

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
742222
GD/EVB – R82/48

28 March 2008

Dear Sir/Madam

A meeting of the **CONSERVATION ADVISORY WORKING PARTY** will be held in **COMMITTEE ROOM 1, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE** on **THURSDAY, 10 APRIL 2008** at **7.00pm**.

AGENDA

1. Minutes of previous meetings
2. Minutes of meeting held on 18 March 2008 (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

A CAMPBELL

Democratic Services Manager

**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 and Comments made with regard to Conservation Areas
07/741/FUL	Ironmarket. 21 Ironmarket, Newcastle Admiral Taverns	Modification of Condition 4 of 96/626/COU to permit opening between 1000 hours and 0200 hours (the following morning) each day and between 1000hours on 31 December and 1000 hours on 1 January	Members expressed concerns to this proposal due to the possible increase in anti-social behaviour. However, the proposal would be left to the discretion of the 'Licensing Committee'.	Permitted under delegated powers 20.10.07
07/1088/FUL	109 High Street, Newcastle Hearing and Mobility Centre	New shop front	Recommend refusal. Members strongly objected to this application. The proposal is out of keeping with the character and appearance of the Conservation Area. Officers should negotiate with the applicant for a more sympathetic scheme. The Working Party requested that any failure on the applicants part to rectify the situation should result in Enforcement Action being taken.	Permitted under delegated powers 19.03.08
07/1114/FUL	4 Alsager Road, Audley Mr R Melvin	First and second floor rear extension, including alterations to roof, external staircase and balcony	Members agreed in principle to this proposal but requested that officers negotiate for a better design of the windows	Refused under delegated powers 25.02.08
07/1138/FUL & 08/29/LBC	Manor House Farm, Park Lane, Ashley N J Edge	External alterations and extensions and partial demolition of existing garage	The Working Party is broadly in agreement with this proposal and the very sympathetic approach to a scheme with many alterations. Request that officers maintain careful control over materials and detailing.	Applications withdrawn

Cont...

Reference	Location and Applicant	<u>Development</u>	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
08/9/FUL	17 London Road, Newcastle A R Bellal Esq	Change of use from takeaway to restaurant	Members welcomed the change of use from a take-away to a restaurant. However, request that officers negotiate for a better design of the fascia and the materials/colour scheme in view of its proximity to a listed building.	Permitted under delegated powers 04.03.08
08/11/FUL	Spring Cottage, The Holborn, Madeley Mr C Perkins	Two storey side extension and replacement garage	No objections subject to careful control over materials and detailing to match existing. Members welcomed the reduction in scale.	Permitted under delegated powers 03.03.08
08/28/FUL & 08/31/LBC	Bradwell Lodge, Bradwell Lane, Porthill Mr T Hambleton	Installation of seven external CCTV security cameras	No objections. Members welcomed the proposal	Permitted under delegated powers 07.03.08 & 05.03.08 respectively
08/56/FUL	Poolside Cottage, Poolside, Madeley Mr J Walley	Single storey rear extension	No objections	Permitted under delegated powers 05.03.08
08/62/COU	Former Hubanks, 43-45 Merrial Street, Newcastle Aspire Housing	Change of use from retail (Use Class A1) to office accommodation (Use Class A2)	No objections	Permitted under delegated powers 11.03.08
08/70/LBC & 08/72/FUL	31 Ironmarket, Newcastle Mrs B Fitzgerald	Conversion of first and second floors to six apartments with associated internal and external alterations.	No objections to the conversion subject to officers monitoring the retention of any special architectural features. Concerns were raised regarding the removal of the dwarf wall to the front elevation, if it was built at the same time as the original building. Request that officers investigate this and report back to a future meeting of this Working Party.	Permitted under delegated powers 10.03.08

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
07/856/FUL	Albion Inn, High Street, Newcastle Marstons Pub Company	Ground floor and first floor extensions, alterations to front elevation to form new doorway and disabled ramp	Within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
08/142/FUL & 08/143/LBC	Conservative Club, 48-50 Merrial Street, Newcastle Mr J Pedder	Erection of metal railing and alterations to front boundary wall	Listed Building and within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
08/187/OHL	Lower Stoney Lowe Farm, Stoney Low, Madeley Central Networks East	Upgrading of existing low voltage overhead line	Application is for consultation purposes	Councillor Mrs H Morris
08/193/FUL	The Old School, Church Bank, Keele Mrs V J Newman	Ground floor side extension	Within the Keele Conservation Area	Councillor Mrs W Naylor Councillor R Studd
08/204/FUL	52 West Street, Newcastle Mrs J Hallam	Ground floor rear extension	Within the Newcastle Town Centre Conservation Area. Proposal may also affect the setting of a Listed Building	Councillor D Clarke Councillor Mrs E Shenton

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Admiral Taverns

Application No 07/00741/FUL

Location Ironmarket, 21 Ironmarket Newcastle

Description Modification of condition 4 of 96/626/COU regarding opening times between 1000 hrs and 0200 hrs each day and between 1000 on New Years Eve until 1000 hrs on New Years Day

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

West Midlands Regional Spatial Strategy

Nil

Staffordshire and Stoke on Trent Structure Plan 1996-2011

Policy D1 Sustainable forms of 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

Other Material Considerations include:

National Planning Policy

PPS1 Delivering sustainable development (2005)
PPS6 Planning for Town Centres (2006)
PPG24 Planning and Noise (1994)
Companion guide to PPS1: The Planning System: General Principles (2005)
Safer Places – the Planning System and Crime Prevention (2003)
Circular 11/95 The Use of Conditions.

Newcastle Town Centre Area Action Plan – May 2007 Submission document

Site lies within Primary Frontage, within Primary Shopping Area, Conservation Area and Town Centre Historic Core. Policies of particular relevance include L2 (Public Safety behaviour) and Policy L4 (Food and Drink establishments). Policy H7 which deals with housing conversions within the Primary Shopping Area supports such proposals provided they do not interfere with the operation of existing businesses – i.e. that the retail function of the town centre is of primary importance.

Planning History

Planning permission was granted in 1996 for the change of use from a vacant retail unit to public house (06/626/FUL).

Views of Consultees

The **Police Architectural Liaison Officer** objects to the application. The town centre continues to be a major policing

challenge with the need to provide a visible presence on the streets and deal with incidents of largely alcohol fuelled anti social behaviours, violence, criminal damage and disorder. The proposal which will allow more alcohol to be consumed, is only likely to exacerbate the situation and will certainly result in an overall expansion of the early hours drinking capacity of the town centre. Whilst policing resource issues may not be directly relevant to the determination of planning applications the potential for crime and disorder or the potential effect on the incidence of crime or fear of crime are material considerations. Notwithstanding the controls available under the Licensing Act the potential cumulative impact upon the town centre in terms of crime and disorder, which may or may not be able to be directly associated with a particular premises, is such that the Police ask that the application be refused.

The **Environmental Health Division** have no objections to the revised times They have noted that the current opening hours of the premises are between 0900 and 2300 on any day. They comment that proposals to trade up to 2.a.m. are likely to cause additional persons to be present in this area, but advise that similar venues in this area are licensed to the early hours and on this basis they consider that the additional impact in terms of noise disturbance and its potential detriment to residential amenity would be minimal especially as the nearest noise sensitive locations are connected with similar uses already trading until the early hours.

CAWP raised concerns about the proposal due to a possible increase in anti-social behaviour, but the proposal would be left to the discretion of the licensing committee.

Representations

None

Applicants/agents submission

In response to the Police consultation response they state

- Policing resources are clearly not a planning issue
- They are not applying for hours that are any later than those currently permitted for licensed premises in the immediate vicinity
- The licensing and planning regimes are completely separate – the Police comments relate to Licensing issues. The Police will have an opportunity of opposing the licensing application when it has been submitted

- The licensing application will seek a 01:00 terminal hour for licensable activities with the premises closing to the public at 02:00
- There is no evidence to support an increase in crime and disorder as suggested by the Police. It is recognised that extended and more flexible hours can reduce the effect of the potential for disorder and anti-social behaviour by allowing a more gradual dispersal of customers from premises
- Cumulative impact is an expression that has no definition in law. It relates solely to licensing applications and has no relevance to planning applications
- Cumulative impact is a state of affairs which is purported to arise as a result of the number of licensed premises in a specific geographic area
- Considerations in relation to planning applications relate to the specific premises and the concept of cumulative impact is therefore not relevant
- The concept of cumulative impact was raised by the Police in their opposition to an application for later hours made by Wetherspoons but the LPA granted the application

Key Issues

The application seeks to extend the opening hours of this public house, which are currently limited to 11 am to 11pm by reason of a condition attached to the 1996 planning permission for the change of use of these premises to a public house. The reason given for that condition was to "safeguard the amenities of the area". Consent is now sought to open until 0200 except on New Year's eve when all night opening is sought.

Neither former Policy R6 of the Local Plan, nor has S11, have not been saved. The Town Centre Area Action Plan, as submitted, contained a similar policy L4 which whilst referring to changes of use indicated that where there are concerns over public disorder development may be rendered acceptable if these can be overcome by agreement with the developer on appropriate measures such as improvements to the security of the Town Centre. Policy L2 recognised the potentially damaging effect of disorderly behaviour on the attractiveness of the town centre, as well as on the wellbeing of its residents and businesses. The provisions of that document whilst a material planning consideration can be given very limited weight given that the TCAAP has now been withdrawn.

At the time of writing, no licence application has been received for these hours.,

As with any application to vary or delete a condition previously attached the LPA is required (Circular 11/95) a condition should not be retained unless there are sound and clear cut planning reasons for doing so. The LPA can grant applications under Section 73 unconditionally or subject to different conditions, or they can refuse the application if they are of the view that the original conditions should continue.

The application raises two issues

- Would amending the hours of opening in the manner sought materially affect the residential amenity of occupiers of dwellings in the area
- Would amending the hours of opening in the manner sought materially affect crime and disorder in the locality

With respect to the issue of residential amenity, the only residential accommodation within the immediate vicinity appears, according to the EHD, to be accommodation linked with other A3 premises which are themselves open late (in the case of the George & Dragon until 1 a.m, and Reflex until 2 a.m.). In their response to a recent application concerning the Arnold Machin the Police identified there also to be residential properties at Nos. 38, 24A and 29 The Ironmarket, but these are less likely to be passed by patrons leaving by reason of their location in the direction away from the town centre. Proposals have been submitted for the conversion of further properties in the Ironmarket (at Nos. 31 –33) but these are more distant, and the development plan makes it clear that residential conversions are not to interfere with the operation of existing businesses. Whilst the EHD acknowledge that the proposals to trade until the times sought are likely to cause additional persons to be present in the area until the early hours, they say that similar venues are licensed to the early hours and consider that the additional impact in terms of noise disturbance and its potential detriment to residential amenity

would be minimal as the nearest noise sensitive dwellings are connected with similar units trading until the early hours.

With respect to the two premises which have living accommodation above the pub and which mentioned by the Environmental Health Division, Reflex on Wednesday to Saturday nights is licensed to open until 0130 (not 0200) whilst the George and Dragon on the same days is licensed to stay open until 0030 (not 0100). Even though the hours sought are beyond these closing times, in practice by the time the licensees having packed up the hour in question may be quite close, and there is the fact that by reason of the later opening of Yates there is still already activity in this area. Justifying retention of the existing limitation on residential amenity grounds would be clearly not possible but whether a relaxation to the extent sought would be acceptable is a different matter which will be considered below.

