

When calling or telephoning please ask for
Mr G Durham

Direct line or ext
742222

My ref
GD/EVB – R82/48

17 July 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, 28 JULY 2009** at **7pm**.

AGENDA

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 7 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
08/924/FUL	The Spinney, Bowhill Lane, Betley. J Stanchowsky.	Ground floor side extension.	No objections.	Application Withdrawn.
09/223/ADV	25 Castle Walk, Newcastle. Orange.	Fascia sign.	The Working Party expressed concern at the design and dominance of this projecting sign preferring one that would be more in keeping with other signs in Castle Walk.	Permitted under Delegated Powers 06/07/09.
09/230/FUL & 09/261/LBC	The Clock House, Keele University, Keele. University of Keele.	Construction of external entrance ramp, installation of internal wheelchair platform lift, modifications to existing WC's, door replacement/alterations, replacement of interior finishes and associated modifications.	Members welcomed the proposed improvements but concerns were raised regarding the suitability of the Staffordshire Blue Brick wall to carry the proposed railings in terms of their long term appearance.	Permitted under Delegated Powers 30/06/09 & 26/06/09 respectively.
09/281/FUL	Morston House, The Midway, Newcastle. NHS Estates Department.	Installation of new heating and cooling units.	No objections subject to the proposal matching the rest of the building.	Permitted under Delegated Powers 13/07/09.
09/282/CPO	Audley Library, Hall Street, Audley. Staffordshire County Council.	Extension to provide multi-use games room, kitchen area, DDA toilet facility and baby change unit, covered play area, play area and shed.	The Working Party considered that the design of the proposed extension, as submitted, did not reflect the design of the existing building and that insufficient details of the proposed boundary treatment had been submitted to enable proper consideration to be given to that element of the proposal.	Observations to Staffordshire County Council. Recommend Refusal 10/06/09.

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
09/266/LBC	6 Balterley Court, Balterley. Mr J Nicholas.	Infill of gated opening to form additional two storey accommodation.	Proposal may affect the setting of a Grade II listed building (Balterley Hall).	Councillor D Becket Councillor A Wemyss
09/371/ADV	55-57 High Street, Newcastle. Talarus Ltd.	Advertisement.	Proposal may affect the setting of Listed Buildings (51 High Street & The Guildhall). Also within the Newcastle Town Centre Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton
09/373/ADV	7 Queens Parade, Newcastle. Swinton Colonnade.	Internally illuminated fascia sign.	Within the Newcastle Town Centre Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton
09/382/FUL	Park Manor, Butterton. Dr M. Popat.	Boundary wall to south east and entrance (retrospective).	Within the Butterton Conservation Area.	Councillor B Tomkins Councillor Mrs F Myatt Councillor P Maskery
09/286/FUL	9 Brunswick Street, Newcastle. M I C Properties.	Conversion and alterations to form restaurant and 4 No apartments. *Amended Plans.	Within the Newcastle Town Centre Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Orange
Application No: 09/00223/ADV
Location: 25 Castle Walk, Newcastle
Description: Fascia sign

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 D1: Sustainable Forms of Development.
Policy D2: The Design & Environmental Quality of Development.
Policy T13: Local Roads
Policy NC19: Conservation Areas

Newcastle under Lyme Local Plan 2011

Policy B9: Prevention of Harm to Conservation Areas
Policy B10: The requirement to Preserve or Enhance the Character or Appearance of a Conservation Area
Policy B13: Design and Development in Conservation Areas
Policy B20: Illuminated Fascia and other signs in Conservation Areas

Other Material Considerations include:

National Planning Policy

PPS1: Delivering Sustainable Development (February 2005)
Companion Guide to PPS1: The Planning System: General Principles.
PPG 15: Planning and the Historic Environment
PPG19: Outdoor Advertisement Control (March 1992)
Circular 03/07 Town and Country Planning (Control of Advertisement) Regulations 2007

Supplementary Planning Guidance

Nil

Relevant Planning History

Nil

Views of Consultees

Conservation Advisory Working Party – concern expressed at the design and dominance of the projecting sign preferring one that would be more in keeping with other signs in Castle Walk.

Representations

Nil

Applicant's/Agent's Submission

Nil

Key Issues

Advertisement Consent is sought for a fascia sign and projecting sign at Unit 25 Castle Walk, which is a commercial property located within the Town Centre Conservation Area of Newcastle. The development has been carried out and therefore, the application is retrospective.

