

When calling or telephoning please ask for

Mr G Durham

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My ref

GD/EVB – R82/48

7 August 2009

To the Chair and Members

of the

CONSERVATION ADVISORY
WORKING PARTY

Dear Sir/Madam

A meeting of the **CONSERVATION ADVISORY WORKING PARTY** will be held in **COMMITTEE ROOM 1, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE** on **TUESDAY, 18 AUGUST 2009 at 7pm.**

AGENDA

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 28 July 2009 (copy attached for non-Council Members information).
3. To consider the attached reports at Appendix A and B (blue and salmon paper).
4. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
5. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

P W CLISBY

Head of Central Services

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

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

The appropriate Parish Council representative(s)

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

APPENDIX 'A'
(Blue Paper)

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

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
09/284/LBC	Peatswood Hall, Peatswood, Market Drayton. Mr Tony Fair	Conversion of existing buildings to living accommodation (Granny Annexe).	No objections subject to discussions being held between the applicant and Conservation Officer to secure the retention of as much of the garden wall as possible.	Permitted under delegated powers 22/07/09.

APPENDIX 'B'
(Salmon Paper)

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
09/317/FUL	16 Wilbrahams Walk, Audley Beth Johnson Home Improvement Agency.	Two storey rear extension.	Within the Audley Conservation Area.	Councillor Mrs A Beech Councillor Mrs D Cornes Councillor I Wilkes
09/385/FUL	7 Brassington Street, Betley. Mr P Johnson.	Two storey side extension.	Within the Betley Conservation Area.	Councillor D Becket Councillor A Wemyss
09/406/FUL	Morston House, The Midway, Newcastle. North Staffordshire NHS.	Smoking shelter canopy attached to existing building.	Within the Newcastle Town Centre Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton
09/409/FUL	Unit 2 Barn Conversion, Lower Stoney Low Farm, Three Mile Lane, Stoney Low, Madeley. Mrs T Emery.	Outbuilding to house equipment associated with wind turbines.	This proposal may affect the setting of a Listed Building (Barn at Lower Stoney Low Farm).	Councillor Mrs H Morris Councillor J Bannister
09/00320/LBC & 09/00415/FUL	3 King Street, Newcastle. Mrs L Ector.	Proposed internal and external alterations to form offices and removal of trees.	Grade II Listed Building within the Newcastle Town Centre Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Mr T Fair
Application No: 09/00284/LBC
Location: Peatswood Hall, Peatswood
Description: Conversion of existing buildings to living accommodation (granny annex)

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 for All

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

Policy NC18: Listed Buildings

Newcastle under Lyme Local Plan 2011

Policy B9: Control of Development affecting the setting of a Listed Building

Policy B10: Extension or alteration of Listed Buildings

Other Material Considerations include:

Relevant National Policy Guidance

PPS1: Delivering Sustainable Development (February 2005)

PPG 15: Planning and the Historic Environment

Planning History

There has been a previous planning application and listed building consent granted for a granny annexe at this property with a slightly different design to this application. The approved development incorporated more built development than the current proposal. These permission are still valid until 23 September 2009.

Views of Consultees

Loggerheads Parish Council – no objections to the proposal.

Conservation Advisory Working Party – no objection to the application subject to discussions between the applicant and Conservation Officer to secure the retention of as much of the garden wall as possible.

Representations

No written representations were received.

Applicant's/Agent's Submission

A design and access statement has been submitted as part of the listed building consent.

Key Issues

This application is for listed building consent for the conversion of an existing outbuilding to a granny annexe. The application site is located within the open countryside in a group of two other dwellings. The adjacent 'Clock House' is a Grade II Listed Building and the application building is a curtilage Listed Building by virtue of Section 1(5) of the Act. Peatswood Hall itself is a relatively new building (built within the last 20 years) and is not a Listed Building.

The proposed extensions and alterations are sympathetic to the design and original features of the Listed building and those surrounding it. IT would also create a development that assimilates within its surrounds more sympathetically than the extent permission already granted. The Conservation Advisory Working Party requested that amendments were sought to retain as much of the garden wall as possible and after discussions with the agent a sympathetic design with two small arches had been provided which appears much more attractive than the original scheme.

To ensure that the correct materials are used in the development, a condition requesting submission and approval of these details prior to commencement would be included as part of any permission.

Reason for the grant of listed building consent

It is considered that the proposal does not have any detrimental impact on the character, appearance or setting of the Grade II Listed Building and accordingly the proposal complies with policies in the development plan indicated on the decision notice, legislative requirements, and national guidance on works to Listed buildings.

Recommendation

Grant consent subject to the following conditions:-

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990
2. Prior to the commencement of development details of the:-
 - (i) External facing materials (to the granny annexe and courtyard wall)
 - (ii) Timber works (doors, roof lights, canopy and windows)
 - (iii) Roof and eaves detailing and depth of reveals behind which fenestration and doors are to be set

Shall be submitted to, and approved in writing by, the local planning authority. The development shall then be constructed in accordance with the approved details.

- R2: To ensure the quality and visual appearance of the development and the setting of the Grade II Listed Building in accordance with Policy NC18 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and Policies B5 and B6 of the Newcastle-under-Lyme Local Plan 2011.

Informative

The decision hereby issued was made following consideration of the following plans and supporting information:

- TF/PW/2009/1 Amendments A
- Peatswood Location Plans Amended May 2009-08-05 TF/PW/2009/2 Amendments A (stamped received by the local planning authority on 18 June 2009)

- Design and Access Statement

Performance Checks	Date		Date
Consultee/ Publicity Period	26.6.09	Decision Sent Out	
Case Officer Recommendation	22.7.09	8 Week Determination	22.7.09
Report checked by Back Office	Cird GRB on 22.7		