With respect to the issue of crime and disorder, and the fear of crime, these are recognised material planning considerations. Section 17 requires such considerations to be taken into account. The Police make a direct connection between the proposal and the level of incidents of anti-social behaviour, referring to an increase in the "early hours drinking capacity". The premises has a capacity of the order of 500 persons (source the license application).

This type of issue has been considered previously on appeal both within the Ironmarket (in connection with the appeal concerning the former Yorkshire Bank premises (now Gatsbys) and in relation to The Albion Inn. With respect to the former the Inspector concluded having considered the evidence before him that in land use planning terms the proposal before him – the introduction of a further public house or winebar - would not have any appreciable effect on crime and the existing pattern of people's behaviour in the town centre or the fear of crime. However that decision (and indeed that in September 06 with respect to the Arnold Machin) was based upon a different evidence base.

In August 07 the Police published a revised Cumulative Impact Analysis Report.

Although the Inspector in the Gatsbys case attached an hours of use condition he did so not on the grounds of the prevention of crime and disorder but because of the existence of residential properties opposite. With respect to the Albion appeal the Inspector accepted that the proposal (for a physical extension) would attract further people to that part of the town centre. The capacity increase was of the order of 400 and in the context of the capacity of the other late night uses in that area she considered that it would not necessarily give rise to a significant increase in the numbers of people using the area late at night.

Taking into account these previous decisions the issue for the LPA is whether the additional late night capacity proposed in the Ironmarket would represent a material or significant increase – rather than the cumulative impact approach advanced by the Police. According to estimates of the capacity of the 6 licensed premises on the Ironmarket itself, the Ironmarket PH represents about 17.5% of the total capacity on the Ironmarket (excluding Lace and the Bulls Head). There is no reason to distinguish in crime and disorder terms between one day of the week and another. If consideration is given to the current capacity (2070) of those establishments currently open after 1 a.m on the Ironmarket at least some days of the week, the "addition" of the Ironmarket PH to this represents a 25% increase. Whilst it should be noted that in the Albion appeal the Inspector considered that a 410 or 15% increase in capacity, in the context of a existing capacity of 2700 not to be significant, a 25% increase would normally be considered to be significant. The Police have identified their concern that the Ironmarket could become "another High Street" and there is here the issue of the development of a critical mass

The evidence base with respect to the link between "capacity" and crime and disorder is the next consideration. The Police Cumulative Impact Analysis Report claims (bottom of paragraph 6) that "there is a clear demonstrated link through the information (within the report) to show that the number of licensed premises, type of activity and amount of people does impact upon ..crime levels". However upon examination this link is not demonstrated in that report - in that no graph presents details of changes in capacity, and much of the data is concerned with the time shift of crime, and although a graph shows significantly higher levels of crime post the Licensing Act there is no direct relationship demonstrated to capacity changes. As was the

case in the Arnold Machin case the view remains that with this evidence base it would be difficult to produce evidence to demonstrate that the proposal would result in a significant increase in the level of public crime and disorder, in the context of an existing level of activity in the locality.

Reasons for the grant of planning permission

The proposed hours would not materially affect the interests of residential amenity and the evidence does not exist to demonstrate that a material increase in crime and disorder would be caused by the proposal

Recommendation

Permit with the following condition;

The hours of opening of the premises shall be restricted to between 1000 and 0200 the next day on all days, except for New Year's eve when the hours of opening shall be restricted to between 1000 and 1000 hrs the next day.

Reason To protect amenity and having regard to public order and crime and disorder

Performance Checks	Date		Date
Consultee/ Publicity Period	19/10	Decision Sent Out	
Case Officer Recommendation	19/10	8 Week Determination	2/10/07
Report checked by Back Office			
Management check	GRB revised 11.3.08		

OFFICER REPORT ON DELEGATED ITEMS

Applicant Hearing and Mobility Centre **Application No** 07/01088/FUL

Location 109 High Street, Newcastle

Description New shop front

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

West Midlands Regional Spatial Strategy

Policy QE3: Creating a high quality built environment.

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D2: The Design and Environmental Quality of Development.

Newcastle Under Lyme Local Plan 2011

Nil

Other Material Considerations

PPS1: Delivering Sustainable Development

PPG19: Control of Outdoor Advertisements

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

Relevant Planning History

See planning history sheet on file for planning history

Views of Consultees

Conservation Advisory Working Party – Recommend refusal. Members strongly objected to this application. The proposal is out of keeping with the character and appearance of the Conservation Area. Officers should negotiate with the applicant for a more sympathetic scheme. The working party requested that any failure on the applicants' part to rectify the situation should result in enforcement action being taken.

Representations

Nil

Applicant's/ Agent's submission

A design and access statement has been submitted with the application outlining the following:-

The site is located within the main central shopping centre of Newcastle under Lyme. Its character is predominantly retail. Buildings in the area are mixed in age and style but are mostly Georgian in origin and have been subject to alterations as part of their conversion to business use. Most shop fronts in the area are 20th Century additions. The area has been designated as a Conservation Area.

The applicant has looked at PPG 15 'Planning and the Historic Environment', the Staffordshire and Stoke on Trent Structure Plan and the Newcastle Under Lyme Local Plan. Given the thrust of planning policies and guidance, the proposed alterations to the shop front should respect the character of the Conservation Area and the historic setting of the site.

The design concept for the Mobility shop front has partly been borne by the design protocol on the websites recommended by the Council. The scale ratio of the sign (20% to glazed area) 80% is detailed in the protocols and reflects that of a 1920s traditional shop front, the use of timber construction rather than aluminium frame and the use of mouldings and risers which match that of a more traditional façade.

The design is sympathetic to the building and in keeping with some of the traditional shop fronts in that row of retail units. The shop being altered is in business to provide mobility aids. The existing shop entrance is dark, sloping and narrow. The proposed construction will improve access to the disabled by being wider, flatter and narrower. Ease of access will be considerably improved.

Key Issues

Permission is sought for a new shop front at number 109 High Street, in Newcastle-Under-Lyme's Town Centre. The premises lies within the Town Centre Conservation Area, and is surrounded by predominantly commercial properties and businesses. High Street is a pedestrianised street, and the new shop front is to replace the existing dilapidated shop front which is in need of repair.

The new shop front would be a conservation style shop front, with traditional features such as re installed stallrisers, which would give character and a bit of local distinctiveness and a traditional fascia board. The small detailing is what would achieve a successful shop front which would complement and enhance the views of the Conservation Area.

PPG 19 "Outdoor Advertisement Control" states that the display of outdoor advertisements can only be controlled in the interest of "amenity" and "public safety". Paragraphs 11-14 of PPG 19 explain what is meant by the term amenity – the effect on the appearance of a building or on the visual amenity in the immediate neighbourhood in which the sign is to be developed. The main issues to address are therefore amenity and public safety.

Amenity

In terms of amenity and design, the proposed new shop front would not be detrimental to the amenities of neighbouring premises, in terms of a loss of amenity. In terms of design, the design submitted in the application is acceptable and demonstrates how the applicant has considered the shop front with respect to the appearance of the Conservation Area. However, the applicant has carried out works not in accordance with the submitted plans, therefore this has been brought to the attention of the agent and it has been explained that enforcement action is likely to be taken, should the situation fail to be rectified.

In respect of design in Conservation Areas, PPG 15 'Planning and the Historic Environment' paragraph states that Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Paragraph 4.16 states that many Conservation Areas include the commercial centres of the towns and villages of which they form part. While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change.

Local Plan policy B10 'The requirement to preserve or enhance the character or appearance of a Conservation Area' states that permission will be granted to construct, alter the external appearance of or change the use of any building only if its proposed appearance or use will preserve or enhance the appearance of a Conservation Area. This will be achieved by various criteria being met, such as the form, scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailing respect the characteristics of the buildings in the area. It is considered that most of the above are already met by the design proposed, however a colour would need to be agreed with the Local Planning Authority and Conservation Officer, as the current white is not acceptable in the Conservation Area.

Public and Highway Safety

It is considered that the proposal would not affect the public safety of users of the premises or of the walkways outside of the property as no element of the proposed shop front would extend into the highway more than the upper cornice with lead flashing which only extends from the front elevation by 100mm. No part of the new shop front is to be illuminated, and the road it fronts is pedestrianised, therefore no danger to users of the highway would be caused.

Therefore, in terms of public safety the proposal is considered acceptable.

Reasons for the grant of planning permission

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

Recommendation

Permit: With the following conditions:

1. Prior to the commencement of development, a colour scheme shall be submitted to and approved in writing by the Local Planning Authority and the shop front shall be painted in the approved colour within 1 month of its installation.

R1: To ensure the satisfactory appearance of the development within the Newcastle Conservation Area, in accordance with Policy NC18 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 and Policies B10, B13, B14 and B16 of the Newcastle under Lyme Local Plan 2011.

2. The development hereby approved shall be carried out in total accordance with the approved plans date stamped received by the Local Planning Authority on 19 December 2007

R2: For the avoidance of doubt and to specify the plans to which the permission relates.

Note to applicant

The approval relates entirely to the plans, and not to the works carried out on the frontage of the premises at the time of approval. You are reminded that these works will need to be rectified in accordance with the plans. Failure to do so will result in Enforcement action being taken.

Performance Checks	Date		Date
Consultee/ Publicity Period	15/2/2008	Decision Sent Out	
Case Officer Recommendation	19/2/2008	8 Week Determination	7/3/2008
Report checked by Back Office			
Management check	Received 3/3 amended 4/3 ESM		

Note to Planning Officer:

A letter to be sent out with approval noting that works are not in accordance with the plans, request within 28 days of the date of the letter a timetable of works when the approved plans are to be implemented.

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Mr R Melvin

Application No

07/01114/FUL

Location 4 Alsager Road, Audley

Description First and second floor rear extension, including alterations to roof, external staircase and balcony

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

West Midlands Regional Spatial Strategy

Policy QE1: Conserving and Enhancing the Environment

Policy QE3: Creating a High Quality Built Environment for All

Policy QE5: Protection and Enhancement of the Historic Environment

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 :-

Policy D1: Sustainable forms of development

Policy D2: The Design and Environmental Quality of Development

Policy D5A: Green Belts

Policy D5B: Development within the Green Belt

Policy NC19: Conservation Areas

Newcastle Under Lyme Local Plan 2011

Policy H18: Design of Residential Extensions

Policy S3: Development in the Green Belt

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 B14: Development in or adjoining the boundary of Conservation Areas

Other Material Considerations

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (2005)

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

PPG 2: Green Belts

PPS 7: Sustainable Development in Rural Areas

PPG 15: Planning and the Historic Environment

Relevant Planning History

00/00757/FUL Permitted 15/12/2000 Formation of a vehicular access

Views of Consultees

Conservation Advisory Working Party – Members agreed in principle to the proposal but requested that officers negotiate for a better design of the windows.

Conservation Officer – Following submission of amended plans, consider a refusal

Audley Parish Council – No Objections

Representations

Nil

Applicants/agents submission

Nil

Key Issues

Full planning permission is sought for a residential extension to the rear of 4 Alsager Road, Audley. The dwelling is located just outside of the Green Belt (to the north and east) and the Audley Conservation Area (to the south and south east). The rear elevation faces onto allotment gardens within the Green Belt. The area is predominantly residential to the west and south east, however is predominantly rural to the north.

Full planning permission is sought for extensions and alterations to the rear elevation of the dwelling. At present the dwelling is two storey at the front and single storey at the rear, with a rear cat slide roof.

