

To the Chair and Members  
of the  
CONSERVATION ADVISORY  
WORKING PARTY

Mr G Durham  
742222  
GD/EVB – R82/48

9 May 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 **TUESDAY, 20 MAY 2008** at **7.00pm**.

#### **AGENDA**

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 29 April 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
<b>06/1181/OUT</b>	Sainsburys, Liverpool Road, Newcastle Sainsburys Plc	Demolition of existing buildings and erection of 6 non-food retail units (Class A1) with associated car parking, access and landscaping works	No objections in principle to the demolition of buildings and redevelopment of the site. However, the application in its current form was deemed to be totally unsatisfactory due to its lack of detail and the creation of a 'dead zone' in Liverpool Road if a service yard was allowed on that elevation. Request that Officers negotiate for a complete and comprehensive approach to the redevelopment of this site with careful control over detailing to ensure that the scheme would be sympathetic to the character and appearance of the Newcastle Town Centre Conservation Area	Permitted by Committee 19.06.07
<b>07/856/FUL</b>	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	No objections. Members were pleased that officers were to implement a number of conditions (including the retention of the existing door as a feature), to this visually important building.	Permitted by Committee 15.04.08
<b>08/93/ADV</b>	The Clarks Shop. 50 High Street, Newcastle Clarks International	New fascia signage	Some concerns were raised regarding the tone of grey to be used for the proposal. Members requested that the Conservation Officer ensure that a 'classic and dignified' grey colour be used on this important building	Permitted under delegated powers 14.04.08

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
08/140/LBC	The Guildhall, High Street, Newcastle Newcastle Borough Council	Conversion from former public house to Council Customer Service Centre	No objections. Members welcomed the sympathetic approach to bringing the Guildhall back into use. The Chair requested that this Working Party be kept informed and involved in each stage of the process.	Permitted by Committee 10.03.08
08/142/FUL & 08/143/LBC	Conservative Club, 48-50 Merrial Street, Newcastle Mr J Pedder	Erection of metal railings and alterations to front boundary wall	The Working Party welcomed the proposals for improvements which would better integrate the building into that part of the town. Members queried the possibility of re-introducing the 'original' design of railings and gates or seeking a more ornamental design feature	Permitted under delegated powers 29.04.08
08/155/LBC	Keele Hall, Keele University, Keele Mr G Williams	Installation of a platform lift between lower and principal ground floors	No objections in view of the well worded rationale	Permitted by Committee 31.03.08
08/193/FUL	The Old School, Church Bank, Keele Mrs V J Newman	Ground floor side extension	Members welcomed the officers involvement in this development for one of the most important buildings in Keele. Request that there be careful control over materials and detailing and that the development and environment around the building be closely monitored. Members further requested that they be kept informed of the progress of works on this site	Application withdrawn
08/204/FUL	52 West Street, Newcastle Mrs J Hallam	Ground floor rear extension	No objections	Application withdrawn

## CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
08/275/FUL	Audley Theatre, Hall Street, Audley Audley Players	Alterations to existing fire escape	Within the Audley Conservation Area	Councillor Mrs A Beech Councillor Mrs D Cornes Councillor I Wilkes
08/279/LBC	Manor Farm, Manor Road, Madeley Mr J Furnival	Alterations to part of a redundant barn in connection with formation of a single dwelling and two holiday lets	Within the Madeley Conservation Area and the proposal affects a Listed Building	Councillor Mrs H Morris
08/324/FUL & 08/325/LBC	Manor House Farm, Park Lane, Ashley Mr N Edge	Alterations and extensions	Grade 2 Listed Building	Councillor B Tomkins Councillor Mrs F Myatt Councillor P Maskery
08/333/COU	5-6 Ironmarket, Newcastle Done Bookmakers	Change of use from retail (Class A1) to Betting Shops ( Class A2)	Within the Newcastle Town Centre Conservation Area and may affect the setting of a Listed Building	Councillor Mrs E Shenton Councillor D Clarke
08/338/FUL	Willowbrook, Woore Road, Madeley, Nr Crewe Mr N Fox	Removal of condition 4 of permission 97/900/COU requiring all garage openings to be closed during the loading of the milk vehicle/float and all such loading to be undertaken within the garage and variation of conditions 6,7 & 8 relating to other matters including hours of delivery and size of vehicles.	Within the Madeley Conservation Area	Councillor Mrs H Morris Councillor J Bannister
08/377/OUT	T K Phillips Workshop, Moss Lane, Madeley Chamberlain Development Ltd	Revised planning application for cottages 1 & 2 previously approved 07/1009/OUT	Within the Madeley Conservation Area	Councillor Mrs H Morris Councillor J Bannister

