

When calling or telephoning please ask for
Mr G Durham

Direct line or ext
742222

My ref
GD/EVB – R82/48

29 January 2010

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, 9 FEBRUARY 2010** at **7pm**.

AGENDA

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 19 January 2010 (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.
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

Members: Councillors Miss Cooper, Heesom, Mrs Naylor, Slater and Mrs Williams

Outside Representatives: Messrs Chatterton, Ferrington, Heeks, Manning, McNair Lewis, Tribbeck and Worgan

The appropriate Parish Council representative(s)

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

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).

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
09/534/LBC & 09/531/FUL	Aston Manor Farm, Aston, Newcastle. Mr P McCormack.	Conversion of traditional agricultural buildings to three dwellings and two self-catering tourist units, new vehicular and pedestrian accesses and associated car parking.	The Conservation Advisory Working Party had no objections to this proposal and noted the part-demolition of the barn. With careful conditioning, the character of this historical building could be maintained and would not harm the setting of the Listed Building. Members expressed an interest to see details of any proposed landscaping scheme.	Permitted by Planning Committee 05/01/10
09/534/LBC & 09/531/FUL	Aston Manor Farm, Aston, Newcastle. Mr P McCormack.	Conversion of traditional agricultural buildings to three dwellings and two self-catering tourist units, new vehicular and pedestrian accesses and associated car parking. Additional plans and revised design and access statement.	The working party wished to re-affirm its previous comments that there were no objections to this proposal.	See above
09/626/FUL	153 -155 High Street, Wolstanton. D W T Birkin.	Two storey side extension and new roof windows.	Welcome proposals but would prefer the use of Conservation Area roof lights and a reduction in the number of the roof lights on the roof facing High Street. The Working Party also questioned the use of narrow windows in the gable end of the dwelling unit considering them to be a discordant feature in this part of the building.	Permitted by delegated powers 05/01/10
09/628/DEEM 3 & 09/629/LBC	Lancaster Buildings, High Street, Newcastle. Newcastle under Lyme B.C.	Internal alterations and new shop fronts.	No objections hoping that the proposals will improve the letting potential/viability of the units.	Permitted by Planning Committee 05/01/10

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
10/31/COU	19 High Street, Newcastle. Mrs L Brown.	Change of use from retail unit to estate agents.	Within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton

OFFICER REPORT ON DELEGATED ITEMS

Applicant: DWT Birkin

Application No: 09/00626/FUL

Location: 153 – 155 High Street, Wolstanton, Newcastle

Description: Two Storey Side Extension and New Roof Windows

Policies and proposals in the Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy

Policy QE3: Creating a High Quality Built Environment for All.

Staffordshire and Stoke on Trent Structure Plan 2011

Policy D1: Sustainable Forms of Development;
Policy D2: The Design & Environmental Quality of Development;
Policy NC19: Conservation Areas.

Newcastle Under Lyme Local Plan 2011

Policy B1: Historic Heritage;
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 R14: Development in District Centres;
Policy R15: Non-retail Uses in District Centres & Other Groups of Shops

Newcastle under Lyme and Stoke on Trent Core Strategy 2006-26 (adopted 2009)

Strategic Aim 16: To eliminate poor quality development;
Policy CSP1: Design Quality.

Other Material Considerations include:

National Planning Policy

PPS1: Delivering Sustainable Development (February 2005)
Companion Guide to PPS1: The Planning System: General Principles.
PPG24: Planning and Noise (1994)
PPG15: Planning and the Historic Environment (1994).

Supplementary Planning Guidance

Nil

Relevant Planning History

N11728	Permit – 21/12/82 - Change of Use to Office Accommodation
N14337	Permit – 03/06/85 - Change of Use to Arts and Crafts Studio with retail
N14860	Permit – 17/12/85 – Change of Use to Offices
N16785	Permit – 23/11/87 – Extension to office premises comprising kitchen and ladies and gents WCs.

Views of Consultees

Conservation Advisory Working Party: Proposal welcomed. Prefer use of ‘conservation area’ roof lights and a reduction in the number of them facing High Street. The use of long horizontal windows in the gable end was also questioned.

Environmental Health: No objections to the proposal. Condition limiting noise and duration of building works should be imposed if approved.

Representations

None received.