The originally submitted plans proposed to extend the dwelling at the rear to a two storey dwelling, with three dormers in the rear roof slope, a balcony at first floor level, and various windows and balcony doors of different sizes and styles. Following appraisal of the submitted plans, and consultation with both the Council's Conservation Officer and the Council's Conservation Advisory Working Party, it was considered that amendments should be sought which would improve the possible appearance of the rear elevation, as the windows did not match in terms of style and alignment and the amount of dormers proposed was considered excessive.

Amended plans have been submitted, which showed some improvements to the proposal. These included an improved match of the doors and windows, so that they were more in keeping with the style of windows on the original property. However the three dormers remained in the proposal.

It is therefore considered that the key issues in the determination of this application are:-

- Is the development considered appropriate adjacent to the Green Belt?
- What is the impact of the proposal upon the Rural Area?
- What are the design implications and visual amenity issues of the Conservation Area and Green Belt?
- How would the proposal affect neighbouring amenity?

Is the development considered appropriate adjacent to the Green Belt?

The proposed extension would be adjacent to the Green Belt therefore although the proposed extensions are not directly within it, the development would have an impact on the overall openness and character of the Green Belt.

Policy S3 "Development in the Green Belt", part iv, states that:

"The well designed extension or alteration of an existing dwelling, or its replacement, may be acceptable as long as it does not result in disproportionate additions over and above the size of the original dwelling."

Having calculated the volume increase on the dwelling, the proposal would lead to approximately a 22 % increase on the original size of the dwelling. This is considered a proportionate and an acceptable volumetric increase to a dwelling within/ next to the Green Belt. The footprint of the dwelling would not be increased, only the rear part of the dwelling is to be made two storey with additional bedrooms created in the roof space.

The impact of the proposal on the Rural Area

As the dwelling is sited within the Rural Area, rural development policies will apply. In terms of the principle of a residential extension within an area which is mostly residential, the proposal is not considered to raise any significant issues in terms of PPS 7. In terms of design issues, PPS 7 states that planning authorities should ensure that development respects and, where possible, enhances the qualities of the rural area. Development should also contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location, having regard to the policies on design contained in PPS 1. It is considered that the

scale of the development would be acceptable within the rural area, however it is considered that the design of the proposal would not be in keeping with the character of the rural area in terms of the properties in the surrounding area.

In relation to design, PPS 1 paragraph 34 states that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. It is considered that, in terms of PPS 1, the proposal would be out of keeping with the surrounding properties within the rural area, and although attempts have been made to amend the scheme, the appearance of the proposal would remain harmful to the character of the rural area.

Design issues and visual amenity of the Conservation Area and Green Belt

Policy H18 of the Local Plan states that the form, size and location of each extension should be subordinate to the design of the original dwellings and the extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or the setting.

As the proposal is adjacent to the Audley Conservation Area, the aims and objectives of PPG 15 'Planning and the Historic Environment' need to be considered. This states the importance of protecting Conservation Areas in terms of their natural and architectural characteristics and charm. Structure Plan Policy NC19 'Conservation Areas' states that there will be a presumption in favour of retaining and enhancing buildings, groups of buildings, or other features, including open spaces and views through, into or out of the areas which contribute to their special character. New development within or adjacent to Conservation Areas should respect and protect their character and appearance with regard given to height, scale, intensity and materials.

Local Plan Policy B14 'Development in or adjoining the boundary of Conservation Areas' reflects the national and structure plan guidance, stating that in determining applications for building in a Conservation Area, special regard will be paid to the acceptability of its form, scale and design when related to the character of its setting, including the buildings and open spaces in the vicinity.

It is considered that again, whilst the principle of extending the dwelling is acceptable, the design of the proposal would be out of keeping with the traditional appearance of the dwellings within the area. The proposed extensions and alterations would detract from the views into and out of the Conservation Area.

In terms of design, PPS 1 paragraph 34 states that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. Paragraph 35 goes on to state that good design should be integrated into the existing urban form and the natural and built environments. The properties surrounding the dwelling are predominantly of a similar character; inter war housing constructed in brick, pebbledash and decorative timber with plain clay tile roofs. Some of the surrounding properties are of local architectural or historic interest and for this reason it is considered that the design and style of the proposal would not integrate well into the surrounding built environment. Further, because of the traditional inter war architecture of the properties in the area, it is considered that the design of the proposal would detract from the surrounding natural environment, including views into and out of the adjoining Conservation Area.

The visual amenity, character and openness of the Green Belt also needs to be considered. Similar to the above, PPG 2 'Green Belts' paragraph 3.15 states that the visual amenities of the Green Belt should not be injured by development proposals. As the proposal is adjacent to the Green Belt and can be seen from views from within the Green Belt, it is important that the proposal would not harm the character and appearance of the Green Belt. However it is considered that the proposal would appear conspicuous within the Green Belt due to the three dormers (the middle dormer being almost the same height as the ridge of the roof and being

very large and prominent) and the overall appearance of the proposed rear elevation which would lead to a negative and harmful impact upon the character of the Green Belt.

Residential Amenity

The amenity of neighbouring residents needs to be considered in the determination of the application. It is considered that the proposed rear alterations and extension would not harm the neighbouring amenity in terms of loss of light as the proposal would comply with the Guidance contained in the Council's Supplementary Planning Document 'Space Around Dwellings' relating to lighting of neighbouring principle windows. Further, the proposal would not impact upon the neighbouring residents privacy, as all proposed windows are to the rear elevation and the proposed balcony would be on the western side of the rear elevation and there are no dwellings on the western side of the dwelling, just the allotment gardens and then a playground located approximately 37m from the dwelling.

Therefore, in terms of residential amenity, the proposal is considered acceptable.

Conclusion

The problems of the application were explained to the agent early on in the application process and although they made some changes, the proposal would remain in conflict with National, Regional, County and Local Green Belt, Conservation Area and Design policies and should therefore be resisted.

Recommendation

REFUSE for the following reasons:-

- 1, The proposed development is located adjacent to the Audley Conservation Area. The form and nature of the proposed development would harm the views into and out of this Conservation Area. The proposal is therefore contrary to policies NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, Policies B9, B10 and B14 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objectives of PPG 15 'Planning and the Historic Environment.'

2. The proposed development, by virtue of its design, would constitute a harmful addition to a dwelling adjacent to the Green Belt, which would have a harmful impact upon the character of the Green Belt, contrary to Policies D5A and D5B of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, Policy S3 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objectives of PPG 2 'Green Belts.

3. The design of the development fails to take the opportunities available for improving the character and quality of an area by virtue of the inappropriate design of the rear elevation which would be out of keeping with the traditional features of the housing observed in this locality contrary to Policy D2 of the Staffordshire and Stoke on Trent Structure Plan, Policy H18 of the Newcastle-under-Lyme Local Plan and the aims and objectives of PPS1.

Performance Checks	Date		Date
Consultee/ Publicity Period	22/2/2008	Decision Sent Out	
Case Officer Recommendation	25/2/2008	8 Week Determination	3/3/2008
Report checked by Back Office			
Management check			

OFFICER REPORT ON DELEGATED ITEMS

Applicant - A R Bellal Esq

Application No 08/00009/FUL

Location – 17 London Road, Newcastle

Description – Alterations and change of use from takeaway to restaurant

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

West Midlands Regional Spatial Strategy

Policy UR1: Implementing Urban Renaissance – the MUAs
Policy UR3: Enhancing the role of city, town and district centres
Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for All
Policy QE5: Protection and enhancement of the Historic Environment
Policy T7: Car parking Standards and Management

Staffordshire and Stoke-on-Trent Structure Plan 2011

Policy D1: Sustainable forms of development
Policy D2: The Design and Environmental Quality of Development
Policy NC19: Conservation Areas
Policy T2: Urban Areas
Policy T13: Local Roads

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
Policy B16: Shop fronts in Conservation Areas

Other Material Considerations include:

National Planning Policy

PPS1: Delivering Sustainable Development (2005)
PPS 6: Planning for Town Centres
PPG 13: Transport
PPG 15: Planning and the Historic Environment
Companion Guide to PPS1 “The Planning System: General Principles”

Supplementary Planning Guidance

Nil

Planning History

88/17708/N	PER	13/9/1988	Change of use to restaurant and delivery service
N12345	WDN	26/5/1983	Change of use to Fish and Chip and fast food Takeaway Shop
90/01193/NA	SPLIT	24/4/1990	Two illuminated signs

Views of Consultees

The Council's Conservation Officer – Objects to the works done on site – not in accordance with the submitted plans. Requests colour to be 'Georgian' and not white

Conservation Advisory Working Party – Members welcomed the change of use from a take away to a restaurant. However, requested that officer negotiates for a better design of the fascia and the materials/ colour scheme in view of its proximity to a Listed Building.

Environmental Health - Approve subject to conditions

Highways Authority – No objections

Police ALO - No Objections

Representations

Nil

Applicants/ Agents submission

A design and access statement has been submitted with the application, stating that the application site is situated on the southern edge of Newcastle Town Centre, facing the A34 London Road. Ample off street car parking is available at all times, and there are three car parking spaces at the rear of the premises for staff and disabled customers. The site is within easy walking reach of the main bus station in the Town Centre. The client has managed a successful fast food takeaway on the site for a number of years, and now wishes to run the application site as a restaurant.

There will be no extensions to the existing building, as the change of use will be managed by internal alteration. There will, however, be some alterations to the front and rear elevations to accommodate disabled clients and to make the front elevation of the restaurant more visible. The internal layout is to be altered to accommodate restaurant clientele, by forming toilets for both able bodied and disabled customers, two separate dining areas, and an enlarged and improved kitchen. The existing living accommodation at first floor level will be retained for the use of the restaurant manager.

The external appearance would be unchanged except for the revised front doors and side screen which will be in keeping with the buildings adjoining the site, and in creating access for the disabled at the rear. There will be no landscaping in the proposals

Key Issues

The application site is located on the periphery of the Newcastle Town Centre towards the south, within the Town Centre Conservation Area. The property is a mid-terraced property sited on the London Road Roundabout. Full planning permission is sought for the change of use from a hot food take away (A5) to a restaurant (A3) and internal and external alterations.

It is considered that the main issues in the determination of this application are:

- Principle of the proposed use
- Parking and Highways Implications
- The impact of the proposals upon the Newcastle Town Centre Conservation Area

Principle of the proposed use

The proposal is for a change of use from A5 hot food takeaway use to A3 restaurant. There is an existing restaurant immediately adjacent to the premises on the northern side. The property to the southern side is a vacant premises which was previously a newsagents. Although there are residential properties nearby, the premises has been operating as a hot food take away until 1 am Monday to Thursday nights and 2.30am on a Friday and Saturday for a number of years without complaints to the Environmental Health Division of the Council. The use as a restaurant would mean a reduction in opening hours to 11pm at the latest as requested by

Environmental Health which would be beneficial to local residents. Environmental Health consider that the implications of a restaurant use can be successfully controlled by the use of appropriate conditions including waste disposal, drainage, fume extraction and deliveries.

The Government's key objective for town centres as set out in PPS 6 is to promote their vitality and viability. The property concerned lies within the Newcastle Town Centre which is a significant centre for evening leisure activities, and the promotion of a vibrant centre in the evenings is of great importance. The change of use from a hot food take away to a restaurant would not have a significant impact upon the town centre as it would only be a small restaurant, however this would encourage more people to visit the centre in the evening and therefore would contribute to the promotion of a vibrant town centre.