The fascia is black, measuring 6980mm x 830mm x 50mm, and comprises formed aluminium powder coated black and semi matt. The projecting sign is an internally illuminated acrylic cube overlaid in orange vinyl with text along the bottom edges displaying the brand name "orange" in white.

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:-

- Impact upon the character and appearance of the Conservation Area
- The impact of the illuminated advertisements on the visual amenity of the property it relates to and the surrounding area
- The impact upon public and highway safety

The impact upon the character and appearance of the Conservation Area

PPG 15 "Planning and the Historic Environment" states the importance of protecting and enhancing the character and appearance of Conservation Areas. Policy NC19 of the Staffordshire and Stoke on Trent Structure Plan reflects this national policy by stating that there will be a presumption in favour of retaining and enhancing buildings, groups of buildings, or other features which contribute to their special character, appearance or interest. New development within Conservation Areas should respect, protect and enhance their character and appearance with respect to its height, scale, intensity and materials, and only generate levels of activity which will support their preservation and economic viability. The Local Plan contains several policies aimed at the preservation and enhancement of Conservation Areas. Those being relevant in the determination of this application are Policies B9, B10, B13 and B20.

Policy B13 "Design and Development in Conservation Areas" states that applicants should demonstrate how they have taken into account the need to preserve or enhance the character or appearance of Conservation Areas in the design of their development proposals."

Policy B20 "Illuminated fascia and other signs in Conservation Areas" states that lettering should be individually lit and applied to the fascia signs and stand proud by at least 25mm. It also states light intensity of fascia and other signs in Conservation Areas should not exceed 300 candelas per square metre.

The Conservation Advisory Working Party has expressed some concern over the design and dominance of the projecting sign. Amendments have been requested but none have been forthcoming. The proposal is within a part of the Conservation Area which features many shop fronts of similar appearance and design as this one. Therefore, whilst the projecting box sign is rather prominent, it is not considered that it has any significant adverse impact on the character or appearance of this part of the Conservation Area. Although Policy B20 states that illuminated signs should consist of individually lit letters that stand proud by at least

25mm, this is not considered appropriate in this instance as it would make the sign appear more prominent in the street scene.

Therefore, the proposal would be considered to comply with the aims and objectives of Policies B9, B10, B13, and B20 of the Local Plan, Policy NC19 of the Structure Plan and PPG 15.

The impact of the illuminated projecting sign on the visual amenity of the property it relates to and the surrounding area

Paragraph 33 of PPS 1 states that “Good Design is indivisible from Good Planning.” In paragraph 34 it goes on to state that “Good design should contribute positively to making places better for people, and that 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.”

PPG 19 “Outdoor Advertisement Control” states that outdoor advertising is essential to commercial activity in a free and diverse economy. Outdoor advertisements take many forms, communicating information or a message to passers by. It goes on to state in paragraph 4 that poorly designed signs can spoil the appearance of a good building.

The building is not of special architectural character or appearance, and the signs therefore do not detract from the character of the building. In terms of the aims and objectives of PPS 1, it is considered that the design of the signs do not detract from the character or appearance of the area or street scene.

Overall the signage is considered acceptable in terms of the aims and objectives of PPG 19 and PPS 1.

Public safety and highway safety

It is considered that the fascia sign and projecting sign would not cause any undue harm to public safety. Policy T13 ‘Local Roads’ of the Staffordshire and Stoke-on-Trent Structure Plan states that the priorities for local roads will be to improve safety for all users. The application form states that the illumination levels of the signs would not exceed 800 candelas per square metre, which is over the acceptable luminance levels for signs that do not exceed 10 square metres. The maximum luminance levels for signs not exceeding 10 square metres are 600 candelas per square metre as set out in the Highways Authority Standing Advice. However, Policy B20 of the Local Plan, relating specifically to the luminance levels of signs in Conservation Areas, states that the luminance should not exceed 300 Candelas per square metre in these locations, therefore a Condition reflecting this requirement should be included if permitted.

Recommendation

Approve subject to standard conditions as well as the following condition:

1. The maximum surface brightness of the advertisement sign(s) hereby permitted shall not exceed 300 candelas per square metre.