## OFFICER REPORT ON DELEGATED ITEMS

**Applicant** Clarks international      **Application No** 07/00093/ADV

**Location** The Clarks Shop, 50 High Street, Newcastle.

**Description** New Fascia signage.

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

#### **West Midlands Regional Spatial Strategy**

Policy UR3: Enhancing the Role of City, Town and District Centres

Policy QE3: Creating a High Quality Built Environment for all

#### **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, their settings and historic context

Policy NC19: Conservation Areas

#### **Newcastle Under Lyme Local Plan 2011**

Policy B5: Control of Development affecting the Setting of a Listed Building

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 T14: Development and the Highway Network

#### **Other Material Considerations**

PPS1: Delivering Sustainable Development

PPG19 Control of Outdoor Advertisements

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

#### **Relevant Planning History**

None relevant to this application.

See also property history on file, non material to this application.

#### **Views of Consultees**

Conservations Advisory Working Group:

Some concerns raised regarding the 'tone' of grey to be used for the proposal. A "classic and dignified" grey colour be used on this important building objection subject to neighbours comments being taken into consideration.

Staffordshire C.C. – Highways Authority - Highways Standing Advice.

### **Representations**

None received.

### **Applicants/agents submission**

Access Statement.

### **Key Issues**

The application site is within the Town Centre Conservation Area and is adjacent to 56 High Street, a Grade II Listed Building.

Express consent is sought for the display of three replacement signs two being on the fascia and one hanging. They will not be illuminated.

The main issues to address are amenity and public safety.

### **Amenity**

There is very little change from the existing signs, the main change being that of colour. The proposed signs are considered to be of a scale and appearance which is appropriate to their location in a conservation area and adjacent to a listed building. It is considered that the sign will not have an adverse impact on the visual amenity of the area.

### **Public Safety**

The signs are not illuminated so no issues can arise from this. The lowest point of the hanging sign will be 2.6metres above the surface of the highway so it will not obstruct the highway or present a hazard to pedestrians.

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

The proposed advertisement sign is acceptable in respect of public safety and amenity and would accord with the provisions of PPG19, and there are no other material considerations which would justify a refusal of consent to display the sign.

### **Recommendation**

Grant consent.

### **Note to the Applicant**

N10. (Crime prevention)

Performance Checks	Date		Date
Consultee/Publicity Period	<b>22.03.2008</b>	Decision Sent Out	
Case Officer Recommendation	<b>14.04.2008</b>	8 Week Determination	<b>17.04.2008</b>
Management check			

# OFFICER REPORT ON DELEGATED ITEMS

**Applicant** John Peddler **Application No** 08/00142/FUL

**Location** Conservative Club, Merrial Street, Newcastle

**Description** Erection of metal railings and alterations to front boundary wall

## **Policies and proposals in the 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 forms of Development  
Policy D2: The Design and Environmental Quality of Development  
Policy NC19: Conservation Areas  
Policy NC18: Listed Buildings

### **Newcastle Under Lyme Local Plan 2011**

Policy B6: Extension or alteration of Listed Buildings  
Policy B9: Prevention of harm to conservation areas  
Policy B10: Requirement to preserve or enhance the character or appearance of a conservation area  
Policy B13: Design and development in conservation areas  
Policy B14: Development in or adjoining the boundary of conservation areas

### **Other Material Considerations**

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

PPS1: Delivering Sustainable Development (2005)  
PPG15: Planning and the Historic Environment (1994)

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

### **Planning History**

See history sheet on file

### **Views of Consultees**

The **Conservation Advisory Working Party** supports and welcomes the proposal. Members queried the possibility of re-introducing the original or more ornate design of railing and gates.

### **Representations**

None

### **Applicants/agents submission**

A Design and Access Statement has been submitted.



## **Key Issues**

This is an application for full planning permission for the erection of metal railings and alterations to front boundary wall.

The application property is a mid 18<sup>th</sup> Century Grade II Listed building currently used as a club. The property is located in Newcastle Town Centre and within the Newcastle Town Centre Conservation Area. The area has a mixed of commercial and retail uses.

There is an associated listed building application which concentrates on the impact of the proposal on the listed building.

The railing relate to the curtilage of the site facing onto Merrial Street, the means of enclosure currently consist of render brick wall topped with coping stones. It is understood the boundary originally had railings on top of the wall.