The principle of the use of the premises as an A3 restaurant is therefore acceptable in this location.

Parking and Highways Implications

There were no objections from the Highways Authority to the application in terms of parking or highways implications. There are two large multi storey car parks serving the town centre located within a 5 minute walking distance of the premises, and also on street car parking in the residential street to the rear.

The property is also close to the Newcastle Town Centre Bus Station which would encourage sustainable public transport use in accordance with the aims and objectives of PPG13 'Transport'.

There were no objections to the illuminated sign to the frontage, however no details have been submitted regarding this fascia sign or illumination therefore details of this would need to be submitted to the Local Planning Authority regarding this in order to assess whether an advertisement application is required.

The impact of the proposed development upon the Conservation Area and nearby Listed Building

As the property lies within the Newcastle Town Centre Conservation Area and approximately 300 metres from the Grade II* Listed Holy Trinity Church, the impact of the proposal on both of these elements of the historic environment needs to be considered.

Section 4.14 of PPG 15 'Planning and the Historic Environment' states that special attention should be paid in the exercise of planning functions to the desirability or preserving or enhancing the character or appearance of a Conservation Area. Section 4.18 states that special regard should be had for matters such as scale, height, form, massing, respect for traditional features, the scale and spacing of window openings and the nature and quality of materials. Policy NC19 'Conservation Areas' of the Staffordshire and Stoke-on-Trent Structure Plan states that new development within or adjacent to Conservation Areas should respect, protect and enhance their character and appearance with respect to its height, scale, intensity and materials.

Policy B9 of the Newcastle-under-Lyme Local Plan, 'Prevention of harm to Conservation Areas' and Policy B10 of the Local Plan 'The requirement to preserve or enhance the character or appearance of a Conservation Area' reflect the aims of the National and regional policies and guidance.

As well as promoting the town centre as a vital and viable centre for shopping, services and leisure, the wider objectives of PPS 6 include the encouragement of investment to regenerate deprived areas. This part of the Conservation Area is less attractive than other parts, therefore receiving an application for alterations to the frontage of the property as well as the change of use offers a chance to improve this property's appearance, leading to the eventual improvement of the whole of this part of the Conservation Area.

Following on from discussions with the Councils Conservation Officer and also consultation with the Conservation Advisory Working Party, a number of amendments were requested to alter the proposed appearance of the frontage of the property. However none have been

forthcoming therefore the application shall be assessed in its current format. The immediate surrounding properties including a vacant newsagents and a restaurant do not have frontages that enhance or protect the Conservation Area Character. So although the proposed frontage would be in keeping with the existing character and appearance of this small part of the Conservation Area it is considered that to accept a proposed frontage which fits in with the existing surrounding properties but does not protect or enhance the character of the overall Conservation Area is not acceptable, especially in such a prominent location, and therefore a condition requesting the submission and approval of details of the external alterations shall be included to control the appearance of the façade of the property and to comply with Policies NC19 of the Staffordshire and Stoke-on-Trent Structure Plan and B16 of the Local Plan.

Reasons for the grant of planning permission

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

Recommendation

Permit subject to: Conditions:

1. Patrons shall not be permitted on the premises before 07.00am or after 11.00pm on any day.

R1: In the interests of residential amenity having regard to the location of the premises immediately adjoining residential properties, in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2001

2. Deliveries to and from the premises shall not take place outside the hours of 07.00am and 10.30pm on any day.

R2: In the interests of residential amenity having regard to the location of the premises immediately adjoining residential properties, in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2001

3. Before works to convert the premises to A3 use commence, details of suitable fume extraction system shall be submitted to the Local Planning Authority for prior approval. The system shall be designed to operate in full accordance with the approved details before the premises first use for A3 purposes and shall thereafter be maintained in accordance with the approved details. The flue outlet shall terminate no less than 1 metre above the highest point of any building situated within a 20 metre radius of the flue terminal. To allow the proposals to be properly assessed, efflux velocity of extraction system, type of flue terminal, location of discharge point, method of odour control, noise specification including sound power levels (SWL) and frequency analysis for the equipment to be installed and method of attaching the ventilation system to the building fabric.

R3: In the interests of amenity and to ensure the visual appearance of the equipment is acceptable, in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 and the aims of objectives of PPS1.

4. The fume extraction equipment installed in pursuance to condition 3 shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority.

R4: In the interest of amenity in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 2011.

5. No fixed mechanical ventilation or refrigeration/ air conditioning plant shall be installed until full and precise details have been submitted to and approved in writing by the Local Planning Authority. Such aforesaid approved scheme shall be constructed and installed in accordance with the approved scheme and shall thereafter be maintained in accordance with

the approved scheme. To allow the proposals to be properly assessed, the following information would be expected to be submitted to the Local Planning Authority:

- Full noise specification including sound power levels and frequency analysis for the equipment to be installed
- Details of noise mitigation measures to be utilised to prevent the proposed system from causing disturbance to immediately adjacent premises
- A scale plan showing the positioning and orientation of the equipment in relation to adjacent premises

R5: In the interests of residential amenity and to prevent nuisance in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.

6. Prior to the premises being brought into use for the purpose hereby permitted, details of means to prevent grease, fat and food debris from entering the foul drainage system serving the premises shall be submitted to the Local Planning Authority for prior approval. The approved scheme shall be installed prior to the premises opening and shall thereafter be maintained in accordance with the approved details.

R6: In the interests of the environment and to prevent pollution in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.

7. The refuse storage and collection arrangements for the A3 use categories shall be submitted to the Local Planning Authority for prior approval. The approved scheme shall be installed prior to the premises opening and shall thereafter be maintained in accordance with the approved details.

R7: In the interests of residential amenity and to prevent nuisance in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.

8. Refuse collections shall not take place before 7am or after 10.30pm on any day.

R8: In the interests of residential amenity and to prevent nuisance in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.

9. This approval does not infer nor grant permission for the external alterations to the front elevation facing London Road. No development shall commence until full and precise details of the proposed external alterations to the frontage of the property facing London Road have been submitted to and approved in writing by the Local Planning Authority, including :-

- i) The proposed material and colour of the door
- ii) The detail of the façade including the window(s) and proposed material of the frame

- iii) Detail and proposed material and colour of the first floor window frame on the front elevation facing London Road.

R9: To protect and enhance the character of the Newcastle Town Centre Conservation Area, in accordance with Policy NC19 of the Staffordshire and Stoke on Trent Structure Plan 2011 and Policies B9, B10, B13 and B16 of the Newcastle under Lyme Local Plan 2011.

10. Prior to the commencement of the development hereby approved, full details of the proposed illuminated fascia sign shall be submitted to and approved in writing by the Local Planning Authority.

R10: In the interests of public and highway safety in accordance with Policy T13 of the Staffordshire and Stoke-on-Trent Structure Plan 2011 and to protect the character and appearance of the Conservation Area, in accordance with Policy NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 2011 and Policies B9, B10, B13 and B16 of the Newcastle under Lyme Local Plan 2011.

Advisory Notes to applicant

- It is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the extraction equipment, is kept, preferably at the premises and is made available to Officers of the Local Planning Authority, to facilitate monitoring of compliance with conditions 3 and 4.
- The applicant is advised that compliance with planning conditions does not necessarily prevent action from being taken by the Local Authority or members of the public to secure the abatement, restriction or prohibition of statutory nuisances actionable under the Environmental Protection Act 1990 or any other statutory provisions.
- It is suggested that the applicant forwards a detailed kitchen layout plan.
- The premises are required to be registered with the Council as a Food Business and comply with the requirements of food safety and health and safety law. For further advice contact Newcastle under Lyme Borough Council Food Safety Section 01782 742571.
- The sale of alcohol and the provision of hot food after 11pm are licensable activities under the Licensing Act 2003. You are advised to contact the borough Council's Licensing Department on 01782 742224 for further advice and for the relevant application forms.

N10. (Crime Prevention)

Performance Checks	Date		Date
Consultee/ Publicity Period	15/2/2008	Decision Sent Out	
Case Officer Recommendation	4/3/2008	8 Week Determination	11/3/2008
Report checked by Back Office			
Management check			

OFFICER REPORT ON DELEGATED ITEMS

Applicant Mr C Perkins

Application No 08/00011/FUL

Location Spring Cottage, The Holborn, Madeley, Nr Crewe

Description Two storey side extension and replacement garage

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 1996 - 2011

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

Newcastle Under Lyme Local Plan 1996 - 2011

Policy H18: Design of Residential Extensions, where subject to planning control
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
Policy T16: Development – General Parking Requirements

Other Material Considerations

Space Around Dwellings (July 2004)

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development
Companion Guide to PPS1 "The Planning System: General Principles"
PPG15: Planning and the Historic Environment

Planning History

07/00833/FUL Two Storey Side Extension and Detached Garage with office over - Withdrawn

Views of Consultees

Conservation Advisory Working Party – No objections to careful control over materials and detailing to match the existing. Members welcomed the reduction in scale.

Madeley Parish Council – The council objects to the application on the grounds that the glazed link is not in keeping with the style of the surrounding properties and the inclusion of a storage area above the garage increases the size of the building beyond that which is suitable for the area.

Representations

The occupiers of 3 neighbouring properties have been notified. No letters of representation have been received.

Applicants/agents submission

None

Key Issues

The proposed two storey side extension will be located on the north east facing elevation and will be linked to the main house by a glazed link. A replacement detached garage is also proposed located to the north of the proposed extension. The side extension and detached garage will use traditional materials that match the original dwelling and other properties in the area. Features of the original dwelling will also be matched where possible. Internally the proposals are to serve as a lounge and garage with storage over at ground floor level and a bedroom with en-suite bathroom at first floor level. The proposal has been amended after a previous application was withdrawn, app no. 07/00833/FUL, following Planning and Conservation officer advice.

The proposal is located within the Madeley Conservation area. Therefore the key issues in the determination of the development are:

- the design of the proposals
- the impact of the proposed development on the Conservation Area
- the impact upon neighbouring occupiers in terms of amenity

Design of the proposals

PPS1 (para. 33) states *“Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.”*

Policy H18 refers to the design of residential extensions, where subject to planning control. The policy states:

“Proposals to extend dwellings will be favourably considered, subject to other policies in the Plan, so long as the following requirements are satisfied:

- i) The form, size and location of each extension should be subordinate to the design of the original dwellings.*
- ii) The materials and design of each extension should fit in with those of the dwelling to be extended.*
- iii) The extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or setting.”*

The application property is a detached cottage along ‘The Holborn’ in Madeley. Spring cottage is a brick built two storey dwelling that has been painted white and has traditional features. The cottage is orientated side on with the gable facing the Holborn. The detached garage is towards the north east of the curtilage, this being approximately 13 metres from the main dwelling.

The proposed extension will be a two storey development on the north east facing elevations. This will result in the front of the extension facing The Holborn. The replacement detached garage is located away from the proposed extension. The vehicular access will remain as existing, this following the removal of a further vehicular access incorporated into the previously withdrawn application.

The design of the extension and replacement garage has been amended following the withdrawal of a previous planning application, app no. 07/00833/FUL. The extension and replacement garage have both been reduced in size following comments from the Planning Department and Conservation Officer. A glazed link will provide access to the extension from the main dwelling, this is considered to be a contemporary feature that would achieve a balance between the original dwelling and the proposed extension. This part of the development represents a good design with the extension aspect matching the materials and features of the main dwelling.

