

To the Chair and Members  
of the  
CONSERVATION ADVISORY  
WORKING PARTY

Mr G Durham  
742222  
GD/ED - R82/48

19 May 2006

Dear Sir/Madam

A meeting of the **CONSERVATION ADVISORY WORKING PARTY** will be held in **COMMITTEE ROOM 1, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE** on **WEDNESDAY, 31 MAY 2006** at **7.00pm**.

#### **AGENDA**

1. Minutes of previous meetings.
2. To consider the attached reports.
3. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
4. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

**D A DIMOCK**

Head of Legal &  
Democratic Services

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

APPENDIX 'A'

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
05/1058/COU	98 Lancaster Road, Newcastle Jackson Accountants	Change of use from residential to offices and alterations to vehicular access	No objection to the change of use and alterations to the vehicular access. Members requested that the window to be changed to be in a design to match the existing and for the trees to be protected. Members raised concerns about the loss of a residential unit.	Permitted subject to the following: -The details of all external materials to be submitted and approved by the Local Planning Authority. -No mechanical ventilation, air conditioning units, refrigeration units to be installed until full and precise details have been submitted to and approved by the Local Planning Authority.
<p>-Prior to commencement ,the enlarged access is to be formed in full accordance with the approved plan and pedestrian visibility splays are to be provided.</p> <p>-No surface water to be discharged onto the public highway</p> <p>-Prior to occupation, the parking and turning areas are to be laid out and the bays clearly lined. The proposed parking space 12 is to be deleted and replaced with 12R as per the approved plan.</p> <p>-The development is to be carried out fully in accordance with the tree reports.</p> <p>-The hours of use shall be restricted to between 9 am and 5pm Monday to Friday with no use on Saturdays, Sundays and Bank Holidays.</p> <p>-Prior to commencement, a landscaping scheme is to be submitted and approved.</p>				
05/1199/FUL	Maer Hall, Maer B J Fradley	Conversion of redundant hall outbuildings to form 3 holiday cottages, reception and managers flat and construction of overflow car park	Objections raised to extension of dovecote (scale and detailing). The proposal would have a detrimental impact on the existing building (unsympathetic)	Refused. The proposal fails to deal with surface water and foul sewerage issues. The proposal shows inappropriate use of the dovecote and the access does not provide adequate visibility. The proposal would also have a detrimental impact on the Conservation area and the setting of a Listed Building.

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
05/1200/LBC	Maer Hall, Maer B J Fradley	Conversion of outbuildings to form reception and manager's flat in former dovecote, two flats in former tack room and one flat in former hayloft with associated car parking and alterations to boundary wall.	<p>(i) Objections raised to the extension of the dovecote (scale and detailing). The proposal would have a detrimental impact on the existing building (unsympathetic).</p> <p>(ii) The Working Party would prefer that no new access be formed through the existing stone boundary wall but that if there is no alternative then its design should be in keeping and sympathetic to the appearance of the Conservation Area.</p>	Refused. The proposal shows an inappropriate use of the dovecote and the access would have a detrimental impact on the character and appearance of the Conservation Area and the setting of a Listed Building.
6/172/LBC	6 Church Street, Audley Mrs T Drakeford	Replacement windows and doors, rooflights to rear and internal alterations	No objections	Permitted subject to the following conditions:
<p>Prior to works commencing, the following are to be submitted to and approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>-Full and precise details of brickwork materials and mortar mix.</li> <li>-Details of the new stair balustrade handrail</li> <li>-Details of soil pipes and all new service boxes.</li> <li>-Details of the cast iron gate, fire basket and solid fuel stove</li> <li>-Details of external finishing colours</li> <li>-Details of replacement windows</li> <li>-Details of rooflights which must be conservation type.</li> <li>-Details of external doors which shall be solid wood</li> <li>-Details of internal doors.</li> </ul> <p>All guttering to be installed shall be in cast iron or aluminium and painted black  All new external sills shall be in stone to match existing  All staircases shall be retained as existing.  Floor boards and internal plasterwork shall be repaired as necessary  All skirtings and architraves shall be repaired as to match the original.</p>				

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/187/CD	Job Centre Plus. 110 High Street, Newcastle Department of Work and Pensions	Installation of six condensing units on a flat roof, installation of ventilation louvres to the rear, redecoration of existing roller shutter and replacement of entrance sliding doors and fire exit door (at lower ground floor and upper ground floor level, respectively)	No objections	The Borough Council has no objections to this proposal.
06/203/LBC	Grove House, 11/11A King Street, Newcastle Cinderhouse Ltd	Removal of cantilevered walkway at rear	No objections	Permitted subject to the facing brick types being submitted and approved by the Local Planning Authority.
06/231/OUT	Land adj to Maer Mews, Haddon Lane, Maer Ms W Kinson	Replacement of existing agricultural building and hardstanding etc with one dwelling house and curtilage	No objections in principle subject to careful control of the size, design, materials and detailing of the proposed dwelling	Refused. The proposal would be harmful to the character and appearance of the Conservation Area and would have an adverse impact on highway safety. In addition, insufficient information had been provided and the proposal was contrary policies within the West Midlands Regional Spatial Strategy, The Staffordshire and Stoke on Trent Structure Plan and the Newcastle Local Plan.
06/234/FUL	Our Lady & St John The Baptist RC Church, Church Road, Ashley Rev S Fawcett	Replacement roof tiles	No objections	Permit subject to the roofing materials to be used being submitted to and approved by the Local Planning Authority.
06/265/FUL	Aston Cottage, 201 School Lane, Aston Mr and Mrs Mottershead	Rear conservatory	No objections	Permitted subject to the approval of materials to be used.

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Reference	Location and Applicant	Development	Remarks
<b>06/145/LBC &amp; 06/146/FUL</b>	Brampton Lodge, Brampton Road, Newcastle Mr J Caddick-Adams	Demolition of part of the existing wall and erection of new sections of wall, railings and gates associated with formation of a new access	Within the Brampton Conservation Area and a Listed Building
<b>06/205/LBC</b>	18A High Street, Newcastle Miss V E Tommey	New double glazed windows	Within the Newcastle Conservation Area and Listed Building
<b>06/373/FUL</b>	54 Church Street, Audley Mr F Boon	Change of use of part of shop premises to a dwelling house and associated external alterations	Within the Audley Conservation Area
<b>06/396/FUL</b>	14 Sidmouth Avenue, Newcastle Lifestyle Lets	Conversion to four apartments	Within the Brampton Conservation Area
<b>06/413/FUL</b>	Field House, Old Road, Bignall End L Price	Demolition of existing dwelling and erection of replacement dwelling	Affects the character of the Audley Conservation Area

**SUPPLEMENTARY OFFICERS REPORT TO  
THE CONSERVATION ADVISORY WORKING PARTY**

**31 May, 2006**

<u>Reference</u>	<u>Location and Applicant</u>	<u>Development</u>	<b>Remarks</b>
<u>06/207/COU</u>	37 Marsh Parade, Newcastle Mr B S Machin (on behalf of Newcastle Masonic Hall Ltd)	Change of use from residential to assembly hall for professional, charitable and educational institutions.	Within Newcastle Conservation Area