- R1: To protect the amenity and character of the area, in the interests of highway safety and protecting and enhancing the character and appearance of the Conservation Area in accordance with the requirements of policy B20 of the Newcastle-under-Lyme 1996 – 2011 Local Plan, D2 of the Staffordshire and Stoke on Trent Structure Plan 1996-2011 and guidance provided in Staffordshire County Council’s Highways Standing Advice 2004.

Note to the applicant

1. The decision hereby issued was made following consideration of the following plans

and supporting information:

- Location Plan 1:1250
- Drawing No. ORANGE/ 005/ 2009 A

2. The lighting scheme shall be installed and retained strictly in accordance with the submitted design/ specification and the Institution of Light Engineers "Guidance for the Reduction of Light Pollution, 2000" for Environmental Zone E3.

Performance Checks	Date		Date
Consultee/ Publicity Period	29/6/09	Decision Sent Out	
Case Officer Recommendation	6/7/09	8 Week Determination	8/7/09
Report checked by Back Office			
Management check	Amended RK 7.7.09		

OFFICER REPORT ON DELEGATED ITEMS

<u>Applicant</u>	University of Keele
<u>Application No</u>	09/00230/FUL
<u>Location</u>	The Clock House, University of Keele
<u>Description</u>	Construction of external entrance ramp

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
Policy N9: Community Woodland Zones
Policy N19: Landscape Maintenance 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
PPG15: Planning and the Historic Environment (1994)

Planning History

2002	02/00398/COU	Permitted - 12.07.2002 - Change of use from residential use to use as part of music department with external alterations
2002	02/00648/LBC	Permitted - 24.09.2002 - Internal alterations
2006	06/00930/LBC	Permitted - 28.11.2006 - Essential repairs to the fabric of the building and refurbishment, remodelling and alterations to the Vice Chancellors residence
2007	07/00668/FUL	Permitted - 10.09.2007 - Detached garage

Views of Consultees

Conservation Advisory Working Party - No objections, however request details of materials

to be agreed in writing.

Keele Parish Council - No comments received by due date.

Representations

Nil

Applicant's/Agent's Submission

A Design and Access Statement has been submitted of which the main points are outlined below:

- Keele University are proposing to upgrade the accessibility of the Music Department for staff, students and visitors. The Design and Access Statement relates to applications for planning permission for the Listed Building Consent and also the full planning permission for the external access ramp.
- Involvement and references - the proposals presented have been developed with the prior consultation from Building Control Officers at Stoke-on-Trent City Council to discuss the acceptability of the proposals in relation to obtaining planning permission regarding building and fire regulations (pre application) as advised in PPG 15.
- In the development of the design of the access improvement proposals reference has been made to Building Regulations (2000) Approved Document Part M (2004), BS 8300 (2001) Design of Buildings and Their Approaches to Meet the Needs of Disabled People: Code of Practice and English Heritage publication "Easy Access to Historic Buildings (2004 – 2007).
- Historical Background – The Clock House is a Grade II Listed Building built in 1830, which was formerly a stable block, coach house and head gardeners house to Keele Hall. The building is presently used by Keele University as the Vice Chancellor's residence (East Hall) and partly as the Music School (West Hall).
- The Music Department has occupied the West Half of the Clock House since 1974 – 75. At this time a significant conversion was undertaken to the interior of the original building, and also a substantial 2 storey extension was constructed to the North West elevation of the original building. The 2 storey 70's extension dominates this elevation of The Clock House by its sheer bulk and changes the character of this area.
- Keele University has a long term programme of planned maintenance for its buildings. These current proposals are the latest in a series of works that has seen significant investment in the Clock House to ensure its long term sustainability.
- In 2006 – 2007 the University decided to undertake a major remodelling, repair and refurbishment project to the half of the Clock House that is Vice Chancellors residence. (06/00930/LBC)
- Following this project a new detached garage was also constructed for the Vice Chancellors residence following planning approval in September 2007 (07/00668/FUL)
- The proposals are seen as fundamental to the future operation of music school by allowing it to provide accessible facilities to its users. Along with the proposals that permission is sought for in these current applications, the University also intends to fit the remainder of replacement steel windows to the historic Clock House that were given permission in the previously mentioned Listed Building application.