The proposed extension is a two storey development that demonstrates a design that is in keeping with the original cottage with dormer windows at first floor level on the front elevation. These windows will be of a similar size to that of the original dwelling and will have barge boards also to match the appearance of the original dwelling. The extension will be set well back from the boundary of the property that is adjacent to the Holborn.

The existing garage was built in the 1970’s and also included a store and conservatory. The replacement garage building will be of a different design but this design is considered to be in keeping with the original dwelling although it will be marginally taller than the existing garage. The materials and features will replicate the original dwelling and so the design is considered acceptable.

The proposed extension is considered to be of a form, size and location that is subordinate to the design of the original dwelling with the height of the extension being lower than the ridge of the original dwelling. The orientation of the proposed extension will be different to the original dwelling. However, this will further help the proposal to look subordinate and not dominate the appearance of the original dwelling. The materials and features will replicate that of the original dwelling. The design is therefore

considered acceptable with a contemporary design feature coming via the glazed link which is considered to demonstrate an effective way of separating old from new. The surrounding Conservation Area has a mixture of properties which range in design and materials, therefore it is considered that the proposed development would not detract from the character of the original dwelling or the integrity of the original group of dwellings or street scene and setting, for the reasons outlined above.

The designs of the proposals are considered to be in compliance with policy H18 of the Local Plan and is deemed to be acceptable.

The impact of the proposed development on the Conservation Area

Policy B9, B10, B13 and B14 seeks to prevent harm of development on Conservations Areas and a requirement to preserve or enhance the character or appearance of a Conservation Area. The property is located within the Madeley Conservation Area and in particular, policy B10 is of importance in this instance.

The area has a mixture of dwellings in the area, both in terms of style and design with Spring Cottage being different in appearance to other properties in the area. The proposed extension and replacement garage will have features that replicate the original dwelling and the Conservation Officer has had detailed pre-application discussions with the applicant regarding both designs and the applicants have incorporated these comments into the designs. A glazed link was added as a contemporary design that will offer a balance between the old and new aspects of design, thus enhancing the Conservation Area and the area in general.

Views of the property from The Holborn would be partially protected by a large hedgerow running along the boundary of the property.

It is considered that the proposed development would enhance the appearance of the conservation area whilst not having any detrimental impact on the character or appearance of the Conservation Area. This being in accordance with policy B9, B10, B13 and B14 of the Local Plan.

Impact upon neighbouring occupiers in terms of amenity

PPS 1 paragraph 3 states that;

“Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987: ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs.’”

Supplementary Planning Guidance provides further advice regarding residential extensions.

The proposed extension is orientated so that the front elevation is facing The Holborn. The front elevation has four windows, two at ground floor level and two at first floor level. None of these are considered to overlook any neighbouring properties. A set of French patio doors are proposed on the side elevation of the property, these along with the glazed link will not affect or overlook any neighbouring properties due to its distance well away from neighbouring properties.

The detached garage will be taller in height than the existing structure, however the impact on neighbouring properties will be minimal with the design and general improvement of the building, in terms of its construction, will help the building to enhance its surroundings rather than adversely impacting on neighbouring properties. The garage will be a sufficient distance from any neighbouring properties, therefore it would not appear overbearing or cause overshadowing on neighbouring properties.

It is considered that the side extension and detached garage adhere to the guidance contained within the SPG with regards to the impact on residential amenity and the impact on neighbouring properties.

The proposed development would result in a reduction in private space at the property but it is considered that adequate private space would still remain at the property. Therefore, the proposals adhere to the guidance contained within SPG relating to the control of residential development.

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 which would justify a refusal of planning permission.

Recommendation

Permit subject to conditions:

1. No works shall commence until full and precise details of the facing materials have been submitted to and approved in writing by the Local Planning Authority.
- R1. To protect and safeguard the historic fabric and appearance of the listed building in accordance with the requirement of Policy NC18 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and Policy B10 and B13 of the Newcastle-under-Lyme Local Plan 2011.

Performance Checks	Date		Date
Consultee/ Publicity Period	10.02.08	Decision Sent Out	
Case Officer Recommendation	03.03.08	8 Week Determination	06.03.08
Management check	5.3.08 ESM		

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Mr T Hambleton, Chair of Bradwell Lodge Community Centre Management Committee
Application No 08/00028/FUL

Location – Bradwell Lodge, Bradwell Lane, Porthill

Description – Installation of seven CCTV security cameras

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

West Midlands Regional Spatial Strategy

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for All
Policy QE5: Protection and enhancement of the Historic Environment

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

Policy D1: Sustainable forms of development
Policy D2: The Design and Environmental Quality of Development
Policy NC18: Listed Buildings

Newcastle-under-Lyme Local Plan 2011

Policy B5 control of development affecting the setting of a listed building
Policy B6 Extension or Alteration of Listed Buildings

Other Material Considerations include:

National Planning Policy

PPS1: Delivering Sustainable Development (2005)
PPG 15: Planning and the Historic Environment
Companion Guide to PPS1 "The Planning System: General Principles"
Safer Places - The Planning System and Crime Prevention

Planning History

There have been a number of previous developments associated with the community centre, recent history includes:

07/00346/DEEM3 & 07/00347/LBC for external alterations to provide improved access for the disabled and general renovation works, approved 26/6/07

Please see planning history sheet on file for additional history.

Views of Consultees

Conservation Advisory Working Party – No Objections

English Heritage – do not wish to offer any comments and consider that the application should be determined on the basis of the Council's specialist Conservation advice.

Police Architectural Liaison Officer – supports the application which seeks to provide some degree of capable guardianship in the manner of formal surveillance in a location which has consistently suffered criminal damage and anti-social behaviour associated with congregation of youths.

Representations

Nil

Applicants/ Agents submission

A design and access statement was submitted with the application, outlining that the building is a Grade 2 Listed Building, comprising of two very different designed buildings. The Villa Residence was built in 1886/1887 and was sold to the Newcastle Corporation in 1937. It was to be used for social amenities by the people of Wolstanton and District. A second block comprising of a large hall, reception, kitchen, cloakroom and toilets was added in the 1950's and has been used by the community for social events since.

At the moment the building is under refurbishment which also includes disabled access works, which were approved under 07/00346/DEEM3 & 07/00347/LBC. These works are being undertaken by the Borough Council.

The planning application is for the installation of 7 externally mounted CCTV cameras, 3 fixed to the Villa and 4 fixed to the large hall. The cameras on the Villa will be mounted under the large roof overhang and have been chosen for their small size so as not to be easily seen from the ground. The cable conduits will run directly into the roof space. There is a separate Listed Building application also submitted (08/00031/LBC).

The cameras on the hall will be mounted on the wall as close to the soffit boards as possible. These cameras are slightly larger than those fitted to the Villa because of the longer range of vision. The cable conduits will run along the soffit boards and reception flat roof into the roof space of the Villa.

In April 2007 the management of the Bradwell Lodge community centre was transferred from the Borough Council to a management committee made up of volunteers from the community. The Borough Council is responsible for the fabric of the building and the heating system, the management committee is responsible for internal decoration, furniture, window and door glass.

For many years the Lodge has been subject to many acts of vandalism mainly damage to the roof and broken windows. Over one weekend in June 2007 seven windows were broken in the Villa and one in the reception entrance. Pre application discussions have been carried out with Staffordshire Police whom are supportive of the proposal.

The management committee feel that if CCTV cameras are fitted they will act as a deterrent, reducing vandalism and help to identify the perpetrators. The chair of the Bradwell Lodge Community Centre management committee has submitted this application as the CCTV arrangements are not part of the Council refurbishment.

Key Issues

Bradwell Lodge is a 19th Century Victorian Villa situated on a prominent corner site in Porthill. The building is Grade II Listed. Listed Building Consent is sought for the installation of seven external CCTV cameras onto Bradwell Lodge, to help deter crime incidents. Three different camera types are proposed – the longest being 180mm. No details provided of the brackets

It is considered that the key issues to examine in the determination of this planning application are:

- The principle of the development on the Listed Building
- Residential Amenity

Principle of the development on the Listed Building

Paragraph 3.2 of PPG15 states listed building controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. PPG15 also advises that there should be a general presumption in favour of the preservation of listed buildings, except where a convincing case can be made out for alteration.

Policy NC18 of the Staffordshire and Stoke on Trent Structure Plan states that there will be a presumption on favour of preserving Listed Buildings and protecting their settings and historic context. Policy B6 of the Local Plan states that the Council will resist alterations or additions

to a listed building that would adversely affect its character or its architectural or historic features.

There is little likelihood of permanent harm to the Listed Building because there are only seven relatively small sized cameras to be installed and the service wiring is minimal and the cameras could be removed if necessary.

It is considered that the installation of the cameras would greatly aid the protection of the building, as it will help to deter incidents of crime against the building. Also, the cameras are small in size discretely positioned particularly in relation to the Villa and are to be situated around the building, therefore will largely go unnoticed.

Comments from the Police Architectural Liaison Officer are supportive of the proposal as the CCTV equipment will deter criminal damage and provide evidential value in criminal proceedings.

Residential Amenity

It is considered that this minor application would have little or no impact on the surrounding neighbouring properties and uses in terms of their amenity. The cameras are solely for the surveillance of the grounds of Bradwell Lodge, and they would be used strictly for CCTV purposes.

Reasons for the grant of Planning Permission

The proposal accords with provisions of the approved development plan for the locality indicated in the decision notice and will not have any detrimental impact on the special character or appearance of the Grade II Listed Building. There are no other material considerations which would justify a refusal of planning permission

Recommendation

Permit: subject to the following conditions:-

1. The CCTV camera equipment and any supporting brackets, hereby approved, shall be stained in black colour and retained and maintained in this colour for the life of the development.
- R. To ensure the special character, architectural interest and integrity of the Listed Building is preserved.

Note to the applicant

N10. (Crime Prevention)

Performance Checks	Date		Date
Consultee/ Publicity Period	22.2.2008	Decision Sent Out	
Case Officer Recommendation	7.3.2008	8 Week Determination	17.3.2008
Report checked by Back Office			
Management check			

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Mr T Hambleton, Chairman Bradwell Lodge Community Centre Management Committee
Application No 08/00031/LBC

Location – Bradwell Lodge, Bradwell Lane, Porthill

Description – Installation of seven CCTV security cameras

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

West Midlands Regional Spatial Strategy

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for All
Policy QE5: Protection and enhancement of the Historic Environment

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

Policy D1: Sustainable forms of development
Policy D2: The Design and Environmental Quality of Development
Policy NC18: Listed Buildings

Newcastle-under-Lyme Local Plan 2011

Policy B6 Extension or Alteration of Listed Buildings

Other Material Considerations include:

National Planning Policy

PPS1: Delivering Sustainable Development (2005)
PPG 15: Planning and the Historic Environment
Companion Guide to PPS1 “The Planning System: General Principles”

Planning History

There have been a number of previous developments associated with the community centre, recent history includes:
07/00346/DEEM3 & 07/00347/LBC for external alterations to provide improved access for the disabled and general renovation works, approved 26/6/07
Please see planning history sheet on file for additional history.

Views of Consultees

Conservation Advisory Working Party – No objections

English Heritage – do not wish to offer any comments and consider that the application should be determined on the basis of the Council's specialist conservation advice.

Representations

Nil

Applicants/ Agents submission

A design and access statement was submitted with the application, outlining that the building is a Grade 2 Listed Building, comprising of two very different designed buildings. The Villa Residence was built in 1886/1887 and was sold to the Newcastle Corporation in 1937. It was to be used for social amenities by the people of Wolstanton and District. A second block comprising of a large hall, reception, kitchen, cloakroom and toilets was added in the 1950's and has been used by the community for social events since.