Applicants/Agents Submission

Design and Access Statement

The footprint of the building will remain the same. The internal floor area will be increased from 110 to 119m². The current Use Class A2 will remain. The layout of the building is to remain the same but with a two storey side extension replacing the existing single storey one. Internal alterations will also be made. The addition of roof windows will give more light to the first floor rooms.

Key Issues

The application site is an historic low building situated on a corner site and in use as a professional accountants. On the proposals map it is within the Wolstanton Conservation Area and immediately adjacent to the Wolstanton District Centre.

The present application is for full planning permission for a two storey side extension, moving the chimney onto the extension and inserting roof lights.

The main issues for consideration in the determination of this application are the following:

- Would the proposal be detrimental to the Conservation Area?
- Neighbour Amenity.

Would the proposal be detrimental to the Conservation Area?

PPG15 Planning and the Historic Environment paragraph 4.14 notes that Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid in the exercise of planning function to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Policy B9 states that the Council will resist development that would harm the special character or appearance of Conservation Areas. Policy B10 upholds the Requirement to preserve or enhance the character or appearance of a Conservation Area.

The application site is on a street corner at the edge of the Conservation Area. Following negotiation amended plans have been submitted the address the concerns of the

Conservation Area Working Party. The two horizontal windows shown on the originally submitted plan have been omitted and replaced by two vertically aligned ones and the number of roof lights facing high street reduced to three 'conservation style'... "or similar'.

The basic extension is a straightforward side projection of the existing main building continuing the main ridge; the chimney is to be relocated from the existing to the proposed gable, these two points mean that the character of the original building will be retained. The wall windows reproduce the original shape or are or an acceptable one. The roof lights may detract somewhat from the appearance. However the applicant states that the very low roof level means the side windows cannot provide adequate illumination and the roof ones are essential. Under the revised proposal there are only three of them facing the highway so if Conservation Area ones are conditioned for they should be acceptable.

The proposal will maintain the character of the district sufficiently to be acceptable in a conservation area.

Neighbour amenity

The application site is on a main road adjoining the District Centre but the surrounding buildings are mainly residential so any impact upon these must be considered. The proposal is on the street corner so will not immediately adjoin any residential dwellings. Being an A2 Use no other amenity impacts or losses on residential or commercial neighbours are going to be induced.

Reasons for the approval of planning permission

The revised proposal now 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:

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. **MAT2** The materials to be used in the construction of the development hereby permitted shall match in all respects (size, texture and colour) those of the existing house.
- R2. In the interests of amenity to comply with the requirements of policies D2 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policies B1, B9 and B10 of the Newcastle-under-Lyme Local Plan 2011 Strategic Aim 16 and Policy CSP1 of the Newcastle under Lyme and Stoke on Trent Core Strategy 2006-26 (adopted 2009)
3. The roof lights hereby permitted shall be conservation style roof lights that are set flush with the roof slope.
- R3. In the interests of amenity to comply with the requirements of policies D2 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policies B1,

B9 and B10 of the Newcastle-under-Lyme Local Plan 2011 of the Newcastle under Lyme and Stoke on Trent Core Strategy 2006-26 (adopted 2009).

4. The development hereby permitted shall be carried out in accordance with the following approved plan and document:

- Plan no: 09/1/2583/1 Rev B WORKING DRAWING 15/12/2009;
- Design and Access Statement Proposed Extension to Side and New Roof Windows at Birkin Accountants 1555 High Street Wolstanton, Newcastle, Staffs ST5 0EJ.

R4. For the avoidance of doubt and in the interests of proper planning.

Notes to the Applicant

1 This Authority wishes to draw your attention to the Considerate Contractors Scheme. This is a voluntary Code of Practice, driven by the construction industry, which seeks to:-

- Minimise any disturbance or negative impact (in terms of noise, dirt and inconvenience) sometimes caused by construction sites to the immediate neighbourhood
- Eradicate offensive behaviour and language from construction sites
- Recognise and reward the contractor's commitment to raise standards of site management, safety and environmental awareness beyond statutory duties

For further information contact:-

Considerate Constructors Scheme, PO Box 75, Ware. SG12 9LN Tel 0800 783 1423

2 A distinct joint in the brick work should be kept between the existing building and the extension hereby permitted and the joint should not be block bonded so that the extension is visible.

3 N10. (Crime prevention)