Key Issues

This application is for full planning permission for the construction of an external entrance ramp at The Clock House, Keele University Campus, which is within the Green Belt, Keele Conservation Area, Area of Landscape Maintenance and Community Woodland Zone. The building is Grade II Listed Building, and an LBC application has been submitted alongside this application for the external entrance ramp and additional internal alterations including a stair lift within part of the original building and alterations to the toilets in the modern extension to the building.

The key issues in the determination of this application are:

- Appropriate development within the Green Belt?
- Impact to the Conservation Area's character and appearance
- Impact to the Listed Buildings character and setting
- Impact to area of Landscape Maintenance and Community Woodland Zone

Appropriate Development within the Green Belt?

The property lies within the Green Belt, therefore Green Belt Policy will need to be considered in the decision making process. National Planning Policy Guidance Note PPG 2 "Green Belts" outlines the types of development that are appropriate in Green Belt areas. Paragraph 3.12 of PPG 2 states that:

The statutory definition of development includes engineering and other operations, and the making of any material change on the use of the land. The carrying out of such operations are inappropriate unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.

The proposed access ramp, railing and bollard would be a small scale addition to the modern extension to the building, and would maintain the openness of the Green Belt area overall. Therefore, the proposal is considered appropriate development and in accordance with Policy S3 of the Local Plan and the aims and objectives of PPG2.

Impact on the character and appearance of the Conservation Area

The Clock House is located within a Conservation Area, therefore the Conservation policies in the development plan will need to be taken into consideration.

Policy NC19 of the Structure Plan 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, appearance or interest.

Policy B9 "Prevention of harm to Conservation Areas" of the Local Plan states that the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas. Policy B10 of the Local Plan states some criteria which must be met when permitting development that would alter the appearance of any building within a Conservation Area, including respecting the form, scale, bulk, height, materials and colours of the existing buildings, respecting historic features and boundaries, and protecting and enhancing views. Policy B13 "Design and Development in Conservation Areas" of the Local Plan states that applicants should demonstrate how they have taken account of the need to preserve or enhance the character or appearance of Conservation Areas in the design of their development proposals.

Due to the modest scale of the proposal, and due to the careful consideration of the material and design of the new ramp and handrail, the proposed development would not harm the character or appearance of the Conservation Area. The scale of the proposal would respect the scale of the historic building it would relate to, and the materials can be conditioned to ensure that the it is constructed in the materials shown on the submitted plan.

The proposal is therefore considered acceptable in terms of its impact on the Conservation Area.

Impact on the Listed Building's character and setting

Policy NC18 of the Structure Plan "Listed Buildings" states that there will be a presumption in 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 architectural or historic features.

The proposed new access arrangements would be added to the extended part of the Clock House Building and not the original building, and would be modest in proportions and scale. The external additions and alterations would only be visible from a car parking area to the Clock House, and it is therefore considered that little harm would ensue to the views and character of the Listed Building overall.

The materials of the external ramp and railings can be controlled through condition.

It is considered that the proposed development would not harm the character of the building, and would be acceptable in accordance with policy B6 of the Local Plan, Policy NC18 of the Structure Plan and the aims and objectives of PPG 15.

Impact on Area of Landscape Maintenance and Community Woodland Zone

Policy N19 "Landscape Maintenance Areas" states that the Council will seek to maintain the high quality and characteristic landscapes in Landscape Maintenance Areas as shown on the Proposals Map. Where development is permitted it will be expected to contribute to this aim. Within these areas it will be necessary to demonstrate that development will not erode the character or harm the quality of the landscape.

It is not considered that the proposal would erode the character or quality of the surrounding landscape maintenance area, and therefore the proposal is in accordance with this policy. In term of Policy N9, the proposal would not harm the Community Woodland Zone area.

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/Conditions

Permit subject to:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1: To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The entrance ramp hereby permitted, balustrade and planting bed shall be constructed in the external facing materials indicated on drawing no. 45106 P(05) titled 'Proposed entrance ramp 3D sketch and materials palette' unless otherwise agreed in writing by the Local Planning Authority.
- R2. 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.