At the moment the building is under refurbishment which also includes disabled access works, which were approved under 07/00346/DEEM3 & 07/00347/LBC. These works are being undertaken by the Borough Council.

The planning application is for the installation of 7 externally mounted CCTV cameras, 3 fixed to the Villa and 4 fixed to the large hall. The cameras on the Villa will be mounted under the large roof overhang and have been chosen for their small size so as not to be easily seen from the ground. The cable conduits will run directly into the roof space. There is a separate planning application also submitted (08/00028/FUL).

The cameras on the hall will be mounted on the wall as close to the soffit boards as possible. These cameras are slightly larger than those fitted to the Villa because of the longer range of vision. The cable conduits will run along the soffit boards and reception flat roof into the roof space of the Villa.

In April 2007 the management of the Bradwell Lodge community centre was transferred from the Borough Council to a management committee made up of volunteers from the community. The Borough Council is responsible for the fabric of the building and the heating system, the management committee is responsible for internal decoration, furniture, window and door glass.

For many years the Lodge has been subject to many acts of vandalism mainly damage to the roof and broken windows. Over one weekend in June 2007 seven windows were broken in the Villa and one in the reception entrance.

The management committee feel that if CCTV cameras are fitted they will act as a deterrent, reducing vandalism and help to identify the perpetrators. The chair of the Bradwell Lodge Community Centre management committee has submitted this application as the CCTV arrangements are not part of the Council refurbishment.

Key Issues

Bradwell Lodge is a 19th Century Victorian Villa situated on a prominent corner site in Porthill. The building is grade II Listed. Listed Building Consent is sought for the installation of seven external CCTV cameras onto Bradwell Lodge, to help deter crime incidents. Three different camera types are proposed – the longest being 180mm. No details provided of the brackets

Paragraph 3.2 of PPG15 states listed building controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. PPG15 also advises that there should be a general presumption in favour of the preservation of listed buildings, except where a convincing case can be made out for alteration.

Policy NC18 of the Staffordshire and Stoke on Trent Structure Plan states that there will be a presumption on favour of preserving Listed Buildings and protecting their settings and historic context. Policy B6 of the Local Plan states that the Council will resist alterations or additions to a listed building that would adversely affect its character or its architectural or historic features.

It is considered that there is little likelihood of permanent harm to the Listed Building because there are only seven relatively small sized cameras to be installed and the service wiring is minimal and the cameras could be removed if necessary. The colour can be conditioned to be black in colour.

It is considered that the installation of the cameras would greatly aid the protection of the building, as it will help to deter incidents of crime against the building. Also, the cameras are small in size and are to be situated around the building, discretely positioned particularly in relation to the Villa and therefore will largely go unnoticed. No objections have been received from English Heritage or CAWP.

Overall the proposal is considered acceptable as it would not lead to permanent harm of the Listed Building, and would help to prevent further acts of vandalism. Therefore, Listed Building Consent should be granted.

Reason for the grant of this listed building consent

The proposal does not harm the special character or historic interest of this Grade II Listed Building, or its setting, and accordingly the proposal complies with policies in the development plan and national guidance on works to Listed Buildings and within their setting.

Recommendation

Grant Listed Building Consent, subject to the following condition

1. The CCTV camera equipment and any supporting brackets, hereby approved, shall be stained in black colour and retained and maintained in this colour for the life of the development.
- R. To ensure the special character, architectural interest and integrity of the Listed Building is preserved.

Note to the applicant

N10. (Crime Prevention)

Performance Checks	Date		Date
Consultee/ Publicity Period	22.2.2008	Decision Sent Out	
Case Officer Recommendation	5.3.2008	8 Week Determination	17.3.2008
Report checked by Back Office			
Management check	GRB 9.3		

OFFICER REPORT ON DELEGATED ITEMS

Applicant Mr J Walley **Application No** 08/00056/FUL

Location Poolside Cottage, Poolside, Madeley, Newcastle

Description Single Storey Rear Extension.

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

West Midlands Regional Spatial Strategy

Policy Q3: Creating a High Quality Built Environment.

Staffordshire and Stoke on Trent Structure Plan 2011

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

Newcastle Under Lyme Local Plan 2011

Policy H18: Design of residential extensions
Policy B 9: 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

Other Material Considerations:

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (2005)
Companion Guide to PPS1 "The Planning System: General Principles"

Supplementary Planning Guidance

Space Around Dwellings (2004)

Relevant Planning History

N16736 PER	23.11.1987	Rear Extension
92/00516	RETURN	Renewal of permission No N16736 for rear extension. Application returned to applicant.

See also history sheet on file – none relevant to this proposal.

Views of Consultees

Madeley Parish Council: No objections.
Conservation Advisory Working Party: No objections.
Representations

None.

Applicants/agents submission

None.

Key Issues

The application site is a pre WW1 detached house within the Madeley Conservation Area. It has a post war flat roofed rear single storey extension. The present proposal is for full planning permission for a further small extension to infill between the back of the original house and the extension.

The main issues for consideration in the determination of this application are visual amenity and residential amenity.

Visual Amenity

Policy B 9 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. Planning Policy Statement 1 (34) states that Planning Authorities should plan positively for the achievement of high quality and inclusive design in the external design of all new developments. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted. Policy H18 requires residential extensions to be of materials and a design to fit in with those of the dwelling to be extended and not to detract materially from the character of the original dwelling. It is also required that an extension must not detract materially from the integrity of the original design.

Being in a conservation area it is desirable for any extension to match the original building, and so far as possible enhance its appearance. However in this case the house already has a substantial rear extension, and the present application is to extend this. The proposal follows the existing extension very closely, carrying the roof and side wall lines across; the existing side window will be moved out into the new wall, this is to the same pattern as the other side window, so a precise match will be made with the existing extension. A new feature will be introduced onto the flat roof in form of lantern; this should enhance the appearance of the extension. The proposal will not further detract from the integrity of the original design and is acceptable in terms of the impact on the visual amenity of the property and the surrounding area.

Residential Amenity

The proposal is a small extension contained within the boundaries of the existing extension, and the adjoining boundary is wall of equal height so no loss of amenity can be caused to neighbouring properties.

Reasons for the approval of planning permission

The proposal does accord 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. **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.

R1. 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 B9, B10 and H18 of the Newcastle-under-Lyme Local Plan 2011.

Note to the Applicant

N10. (Crime prevention)

Performance Checks	Date		Date
Consultee/Publicity Period	29.02.2008	Decision Sent Out	
Case Officer Recommendation	5.03.2008	8 Week Determination	21.03.2008
Management check			

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Aspire Housing

Application No **08/62/COU**

Location – 43 – 45 Merrial Street, Newcastle

Description – Change of use of former retail unit (A1) to office accommodation (Use Class A2)

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

West Midlands Regional Spatial Strategy

None

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

D1: Sustainable forms of development
D2: The Design and Environmental Quality of Development
D3: Urban regeneration
T1A: Sustainable Location
TC1: Ensuring the future of town centres
NC19: Conservation Areas

Newcastle Under Lyme Local Plan 2011

T16: Development - General Parking Requirements
B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area

Other Material Considerations

Relevant National Policy Guidance:

PPS 1
PPS 6
PPG 13
PPG 15

Companion guide to PPS 1

'Lost' Local Plan policies

Policy R6 – Newcastle Town Centre – non retail uses outside primary shopping frontages

Planning History

2004 04/1193/COU Withdrawn – Change of use to restaurant
2006 06/00194/COU Permit – Change of use to estate agency (no.43 only)
2007 07/656/COU Permit – Change of use to Chinese buffet style restaurant

Views of Consultees

Highway Authority has no objections to the proposal

Conservation Advisory Working Party has no objections

Environmental Health Division – has no objections

Police Architectural Liaison Officer has no objection in principle, however, comments are made regarding the prevention of crime in the building when in use.

Representations

A site notice has been displayed adjacent to the site – no representations have been received.

Applicants/agents submission

The applicants agent has submitted a planning statement, which is based on CABI Design and Access. The statement expresses a desire for the applicant (a local RSL) to have a presence in the town centre.

Key Issues

The application is for full planning permission for the change of use from a vacant retail premises (A1) to office accommodation (A2).

The premises are within the town centre within the Newcastle Town Centre Conservation Area. All Local Plan policies are lost however previously the site was identified as being outside the primary shopping frontage as defined by the Local Plan proposal map.

The main issues to consider are the impact on the conservation area and the loss of a retail premises

Impact on the Conservation Area

Local and national planning policy seeks to preserve and enhance the character and appearance of Conservation Areas and development that will be contrary to this should be resisted.

In this instance no major external alterations would be have to carried out.

It is considered that the change of use would not have an adverse impact on either the character or the appearance of this part of the Town Centre Conservation Area and any advertisement signs will be dealt with separately and on its own merit.

Loss of a retail unit

As stated previously Local Plan policies relating to the Town Centre have been lost, previously Policy R6 of the Local Plan would have been applicable in this instance. Whilst it no longer carries the same weight it is still considered to be a material consideration in the determination of this application given the public examination it went through to be originally adopted

Policy R6 stated the loss of retail uses (A1) may be acceptable so long as they would not be likely to reduce the attractiveness of the Town Centre or interfere with the operation or enjoyment of other nearby town centre uses virtue of smell, fumes noise or increase traffic. It goes on to state where A2 uses are proposed, a shop window display may be required.

The property forms part of an enclave of retail premises and bounded on one side by a services road and a service yard to the rear. This section of Merrial Street has a wide range of services and outlets including other A2 uses.

The premises has a particularly long frontage and were last in retail use. Should permission be granted, a non-retail frontage of some 40 metres would be formed – this is quite a considerable length which could potentially deter persons from continuing beyond.

Planning permission was granted for part of the unit (no. 43) in 2006 to use as an estate agency. This permission has not been implemented but is still extant. It would appear the estate agency in question has moved into a smaller adjacent unit. Planning permission was

also granted for nos. 43 – 45 for the change of use to a restaurant, again this permission is extant and could be implemented.

It is not considered that the loss of a retail unit is one that would adversely reduce the perceived attractiveness of this part of the town given the existing display window is to be retained, the premises have been empty for a number of years and previous permission for non retail uses have been granted. For these reason therefore the principle of the use is acceptable.

Reasons for the grant of planning permission

The principle of the use is acceptable, and it is not deemed to have any effect on the character and appearance of the Conservation Area, or result in an increase of crime and disorder. There are no other material considerations, which would justify a refusal.

Recommendation

Permit subject to:

1. This permission grants consent for the use of the premises as office accommodation – such use falling within Class A2 of the Town and Country Planning Use Classes Order 1985, as amended, including by the Town and Country Planning (Use Classes) (Amendment) Order 2005 – and does not grant or imply consent for use of the premises for Class B1 (Business) purposes.

R For the avoidance of any doubt as to the scope of this consent.

Notes to applicant

1. N10 - Crime and Disorder note.
2. Your attention is drawn to the attached comments of Staffordshire Police dated 31st January 2008.
3. This permission does not grant nor imply permission to erect any advertisement signs. You are advised to contact the Planning Case Officer (01782 742408) to discuss your requirements for advertisement signage on the premises.