The works involve:

- The building up of brick piers and the replacement of decorative balls
- The introduction of metal railing above the existing walling to overall height of approximately 2.3 metres and 2.1 metres.

Local Plan policies require the prevention of harm and the preservation or enhancement of the character or appearance of a conservation area

The proposal has also resulted in the removal of some unsympathetic windows grilles which were erected for security purposes.

The proposal includes for the retention of what existing detailing there is.

The alterations would bring a sensitive solution restoring some of the original character of the building and as such it is considered acceptable and adverse impacting on the Listed Building and would not harm the appearance and character of the conservation area subject to conditions relating to the detail of the works to be carried out.

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

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

## **Recommendation/conditions**

### **Permit subject to,**

1. No works referred to in planning permission shall commence until full and precise details of the following have been submitted to and approved in writing by the Local Planning Authority: -
  - a) Iron railings and supporting cross members to include cross sections.
  - b) The means of attaching the railing to the wall
  - c) The proposed gates
  - d) Finished colour of the railings
  - e) A method statement for any repair works

The works shall be undertaken in accordance with the aforesaid approved details

R1. To protect and safeguard the historic fabric and appearance of the listed building and the appearance and character of the Conservation Area in accordance with the requirement of Policies NC18 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and Policies B6, B9, B13 and B14 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objective of PPG15.

Note to Applicant

N10 - Crime and Disorder note.

Performance Checks	Date		Date
Consultee/ Publicity Period	<b>04.04.08</b>	Decision Sent Out	
Case Officer Recommendation	<b>29.04.2008</b>	8 Week Determination	<b>02.05.08</b>
Management Check	<b>1.5.08 ESM</b>		

# OFFICER REPORT ON DELEGATED ITEMS

**Applicant** John Peddler **Application No** 08/00143/LBC

**Location** Conservative Club, Merrial Street, Newcastle

**Description** Erection of metal railings and alterations to front boundary wall

## **Policies and proposals in the 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

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

Policy NC18: Listed Buildings

### **Newcastle Under Lyme Local Plan 2011**

Policy B6: Extension or alteration of Listed Buildings

### **Other Material Considerations**

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (2005)

PPG15: Planning and the Historic Environment (1994)

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

### **Planning History**

See history sheet on file

### **Views of Consultees**

The **Conservation Advisory Working Party** supports and welcomes the proposal. Members queried the possibility of re-introducing the original or more ornate design of railing and gates.

### **Representations**

None

### **Applicants/agents submission**

A Design and Access Statement has been submitted.

### **Key Issues**

The property is a mid 18<sup>th</sup> Century Grade II Listed building currently used as a club. This application is for listed building consent for the erection of metal railings and alterations to front boundary wall.

The railing relate to the curtilage of the site facing onto Merrial Street, the means of enclosure currently consist of render brick wall topped with coping stones. It is understood the boundary originally had railings on top of the wall.

The proposal has also resulted in the removal of some unsympathetic windows grilles which were erected for security purposes.

The works involve:

- The re-rendering of the existing wall
- Cleaning off the existing coping stones
- The building up of brick piers and the replacement of decorative balls
- The introduction of metal railing above the existing walling to overall height of approximately 2.3 metres and 2.1 metres.

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 architectural or historic features.

The proposal includes for the retention of what existing detailing there is.

The alterations would bring a sensitive solution restoring some of the original character of the building and as such it is considered acceptable and adverse impacting on the Listed Building subject to conditions relating to the detail of the works to be carried out.

**Reason for the grant of this Listed building consent**

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

**Recommendation/conditions**

**Grant consent** subject to the following conditions

2. No works referred to in this listed building consent shall commence until full and precise details of the following have been submitted to and approved in writing by the Local Planning Authority: -
  - f) Iron railings and supporting cross members to include cross sections.
  - g) The means of attaching the railing to the wall
  - h) The proposed gates
  - i) Finished colour of the railings
  - j) A method statement for any repair works

The works shall be undertaken in accordance with the aforesaid approved details

- 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 B6 of the Newcastle-under-Lyme Local Plan 2011. and the aims and objective of PPG15.

**Note to Applicant**

You are requested to inform the local planning authority at least 7 days in advance of the date you intend to commence the works related to this consent.