Informative

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

- 45106 P(01)
- 45106 P (02)

- 45106 (05)
- 45106 P (06)
- 45106 P(07)
- 45106 P (08)
- 45106 P (09)
- 45106 P (10)
- Design and Access Statement

Performance Checks	Date		Date
Consultee/ Publicity Period	12/6/09	Decision Sent Out	
Case Officer Recommendation	26/6/09 passed to Conservation Officer and then passed to ESM 30/6	8 Week Determination	3/7/09
Management Check	Varied 2/7 ESM		

OFFICER REPORT ON DELEGATED ITEMS

Applicant: University of Keele

Application No: 09/00261/LBC

Location: The Clock House, University of Keele

Description: Construction of external entrance ramp, installation of internal wheel chair platform lift, modifications to existing WC, door replacement/ alterations, replacement of interior finishes and associated modifications

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

West Midlands Regional Spatial Strategy

Policy QE5: Protection and enhancement of the Historic Environment

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

PPG15: Planning and the Historic Environment (1994)

Planning History

2002	02/00398/COU	Permitted - 12.07.2002 - Change of use from residential use to use as part of music department with external alterations.
2002	02/00648/LBC	Permitted - 24.09.2002 - internal alterations
2006	06/00930/LBC	Permitted - 28.11.2006 - Essential repairs to the fabric of the building and refurbishment, remodelling and alterations to the Vice Chancellors residence
2007	07/00668/FUL	Permitted - 10.09.2007 - Detached garage

Views of Consultees

Conservation Advisory Working Party - No objections, however request details of materials to be agreed in writing.

Keele Parish Council - No comments received by due date.

Representations

Nil

Applicant's/Agent's Submission

A Design and Access Statement has been submitted of which the main points are outlined

below:

- Keele University are proposing to upgrade the accessibility of the Music Department for staff, students and visitors. The Design and Access Statement relates to applications for planning permission for the Listed Building Consent and also the full planning permission for the external access ramp.
- Involvement and references - the proposals presented have been developed with the prior consultation from Building Control Officers at Stoke-on-Trent City Council to discuss the acceptability of the proposals in relation to obtaining planning permission regarding building and fire regulations (pre application) as advised in PPG 15.
- In the development of the design of the access improvement proposals reference has been made to Building Regulations (2000) Approved Document Part M (2004), BS 8300 (2001) Design of Buildings and Their Approaches to Meet the Needs of Disabled People: Code of Practice and English Heritage publication "Easy Access to Historic Buildings (2004 – 2007).
- Historical Background – The Clock House is a Grade II Listed Building built in 1830, which was formerly a stable block, coach house and head gardeners house to Keele Hall. The building is presently used by Keele University as the Vice Chancellor's residence (East Hall) and partly as the Music School (West Hall).
- The Music Department has occupied the West Half of the Clock House since 1974 – 75. At this time a significant conversion was undertaken to the interior of the original building, and also a substantial 2 storey extension was constructed to the North West elevation of the original building. The 2 storey 70's extension dominates this elevation of The Clock House by its sheer bulk and changes the character of this area.
- Keele University has a long term programme of planned maintenance for its buildings. These current proposals are the latest in a series of works that has seen significant investment in the Clock House to ensure its long term sustainability.
- In 2006 – 2007 the University decided to undertake a major remodelling, repair and refurbishment project to the half of the Clock House that is Vice Chancellors residence. (06/00930/LBC).
- Following this project a new detached garage was also constructed for the Vice Chancellors residence following planning approval in September 2007 (07/00668/FUL).
- The proposals are seen as fundamental to the future operation of music school by allowing it to provide accessible facilities to its users. Along with the proposals that permission is sought for in these current applications, the University also intends to fit the remainder of replacement steel windows to the historic Clock House that were given permission in the previously mentioned Listed Building application.

Key Issues

This application is for listed building consent for the construction of an external entrance ramp, the installation of an internal wheel chair platform lift, modifications to an existing WC, door replacement/ alterations, replacement of interior finishes and associated modifications at the Clock House, Keele University Campus.

The property is situated within the Keele Conservation Area, and is a Grade II Listed Building.

Policy NC18 of the Structure Plan "Listed Buildings" states that there will be a presumption in 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 architectural or historic features.

The proposed new access arrangements would be added to the extended part of the Clock House Building and not the original building, and would be modest in proportions and scale. The external additions and alterations would only be visible from a car parking area to the Clock House, and it is therefore considered that little harm would ensue to the views and character of the Listed Building overall.