Performance Checks	Date		Date
Consultee/ Publicity Period	27.02.08	Decision Sent Out	
Case Recommendation Officer	11.03.08	8 Week Determination	21.03.08
Management check			

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Newstead Properties

Application No 08/00070/LBC

Location – 31 Ironmarket, Newcastle

Description – Conversion of first and second floors to six apartments with associated internal and external alterations

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

West Midlands Regional Spatial Strategy

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for All
Policy QE5: Protection and enhancement of the Historic Environment

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

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy H6: Conversions
Policy NC18: Listed buildings
Policy NC19: Conservation Areas

Newcastle-under-Lyme Local Plan 2011

Policy B5 Control of development affecting the setting of a Listed Building
Policy B6 Extension or Alteration of Listed Buildings
Policy B7 Listed Buildings – Change of use

Other Material Considerations include:

Town Centre Area Action Plan (as Submitted) March 2007

Site lies within the Town Centre Historic Core
Policy D15 Consideration of historic fabric

National Planning Policy

PPS1: Delivering Sustainable Development (2005)
PPG 15: Planning and the Historic Environment
Companion Guide to PPS1 “The Planning System: General Principles”

Planning History

There have been a number of previous developments associated with office use between the last 1950's & 1988.

Please see planning history sheet on file for comprehensive history.

Views of Consultees

Conservation Advisory Working Party – No objections, subject to officers monitoring the retention of special architectural features. Concerns were raised to the removal of the dwarf wall if it was built at the same time as the original building.

English Heritage – do not wish to offer any comments and consider that the application should be determined in accordance with guidance and on the basis of the Council's specialist Conservation advice.

Representations

Newcastle Civic Society – support the proposal and advocates town centre living particularly 'over the shop' with residents having an ownership of the town centre. Secure car parking is a prime consideration, with further visitor spaces allocated for the benefit of all flats.

No other representations received.

Applicants/ Agents submission

The proposal is to refurbish this Grade II Listed Building which is currently used as a financial advisers' office and convert the upper floors to six apartments. The proposal would accommodate 2 bedrooms within each apartment and a central lift. Extensive pre-application discussions have been undertaken between the Council's Conservation Officer and Building Regulations Access Officer to ensure the scheme respects the integrity of the Listed Building and comply with DDA requirements.

Internal works involve some degree of removal of existing walls to accommodate the internal layout of the apartment for rooms such as bathrooms, kitchen areas, etc. They will preserve and make good existing plaster mouldings and joinery. Structural alterations would be kept to a minimum and existing doors retained and only a 1970's door screen at the bottom of the main stair is to be removed to enable the original character of the stair return.

External alterations involve general refurbishment of the exterior and removal of a boiler flue on the side elevation and removal of the blue bricked chimney stack on the rear elevation. There is a lift shaft turret proposed in the central area of 1.5m in height within the existing pitched roof of the rear annex. The proposal would be in matching red/brown brickwork and have a blue brick parapet typical in this area and be in scale within its setting. The entrance doors would be redecorated and feature bold colours of a Georgian period. On the rear elevation a new rear entrance would be formed in the 1930's rear annex to the building within the area of an existing window. The work would be sensitively carried out to minimise the external appearance of the building. Front elevation would involve the installation of black iron railings of 1m in height.

Key Issues

The application seeks Listed Building consent for conversion of the first and second floors to 6 apartments with associated internal and external alterations. The proposal involves mainly internal works for the subdivision into six 2 bedroom apartments and installation of a lift. External works include removal of the boiler flue on the side elevation and creation of a lift shaft 1.5m in height above the existing pitched roof of the rear annex, and the creation of a ramped access to the rear. Internal conversion works include creation of kitchen and bathroom areas for the apartments and general make good of the existing historic features. There is a separate Planning application submitted (08/00072/FUL) for the change of use and external alterations.

The site is a Grade II Listed Building within Newcastle Town Centre and in the Town Centre Conservation Area.

The determining issue for this application is whether the internal conversion works and minor changes on the exterior adversely affect the historical character and setting of the Grade II Listed Building.

Paragraph 3.2 of PPG15 states listed building controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. PPG15 also advises that there should be a general presumption in favour of the preservation of listed buildings, except where a convincing case can be made out for alteration.

Policy NC18 of the Staffordshire and Stoke on Trent Structure Plan states that there will be a presumption on favour of preserving Listed Buildings and protecting their settings and historic context. Policy B6 of the Local Plan states that the Council will resist alterations or additions to a Listed Building that would adversely affect its character or its architectural or historic features. Policy B7 states change of use of a Listed Building will only be permitted if its character or appearance would be preserved or enhanced.

The general elements of the proposed scheme are considered to be acceptable and are welcomed as the application proposes external refurbishment of the exterior. The building is generally in good condition

and the proposed works on the exterior is to make good of the stone cills and coping and clean and paint the metal rainwater goods. The removal of the existing boiler flue and modern rear chimneystack, external refurbishment/ decoration and installation of the 1m high black iron railings on the frontage are all positive elements.

The existing dwarf wall would remain and the railings would be erected on top of the wall in front and extend along the entire frontage of the site.

The creation of the lift shaft turret in the central area would create a new element 1.5m above the existing pitched roof of the 1930's rear annex to the premises. The materials proposed are matching red/brown brick with blue engineering brickwork to a parapet detail and are considered acceptable, when considered in the context of the other alterations proposed.

Overall the proposal is considered acceptable as it would renovate and enhance the character of the Listed Building within the Town Centre. Therefore, Listed Building Consent should be granted.

Reason for the grant of this listed building consent

The proposal does not harm the special character and will not have any detrimental impact on the character or appearance of this Grade II Listed Building, or its setting, and accordingly the proposal complies with policies in the development plan and national guidance on works to Listed Buildings and within their setting.

Recommendation

Grant Listed Building Consent, subject to the following condition

1. Prior to the commencement of the works hereby approved, a method statement and schedule of works shall be submitted to and approved in writing by the Local Planning Authority showing the retention and protection of the staircase, handrail, banisters/balusters, cornices, architraves, skirtings, windows, doors and any other historic features. The relevant work shall be carried out in strict accordance with the approved details.
R1 To ensure the special character, architectural interest and integrity of the building is preserved.
2. No development shall be undertaken until details of a positive input ventilation system for the proposed residential units, including its installation, have been submitted to and approved in writing by the Local Planning Authority. This consent does not require, or grant consent for, the replacement of existing windows by double glazed units, or the provision of secondary glazing
R2 To ensure the special character, architectural interest and integrity of the building is preserved, in accordance with Policy NC18 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 & Newcastle-Under-Lyme Local Plan Policy B7.
3. Before any part of the development hereby approved first commences, a plan shall be submitted to the Local Planning Authority indicating details of all new windows, external doors, including cross sections of glazing bars, to a scale of not less than 1:20. The details which are approved by the Local Planning Authority shall be carried out in full.
R3: To ensure that the external appearance of the building / structure is acceptable in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 & Newcastle-Under-Lyme Local Plan Policy B7.
4. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the approved drawings or otherwise first approved in writing by the Local Planning Authority.
R4 To ensure the special character, architectural interest and integrity of the building is preserved.

5. No development shall be carried out until details of the proposed railings, including their type, materials, installation and colour have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before any of the residential units are occupied.
- R5 To ensure the satisfactory appearance of the development on the Listed Building.
6. The development hereby approved shall be carried out in total accordance with the approved plans numbered AS-04RevB date stamped received by the Local Planning Authority on 18/2/08.
- R6 For the avoidance of doubt and to specify the plans to which the permission / consent relates.
7. Any new doors shall match the design of the original doors i.e. they shall be provided with panels
R7 To ensure the special character, architectural interest and integrity of the building is preserved
8. Prior to the commencement of the works hereby approved a detailed colour scheme for the painting of the buildings shall be submitted to and approved in writing by the Local Planning Authority, and the works shall proceed in accordance with that detailed scheme
R8 To ensure the special character, architectural interest and integrity of the building is preserved
9. The removal of the galvanised metal boiler metal flue and the redundant chimney at the rear of the building shall be undertaken in accordance with a programme that shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of the works hereby approved
R9 To ensure the benefits of the removal of such features are achieved, and to enhance the special character and appearance of the building and the character and appearance of the Conservation area.

Performance Checks	Date		Date
Consultee/ Publicity Period	29.2.2008	Decision Sent Out	
Case Officer Recommendation	17.3.2008	8 Week Determination	20.3.2008
Report checked by Back Office			
Management check	GRB 19.3		

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Newstead Properties
08/00072/FUL

Application _____ **No**

Location – 31 Ironmarket, Newcastle

Description – Change of use from offices to ground floor offices with apartments at first and second floor
level (6 in total) with associated external alterations

Policies and Proposals in the approved development plan relevant to this decision:

West Midlands Regional Spatial Strategy

Policy QE1 : Conserving & Enhancing the Environment
Policy QE3 : Creating a High Quality Built Environment for all
Policy QE5 : Protection and enhancement of the Historic Environment

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy H6: Conversions
Policy NC18: Listed buildings
Policy NC19: Conservation Areas

Newcastle under Lyme Local Plan 2011

Policy H1: Residential Development: Sustainable Location and Protection of the Countryside
Policy H3 : Residential Development: Priority to Brownfield Sites
Policy H6 : Encouragement of the Provision of Living Accommodation by the Conversion of Existing Non-Residential Urban Buildings
Policy T4: Access and facilities for disabled people
Policy B5: Control of development affecting the setting of a listed building
Policy B6 : Extension or Alteration of Listed Buildings
Policy B7 : Listed Buildings: Change of use
Policy B9 : Prevention of Harm to Conservation Areas
Policy B10 : Requirement to Preserve or Enhance the character or appearance of Conservation Areas
Policy B13: Design & Development in Conservation Areas
Policy B14: Development in or adjoining the boundary of Conservation Areas
Policy E11: Development of employment land for other uses

Other Material Considerations include:

Disability Discrimination Act 1995

Part III of the DDA gives disabled people important rights of access to everyday services. This means that service providers have to consider making permanent physical adjustments to their premises.

Town Centre Area Action Plan (as Submitted) March 2007

Site lies within the Town Centre Historic Core and within the Primary Shopping Area but is not a Primary Frontage

Policy SF1 The Spatial Framework
Policy H7 Housing
Policy D15 Consideration of historic fabric

National Planning Policy

PPS1: Delivering Sustainable Development (2005)
Companion Guide to PPS1 “The Planning System: General Principles”
PPS3: Housing (2006)
PPG15: Planning and the Historic Environment (1994)
PPG24: Planning and Noise (1994)

Relevant Planning History

There have been a number of previous developments associated with office use between the last 1950's & 1988.

Views of Consultees

Highway Authority – No objections subject to conditions

Conservation Advisory Working Party – No objections, subject to officers monitoring the retention of special architectural features. Concerns were raised to the removal of the dwarf wall if it was built at the same time as the original building.

English Heritage – do not wish to offer any comments and consider that the application should be determined on the basis of guidance and on the Council's specialist Conservation advice.

Environmental Health – formal comments originally made recommended additional information be supplied by the applicant on the raw noise data relating to the noise survey undertaken. This information was supplied on the 18/2/08 and following discussions with Environmental Health Officers the applicants also sent in details of ventilation system to be installed within the loft area to bring in fresh air to the landing areas. Verbal comments from EHO indicates no objections subject to noise attenuation measures such as requirement for double glazed non opening windows to reduce outside noise from entering the building and for an internal ventilation system to enable fresh air to enter the units.