Performance Checks	Date		Date
Consultee/ Publicity Period	<b>04.04.08</b>	Decision Sent Out	

Case Officer Recommendation	<b>29.04.2008</b>	8 Week Determination	<b>02.05.08</b>
Management Check	<b>1.5.08 ESM</b>		

**SUPPLEMENTARY REPORT OF THE EXECUTIVE MANAGEMENT TEAM  
TO THE  
CONSERVATION ADVISORY WORKING PARTY – 20<sup>th</sup> May 2008**

**Applications for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund.**

**Purpose**

To consider three applications for financial assistance towards the cost of the repair and restoration of the following buildings of special architectural or historic interest.

**1. Carlton House, 48-50, Merrial Street, Newcastle-under-Lyme (Ref: 08/09001/HBG)**

Carlton House is a Grade II Listed Building sited in the Town Centre Conservation Area where a draft Conservation Area Appraisal and Management Plan is in preparation and has been out to consultation. The building is a two-storey late 18<sup>th</sup> Century house built in slate and brick, now rendered and is a private members club, containing function rooms, dining and bar facilities managed by Newcastle Conservative Club. The building makes a substantial contribution to the special architectural or historic interest of the Conservation Area.

The repair and restoration works include the roof and guttering covering a capped-off a chimney; repainting, making good and lighting the rendered façade to Merrial Street; refurbishing the front door; remodelling/rebuilding the front boundary wall with the installation of railings and gates; scaffolding and fees. The remodelling of the boundary wall will provide sufficient security to allow the unsightly grills, installed after a spate of vandalism in the early 1990s, to be removed, exposing properly the fine sash windows, which are such a significant aspect of the special character and appearance of the building.

The total cost of the works is about £38,000 and would be eligible for a grant of £7,800 at the approve 20% rate. The special architectural or historic interest of the building and its contribution to the special character and appearance of the Town Centre Conservation Area warrant the full grant being awarded.

**2. St John the Baptist Church, Keele (Ref 08/09002/HBG)**

The Church is a Grade II\* Listed Building, comprising a rebuilt medieval building in pink and grey sandstone with a fine spire, elaborate windows and much architectural detailing, sited prominently in Keele Conservation Area

The repair and restoration works replacing existing inappropriate plastic rainwater goods, which have failed with black finished cast iron on the south east side, the south and west porches and the north west side. The proposed work includes protection to eaves gutters, lead trays and scaffolding and will eliminate water leaks,

which are damaging the stone fabric of the building. The cast iron rainwater goods will enhance the special character and appearance of the building.

The total cost of the works is about £32,567 and would be eligible for a grant of £6,514 at the approved 20% rate. The Church has made applications to English Heritage in 2006 and 2007, but although supported in principle has been unsuccessful, because of a shortage of national funds (English Heritage has been allocated reduced funds because of the London Olympics). The Church will apply again to English Heritage and the Staffordshire Environmental Fund and has raised about £12,000 through its own fund-raising efforts.

The special architectural or historic interest of the building and its contribution to the special character and appearance of the Town Centre Conservation Area warrant the full grant being awarded.

### **3. Mileposts in the Borough (Ref 08/09002/HBG)**

At your 28<sup>th</sup> November 2007 meeting you received a report on painting the 25 - (now 26 including that adjacent the Polite Vicar on Etruria Road) mileposts in the Borough by the Staffordshire Branch of the Milestone Society and as a result congratulatory letters for undertaking the work were sent to the Milestone Society and the County Council.

The 2008 Grade I and II\* Listed Buildings at Risk Survey revealed the need to straighten-up 13 or so milestones that had become tilted over the years and the Milestone Society has agreed to undertake the necessary work, provided its costs could be met. The Society is a voluntary group with little funding other than that raised by its members and the cost of the work at £303 includes the provision of stone setts around each milestone to "set it off" and to provide for a safety zone to avoid damage from periodic grass cutting.

The value of the work in restoring the special character and appearance of these listed structures far outweighs the actual insignificant cost, and warrants the full grant being awarded.

### **Financial Implications**

There is currently £63,800, in the Conservation and Heritage Fund - (including this year's enhanced contribution), which includes 3 approved awards that have still to be paid and, therefore, there is sufficient funding to meet these grant applications.

### **Conclusions**

These grant applications meet all the Council's criteria for the repair and restoration of the heritage capital of the Borough and supporting the applications would help deliver the Council's statutory duty to preserve and enhance buildings and structures of special architectural or historic interest.

### **RECOMMENDATION:**

**That the Planning Committee be informed that you support these applications.**

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**Background papers**

Files 08/09001/HBG, 08/09002/HBG, 08/09003/HBG.  
Ref JVBB  
Date 6/5/08.