The materials of the external ramp and railings can be conditioned for prior approval, to ensure the satisfactory appearance of the external alterations.

The proposed internal alterations to the toilets are within the modern rear extension and are considered acceptable. The internal platform lift will be situated within the historic listed building albeit in what is now a corridor fitted out with modern functional doors and finishes. The works will therefore not impact on the building's special character.

It is considered that the proposed development would not harm the character of the building, and would be acceptable in accordance with policy B6 of the Local Plan, Policy NC18 of the Structure Plan and the aims and objectives of PPG 15.

Reason for the Grant of 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

Grant Consent subject to the following:

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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The entrance ramp hereby permitted, balustrade and planting bed shall be constructed in the external facing materials indicated on drawing no. 45106 P(05) titled 'Proposed entrance ramp 3D sketch and materials palette' unless otherwise agreed in writing by the Local Planning Authority.
- R2. 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.

Informatives

2. The decision hereby issued was made following consideration of the following plans and supporting information:-
 - 45106 P(01)
 - 45106 P (02)
 - 45106 (05)
 - 45106 P (06)
 - 45106 P(07)
 - 45106 P (08)
 - 45106 P (09)
 - 45106 P (10)
 - Design and Access Statement

Performance Checks	Date		Date
Consultee/ Publicity Period	12/6/09	Decision Sent Out	
CaseOfficer Recommendation	26/6/09 passed to Conservation Officer and then passed to ESM 30/6	8 Week Determination	3/7/09
Management Check	Varied 2/7 ESM		

OFFICER REPORT ON DELEGATED ITEMS

Applicant: N.H.S. Estates Department
Application No: 09/281/FUL
Location: Morston House, The Midway, Newcastle.
Description: Installation of New Heating and Cooling Units on Flat Roof.

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 B1: Historic Heritage
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

Other Material Considerations

Relevant National Policy Guidance:

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

Relevant Planning History

2006	06/00195/FUL	Permit - 18.4.2006 - Extension to form new reception and lobby at ground floor, replacement windows to all elevations and security screening to basement car park.
2006	06/00827/COU	Permit - 2.11.2006 - Change of use of ground floor from use as offices to part use for provision of consultancy services for mental health and part use for administration.
2008	08/0076/ADV	Refused - 22.10.2009 Two Illuminated Fascia Signs
2009	09/0102/ADV	Permit - 06.04.2009 - Two Illuminated Fascia Signs and one freestanding sign

Views of Consultees

Conservation Advisory Working Party - No objections subject to the proposal matching the rest of the building.

Conservation Officer - No objections.

Environmental Health - No objections to the proposal.

Representations

Nil.

Applicant's/Agent's Submission

Design and Access Statement

The temperature on the second and fourth floors of Morston House gets uncomfortably high. To remediate this problem new air conditioning is to be installed, this will have external condensing units.

The logical place for the cooling units is on the flat roof of the building set away from the edge to minimize visibility from public footpaths, highways and adjacent premises. Four 990 x 880 x 1840mm condensing units are required to support the required air conditioning system. The units will be set out in linear form adjacent to the existing plant room and away from the edge of the building to minimize visibility from street level. The units chosen are comparatively compact and have a low operating noise scale of 57-60dB.

Key Issues

This application is the latest in a series of applications connected with the occupation of Morston House by the Health Authority. The application is for a row of four cooling units and surrounding hand/guard rails. The building is a modern flat roofed office block located between the ring road and Town Centre Conservation Area whose southern boundary it falls within, it is opposite listed Church Buildings.

Environmental Health have raised no objection to the proposal and therefore it is considered that the key issue is the affect on visual amenity.

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

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.

The equipment will be sited away from the edge of the building but will be clearly visible from certain locations. The application site is within the Town centre Conservation Area so it is essential to maintain the highest standards of appearance.

The Conservation Advisory Working Party has advised that the proposal should match the rest of the building. This would be achieved by surrounding the towers with screening giving a cleaner less utilitarian appearance and which could be coloured to match the building. The advice has been passed to the applicant however no amended plans have been received and therefore the decision must be based upon the plans as submitted, and a consideration of whether it would be appropriate to attach a condition requiring this.