Police Architectural Liaison – Conversion of the upper floors to living accommodation has potentially desirable side affects of providing informal guardians for the location, increasing natural surveillance and diversifying the town centre. The proposed addition of forecourt railings to the full frontage will be an attractive way of reinforcing and providing semi-private defensible space a protective buffer between public space and private property.

Staffordshire County Council as **Education Authority** – No observations received by required date.

Representations

Newcastle Civic Society – support the proposal and advocates town centre living particularly ‘over the shop’ with residents having an ownership of the town centre. Secure car parking is a prime consideration, with further visitor spaces allocated for the benefit of all flats.

No other representations received.

Applicant's submission

A supporting statement accompanies the applications incorporating a Design and Access statement which states:-

The proposal is to refurbish this Grade II Listed Building which is currently used as a financial advisers' office and convert the upper floors to six apartments. The proposal would accommodate 2 bedrooms within each apartment and a central lift. Extensive pre-application discussions have been undertaken between the Council's Conservation Officer and Building Regulations Access Officer to ensure the scheme respects the integrity of the Listed Building and comply with DDA requirements.

Internal works involves some degree of removal of existing walls to accommodate the internal layout of the apartment for rooms such as bathrooms, kitchen areas, etc. Would preserve and make good existing plaster mouldings and joinery. Structural alterations would be kept to a minimum and existing doors

retained and only a 1970's door screen at the bottom of the main stair is to be removed to enable the original character of the stair return.

External alterations involve general refurbishment of the exterior and removal of a boiler flue on the side elevation and removal of the blue bricked chimney stack on the rear elevation. There is a lift shaft turret proposed in the central area of 1.5m in height within the existing pitched roof of the rear annex. The proposal would be in matching red/brown brickwork and have a blue brick parapet typical in this area and be in scale within its setting. The entrance doors would be redecorated and feature bold colours of a Georgian period. On the rear elevation a new rear entrance would be formed in the 1930's rear annex to the building within the area of an existing window. The work would be sensitively carried out to minimise the external appearance of the building. Front elevation would involve the installation of black iron railings of 1m in height.

Disabled car parking will be provided and space for 7 cars within the rear car park.

A noise survey has been submitted with the application which this and the design and access statement is available for inspection both at the Civic offices and on the Council's web site www.newcastle-staffs.gov.uk.

Key Issues

The application seeks planning consent for change of use from offices to ground floor offices and 6 apartments at first and second floor level. As required by Local Plan policy B6 the proposal includes details of the intended alterations to the building. The proposal involves mainly internal works for the subdivision into six 2 bedroom apartments and installation of a lift. External works include removal of the boiler flue on the side elevation and creation of a lift shaft 1.5m in height above the existing pitched roof of the rear annex. Internal conversion works include creation of kitchen and bathroom areas for the apartments and general make good of the existing historic features. There is a separate Listed Building application submitted (08/00070/LBC) for the conversion works proposed.

The site is a Grade II Listed Building within Newcastle Town Centre a, but outside the Primary Shopping Frontage as indicated on the Local Plan Proposals Map.

The determining issues are the principle of converting this Listed Building into 6 apartments on the upper floors in the town centre location: whether the internal renovation and conversion works and minor changes on the exterior adversely affect the historical character and setting of the Grade II Listed Building; and whether a satisfactory level of residential amenity would be achievable.

The principle of the proposed conversion

Policy H6 of the Local Plan encourages the provision of living accommodation by the conversion of existing non residential buildings in urban areas providing the proposal contributes to sustainability objectives and that the proposal does not create conflict with nearby uses or damage local amenity. Structure Plan policy H6 takes a similarly encouraging stance but also has the presumption in favour of retention or improvement of buildings of historical or architectural importance. TCAAP H7 indicates support for such conversions as long as the development does not comply with the operation of any existing business and as long as satisfactory access and servicing arrangements can be provided. The TCAAP did not include any specific policies concerning proposals to change premises from offices. The proposal is not considered, having regard to the scale of the office accommodation involved, to materially conflict with policy E11 of the Local Plan.

Potentially subject to the criteria being met, the proposal is considered to comply with these policies and also fulfil the Government's requirements of providing sustainable high quality housing in sustainable areas such as this town centre location.

The proposed retention of the office use on the ground floor and residential accommodation above would offer a mixed use opportunity within the heart of the town centre and would complement the Conservation Area, through the renovation of this Grade II Listed Building.

Whether the proposal would adversely affect the Listed Building or the setting of the town centre Conservation Area

The general elements of the proposed scheme are considered to be acceptable and are welcomed as the application proposes external refurbishment of the exterior. The building is generally in good condition and the proposed works on the exterior is general make good of the stone cills and coping and clean and paint the metal rainwater goods. The removal of the existing boiler flue and modern rear chimney stack, external refurbishment/ decoration and installation of the 1m high black iron railings on the frontage are all positive elements.

The existing dwarf wall would remain and the railings would be erected on top of the wall in front and extend along the entire frontage of the site.

The creation of the lift shaft turret in the central area would create a new element 1.5m above the existing pitched roof of the 1930's rear annex to the premises. There would be limited or distant views of this and none from Ironmarket itself. The materials proposed are of matching red/brown brick with blue engineering brickwork to a parapet detail and are considered acceptable and in keeping with the historic character of the Listed Building in the context of the other alterations proposed.

Impact on residential amenities

The proposal involves creation of residential units within a Listed Building located on Ironmarket which is busy with commercial activity. Neighbouring uses include wine bars, library, retail shops, and other financial and professional services. There is also a Police Station nearby off Merrial Street and Queens Gardens public open space located further down Ironmarket. As a result of busy and vibrant town centre location, the application is accompanied by a noise survey. The noise survey does indicate that the site, as a result of its location within the Town Centre, does suffer from a fairly high degree of noise exposure in the region of 56 to 58.3 dB which is within noise exposure category B as defined in PPG24, and potentially the site may fall within Category C.

PPG24 highlights Noise Exposure Categories (NECs) ranging from A-D, to help local planning authorities in their consideration of applications for residential development near transport-related noise sources. Category A represents the circumstances in which noise is unlikely to be a determining factor, while Category B is where noise needs to be taken into account when determining application and, where appropriate, conditions imposed to ensure an adequate level of protection against noise. The Council's Environmental Health Division consider the site to fall within Category B which the noise survey clearly identifies as a result of its position within Ironmarket near to wine bars, retailing activities and near to the ring road, and they have requested additional information regarding what are termed the maximum instantaneous noise levels during the nighttime period, together with details of

mitigation measures to be incorporated within the development to enable windows to be kept shut at night whilst maintaining adequate ventilation for Building Regulation purposes.

In response to the request for further assessment of the noise environment, the agents have provided further information. They submit that the surveys show that individual noise events are relatively infrequent and they maintain their view that the site is NEC B. They propose an internal ventilation system. They also submit that with double glazing the WHO guidelines would be exceeded “very infrequently” ie 15 instances during a week. They submit that a balance needs to be struck between the “somewhat aspirational targets” set by the WHO and the desire of many people to live in vibrant urban areas.

Environmental Health Division have been given the opportunity to respond to this additional information but have not done so.

Environmental Health recommend verbally, conditions to ensure the occupiers of the proposed residential apartments have a reasonable living environment, such as a requirement for double glazed non opening windows and internal ventilation system to enable fresh air to enter the apartments. However, the historic integrity of the Listed Building has to be considered. The existing windows are single glazed many of which are original and an important element of the architectural quality of the building. The inclusion of double glazing would substantially harm the character and appearance of the building.. The suggested ventilation system can be installed within the landing areas with minimum interference to the fabric of the Listed Building, although it would appear that there will be some parts of the apartments where it might be of limited benefit, depending upon internal details. Whilst the noise environment achieved will fall short of that which would be desirable, the scheme does have a significant benefit of providing an active use for this significant listed building, and whilst the standard of residential amenity achieved will be lower, it can be argued that the occupiers of such town centre accommodation cannot reasonably expect such a high level of amenity as would be obtained say in a suburban housing estate.

Reason for the grant of this planning permission:-

Recommendation

The proposal will does not harm the special character and will not have any detrimental impact on the character or appearance of this Grade II Listed Building, or its setting within the Town Centre Conservation Area, and accordingly the proposal complies with policies in the development plan and national guidance on works to Listed Buildings and within their setting. It is considered that an acceptable standard of residential amenity can be achieved without causing harm to the special architectural and historic interest of the building.

Grant Planning permission, subject to the following conditions:

2. Prior to the commencement of the works hereby approved, a method statement and schedule of works shall be submitted to and approved in writing by the Local Planning Authority showing the retention and protection of the staircase, handrail, banisters/ balusters, cornices, architraves, skirtings, windows, doors and any other historic features. The relevant work shall be carried out in strict accordance with the approved details.
- R1 To ensure the special character, architectural interest and integrity of the building is preserved.
- 3 No development shall be undertaken until details of a positive input ventilation system for the proposed residential units, including its installation and noise levels, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the residential units and be retained in working order for the life of the development. This consent does not require, or grant consent for, the replacement of existing windows by double glazed units, or the provision of secondary glazing**

R2 In the interests of residential amenity and to ensure the special character, architectural interest and integrity of the building is preserved, in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 & Newcastle-Under-Lyme Local Plan Policy B7.

3. Before any part of the development hereby approved first commences, a plan shall be submitted to the Local Planning Authority indicating details of all new windows, external doors, including cross sections of glazing bars, to a scale of not less than 1:20. The details which are approved by the Local Planning Authority shall be carried out in full.

R3: To ensure that the external appearance of the building / structure is acceptable in accordance with Policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 & Newcastle-Under-Lyme Local Plan Policy B7.

4. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the approved drawings or otherwise first approved in writing by the Local Planning Authority.

R4 To ensure the special character, architectural interest and integrity of the Listed building is preserved.

5. No development shall be carried out until details of the proposed railings, including their type, materials, installation and colour have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before any of the residential units are occupied.

R5 To ensure the satisfactory appearance of the development and its impact on the Listed Building and Conservation Area.

6. The development hereby approved shall be carried out in total accordance with the approved plans numbered AS-04RevB date stamped received by the Local Planning Authority on 18/2/08.

R6 For the avoidance of doubt and to specify the plans to which the permission / consent relates.

7. Prior to the development commencing, full and precise details of recyclables and refuse storage including designated areas to accommodate sufficient refuse receptacles to service both the residential and commercial developments shall be forwarded to the Local Planning Authority for its approval.

R7 In the interests of residential, visual and environmental amenity and to comply with Policy D2 of the Staffordshire and Stoke on Trent Structure Plan 1996-2011.

8. Any new doors shall match the design of the original doors i.e. they shall be provided with panels

R8 To ensure the special character, architectural interest and integrity of the building is preserved

9. Prior to the commencement of the works hereby approved a detailed colour scheme for the painting of the buildings shall be submitted to and approved in writing by the Local Planning Authority, and the works shall proceed in accordance with that detailed scheme

R9 To ensure the special character, architectural interest and integrity of the building is preserved

10. The removal of the galvanised metal boiler metal flue and the redundant chimney at the rear of the building shall be undertaken in accordance with a programme that shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of the works hereby approved

R10 To ensure the benefits of the removal of such features are achieved, and to enhance the special character and appearance of the building and the character and appearance of the Conservation area.

Performance Checks	Date		Date
Consultee/ Publicity Period	29.2.08	Decision Sent Out	
Case Officer Recommendation	17.3.08	8 Week Determination	20.3.08
Management check	GRB 19.3		