Newcastle.<br>MIC Properties.     | Conversion and alterations to form restaurant and four apartments.  | Within the Newcastle Town Centre Conservation Area. | Councillor D Clarke<br>Councillor Mrs E Shenton                        |
| <b>09/346/COU</b> | 2 Queens Parade, Ironmarket.<br>Edward Jones, Ltd.    | Change of use to Class A2 Financial and Professional Services.      | Within the Newcastle Town Centre Conservation Area. | Councillor D Clarke<br>Councillor Mrs E Shenton                        |

## **OFFICER REPORT ON DELEGATED ITEMS**

|                              |   |
|------------------------------|---|
| <b><u>Applicant</u></b>      | <b>Morston Archway Ltd</b>  |
| <b><u>Application No</u></b> | <b>09/00237/FUL</b>   |
| <b><u>Location</u></b>       | <b>Blackburn House, The Midway, Newcastle</b>   |
| <b><u>Description</u></b>    | <b>Refurbishment of existing office building including new entrance and replacement windows</b> |

### **Policies and Proposals in the Development Plan Relevant to This Decision:**

#### West Midlands Regional Spatial Strategy 2008

Policy QE1: Conserving and Enhancing the Environment  
Policy QE3: Creating a High Quality Built Environment for all

#### Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D1: Sustainable Development  
Policy D2: The Design and Environmental Quality of Development  
Policy NC19: Conservation Areas

#### Newcastle Under Lyme Local Plan 2011

Policy B9: Prevention of Harm to Conservation Areas  
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area  
Policy B13: Design and Development in Conservation Areas  
Policy B14: Development in or Adjoining the Boundary of Conservation Areas

### **Other Material Considerations**

#### **Relevant National Policy Guidance:**

PPS1: Delivering Sustainable Development  
PPG15: Planning and the Historic Environment

Companion Guide to PPS1 "The Planning System: General Principles"

### **Planning History**

03/00003/FUL Refurbishment of existing multi-storey office including new entrance, roof plant and glazing – Permit

03/00538/FUL Refurbishment of existing offices including new entrance, roof plant, glazing and electricity sub station – Permit

### **Views of Consultees**

The **Environmental Health Division** has no objections to the proposal.

**Conservation Advisory Working Party** expressed considerable concern at the relationship of this building with nearby Morston House, stating that its refurbishment, that was welcomed, provided an opportunity to improve the general appearance of this area. It was considered that the design of the proposed windows should be similar to those in Morston House and that careful control should be exercised over the treatment of the existing concrete lintels. The

Working Party also expressed concern that the Birch trees next to the building should be retained.

### **Representations**

Nil

### **Applicant's/Agent's Submission**

A Design and Access Statement has been submitted with the application. The document is available for inspection at the Civic Offices, and on [www.newcastle-staffs.gov.uk](http://www.newcastle-staffs.gov.uk).

### **Key Issues**

Full planning permission is sought for the refurbishment of the existing office building including a new entrance and replacement windows. The property is within the Town Centre Conservation Area.

The key issue for consideration is the impact on the character and appearance of the Conservation Area.

Policy B9 of the Local Plan states that the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas. Policy B10 states that permission will be granted to construct, alter the external appearance or change the use of any building only if its proposed appearance or use will preserve or enhance the character or appearance of a Conservation Area.

The main works to the building consist of the replacement of the existing windows, alterations to the existing principal entrance, the creation of a new external entrance at lower ground floor level, and a new glazed door and canopy at the entrance on the basement level. The building is of little architectural merit and it appears rather dated. It is considered that the proposed works would enhance the appearance of the building and therefore, it is not considered that the development would have any adverse impact on the character or appearance of the Conservation Area.

The Conservation Advisory Working Party has stated that the windows should be similar to those in Morston House, but the applicant's agent has advised that those windows, which have more glazing bars, restrict the light within the building. The applicant wishes to maximise the light and therefore would like to retain the style of windows currently proposed. It is not considered that the windows proposed are unacceptable and whilst it may be preferable for the two buildings to be of similar design, it is not considered essential. A condition is considered necessary requiring details of the external finishing colour.

The trees to the south-east of the building would not be affected by the proposed works.

### **Reasons for the grant of planning permission**

The proposal accords with provisions of the development plan for the locality indicated in the decision notice and there are no other material considerations that would justify a refusal of planning permission.

### **Recommendation**

**Permit subject to the following conditions:**

- 1. The development must be begun not later than the expiration of three years beginning with the date of this permission.**
- R1. To comply with the provisions of Section 91 of the Town and Country Planning Act.**

2. No development shall take place until full and precise details of the external finishing colour have been submitted to and approved in writing by the Local Planning Authority.

R2. In the interests of the character and appearance of the Conservation Area in accordance with Policy NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, Policies B9 and B10 of the Newcastle-under-Lyme Local Plan 2011, and the aims and objectives of PPG15.

| Performance Checks          | Date           |                      | Date           |
|-----------------------------|----------------|----------------------|----------------|
| Consultee/ Publicity Period | <b>16.6.09</b> | Decision Sent Out    |                |
| Case Officer Recommendation | <b>18.6.09</b> | 8 Week Determination | <b>30.6.09</b> |
| Management check            |                |                      |                |

## REPORT TO PLANNING COMMITTEE – 14 July 2009

### APPLICATIONS FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANTS) FROM THE CONSERVATION AND HERITAGE FUND.

#### Purpose

To consider an application for financial assistance towards the cost of the repair and restoration of the following building of special architectural and historic interest.

#### 1. **The Coach House, Audley (Ref: 09/10001/HBG)**

The building is a curtilage listed building to the rear of the listed terrace at 4-12 Church Street, Audley. The building is a former coach house in the rear yard. The building was granted permission for conversion to a dwelling in 2007 but has serious structural problems due to the nature of its construction and its location on sloping land. The building and its permission were sold at auction some time ago and the Council is currently working with the owner, her structural engineer and English Heritage's structural engineer to retain as much of the historic fabric in situ as possible during the conversion.

The grant application is for the structural repairs and strengthening of the building to enable the conversion to go ahead, including improvements to the foundations.

The total cost of the structural works is almost £100,000 and would be more than eligible for a full grant of £10,000 at a rate of 20%. The special architectural or historic interest of the building and its contribution to the special character and appearance of the Town Centre Conservation Area warrant the full grant being awarded.

#### Financial Implications

There is currently £40,836 in the Conservation and Heritage Fund which includes approved awards that have still to be paid and, therefore, there is sufficient funding to meet these grant applications.

#### Conclusions

This grant application meets all the Council's criteria for the repair and restoration of the heritage asset and supporting the application would help deliver the Council's statutory duty to preserve and enhance buildings of special architectural or historic interest. The views of the Conservation Advisory Working Party will be given at your meeting.

#### RECOMMENDATION

**That a grant of £10,000 for The Coach House, Audley be approved, subject to the appropriate standard conditions.**