The cooling towers are neat in shape, and will be coloured grey which should help them to blend with the sky. The Conservation Officer has not raised any objection to the installation. Although it would be preferable if the installation was screened it is considered that the

development would not be harmful to the character and appearance of the Conservation Area to justify a refusal.

The proposal is of an acceptable design which complies with the above policies.

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 with the aims and objectives of PPG15 and there are no other material considerations which would justify a refusal of planning permission.

Recommendation

Grant consent subject to the following conditions:-

Permit subject to:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1. To comply with the provisions of Section 91 of the Town and Country Planning Act.
2. **MAT2** The materials to be used in the construction of the development hereby permitted shall comply in all respects (size, texture and colour) those set out on the approved plans.
- R2. In the interests of amenity to comply with the requirements of policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policy H18 of the Newcastle-under-Lyme Local Plan 2011.

Note to the Applicant

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

- Design and Access Statement dated 15th May 2009.
- Drawing no. 3802-06-01 – Roof plan as existing
- Drawing no. 3802-06-02 – Elevations as existing
- Drawing no. 3802-06-03 – Plan and elevation as proposed

Performance Checks	Date		Date
Consultee/ Publicity Period	29.6.2009	Decision Sent Out	
Case Officer Recommendation	13.7.2009	8 Week Determination	15.7.2009
Management check	Varied 14/7 ESM		

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Staffordshire County Council
Application No: 09/00282/CPO
Location: Audley Library
Description : Extension to provide additional facilities

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

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

Policy NC19: Conservation Areas

Newcastle Under Lyme Local Plan 2011

Policy B9: Prevention of harm to Conservation Areas

Policy B10: The requirement to preserve or enhance the character or appearance of a Conservation Area

Policy B13: Design and Development in Conservation Areas

Policy B14: Development in or adjoining the boundary of Conservation Areas

Other Material Considerations include:

National Planning Policy

PPS1 Delivering Sustainable Development
PPS7 Sustainable Development in Rural Areas
PPG15 Planning and the historic environment

Supplementary Planning Guidance

Space about dwellings – adopted by Borough Council

Planning History

NNR3318 Permitted - 05.11.1964 - Erection of County Branch Library.

Views of Consultees

The County Council have responsibility for undertaking any required consultations concerning this proposal.

Borough Council's Conservation Advisory Working Party - object on overall design and appearance grounds, type of fencing to be used, and the detrimental impact on the character and appearance of the Conservation Area.

Representations

The County Council have responsibility for undertaking any required consultations concerning this proposal.

Applicant's/Agent's Submission

A Supporting Statement (Incorporating a Design and Access Statement) accompanies the submission, which is available for inspection at the Guildhall.

Key Issues

The application is for the extension of Audley Library. The Borough Council's role as District Planning Authority is as a consultee – the County Council being the determining Authority under the Town and Country Planning General Regulations.

The site is located within the village envelope of Audley, within the Conservation Area.

In deciding what representations to make the first consideration is whether the proposal has an impact upon any particular interests of the Borough Council (such as landholdings). The Borough Council does not appear to own land in the vicinity of the site.

Beyond that, consideration should be given to whether any aspect of the development has a particular bearing upon the amenity of the Borough's residents and to comment upon whether the proposal appears to conflict with any policies within that part of the development plan or emerging local development framework for which the Borough Council is the responsible Planning Authority, and upon whether the proposal has any bearing upon the strategic aims of the Council – of creating a Borough of opportunity; a cleaner, safer and greener Borough; and a healthy and active community.

The Borough Council should not attempt to deal with the matter as if it were the relevant planning Authority. There is, it is suggested no merit in it commenting upon detailed technical considerations upon which the County Council will obtain advice both from their specialist officers and consultees.

The proposal involves extending Audley Library to the rear, with a flat roof extension, and two covered children's play areas, with a shed within the play area to the east of the proposed extension.

Given the above the main key issues for this Council are:-

- Impact on the Conservation Area
- Visual Amenity
- Residential Amenity

Impact on the Character and Appearance of the Conservation Area

Section 72 of the LB &CA 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.

Policies B9, B10 and B13 of the Local Plan are all concerned with the protection and enhancement of the character and appearance of the Borough's Conservation Areas.

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

Before considering the proposal it is relevant to note that in a number of respects the application drawings are unclear as to the nature of the proposals. Whilst the use of conditions to require the submission and approval of details can be made, in accordance with the guidance in circular 11/95, as Local Plan policy B14 indicates special regard has to be paid to the acceptability of the form, scale and design of development and to allow the impact of a proposal on the special architectural and historic character and appearance of a Conservation Area the granting of outline planning permission is to be resisted. In this case very limited details are provided of a shed and certain fencing within the scheme. The question is can such details be left for subsequent approval or are there not enough details to assess the impact of the proposal.

The existing library building is not of architectural or historic merit, being of flat roof construction built in the mid 1960s. However, it is still important to consider the impact of the design of the extension on the character of not only this building, but of the wider views of the Conservation Area.

Neither the height nor the finished appearance of the roof to the children's play areas is indicated as no details have been submitted regarding this, and similarly plans of the proposed boundary treatments have not been provided. Although details of the lower 1.4 m fence could be obtained by condition, and bow top fencing is indicated, a 2 m high fence Nylofor 3D fence is to be erected but for how far is also unclear. Given that the fencing almost certainly adjoins the path that leads to the bowling club and may well be visible from public viewpoints within the Conservation Area this is of potential concern.

The relationship of the various extensions to the existing building do not appear to be well thought through and the design is uninspiring. The Council's Conservation Advisory Working Party objects to the overall design of the proposed extension, which should reflect the style of the existing building more. They also state that the choice of the security fence to the boundary adjacent the footpath to the bowling club is completely out of keeping with the existing fencing at the site. The Conservation Advisory Working Party considers that the developer is trying to squeeze too much into this small space.

Overall it is considered that the proposed development fails to preserve or enhance the special character and appearance of the Conservation Area and the proposal is contrary to Policies B9, B10, B13 and B14 of the Newcastle-under-Lyme Local Plan.

Visual amenity

Paragraph 34 of PPS 1 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 36 goes on to state that Local Authorities should ensure that developments are "visually attractive as a result of good architecture and appropriate landscaping."

As already indicated some details are unclear and whilst these might be matters which could normally be dealt with by condition, such an approach is inappropriate in the Conservation Area.

However, overall the design of the proposal is considered out of keeping with the existing building, due to the style of windows proposed, the facing materials of the proposed extension (cedar board) and the proposed fencing which does not match the existing fencing on site.

From views from within the street scene and the footpath adjacent to the site it is considered that the proposal will seem messy and incongruous in its appearance, and overall the proposal does not seem to relate to the existing building nor the surrounding context.

It is considered that a better design could be achieved, by perhaps omitting the play area closest to the road, designing an extension that would be more in keeping with the existing building and reflecting the style of the existing windows in the new extension, with perhaps obscure glazed windows to protect privacy of the residential properties adjacent the site. Omitting the play area closest to the road would allow more space to create an active frontage and a better entrance to the building.

Residential amenity

In terms of residential amenity, there are some residential bungalows to the north of the application site, on the opposite side of a footpath linking Church Street to the Bowling Club. One of the bungalows (No.5) has a principal window (as defined in the adopted Supplementary Planning Guidance on Space about dwellings) facing towards the development, approximately 7 metres from the proposed development of one of the children's

external play area, but there is an intervening boundary wall and between the play area and that wall a path leading to the bowling Club. The County as the LPA will no doubt wish to inform itself as to the nature of the intended use of the play areas, to consider whether the introduction of these covered play areas will so materially and detrimentally affect the enjoyment of that property as to justify refusal, and their attention should be drawn to the existence of the SAD SPG.

Decision

Advise the County Council that the Borough Council **objects** to the proposal on the grounds that it consider it would be harmful to the character and appearance of the Conservation Area in terms of the design of the extension, by virtue of its design, materials and form. The County Council is furthermore asked to inform itself as to the nature of the intended use of the play area and to consider whether the introduction of these covered play areas will so materially and detrimentally affect the enjoyment of the residential properties to the north of the site as to justify refusal, and the County Council's attention is drawn to the existence of the Space About Dwellings SPG.

Performance Checks	Date		Date
Consultation response date	10/6/09	Decision Sent Out	
Case Officer Recommendation	10/6/09	Date comments required by the County Council	10/6/09
Report checked by Back Office	Returned to LB by GRB on 10.6, to be revised post receipt of any further information and post receipt of views of CAWP		
Management check	ESM 18.6		