



**Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.**

**Meeting Quorum**

**16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.**

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

## CONSERVATION ADVISORY WORKING PARTY

Tuesday 14 May 2013

**Present:-** Councillor Mrs Gillian Burnett – in the Chair  
Councillors Allport, Miss Cooper and Robinson  
Representing Mr L Chatterton - Newcastle Civic Society  
Outside Bodies Mr F Colella – Staffordshire Parks and Gardens Trust

### 1. APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillor Wilkes, Ron Resdgewell and Mrs Henshaw.

### 2. DECLARATIONS OF INTEREST

There were none.

### 3. MINUTES OF PREVIOUS MEETINGS

**Resolved:-** That the minutes of the previous meeting held on 23 April 2013 be agreed as a correct record.

### 4. PREVIOUSLY CONSIDERED APPLICATIONS

**Resolved:-** That the decisions on applications previously considered by this Working Party be received.

### 5. NEW APPLICATIONS RECEIVED

**Resolved:-** That the following observations be made on the applications listed below:-

<u>App No</u>	<u>Proposed development and name of applicant</u>	<u>Comments</u>
13/00279/FUL	28 The Village, Keele. Mr Wilkinson. Single storey extension.	No objections.
13/00282/ADV	Roebuck Centre, High Street, Newcastle. Three externally illuminated signs.	No objections.
13/00297/ADV	Keele University. Various advertisement signs.	No objections.
13/00328/LBC	33-34 Tryley Cottage, Tryley Locks. Replacement windows/doors	The Working Party had no objections to the changes proposed to the property;

and timer porch, new timber cover to cellar steps and replace existing greenhouse with timber shed.

however, felt that the erection of a shed in place of the greenhouse will have a negative impact of the setting of the listed buildings and the special character of the Conservation Area. The Working Party suggested that a lean-to to store against the wall might be more acceptable.

**MR G BURNETT**  
**Chair**

**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 can be found in the public access section of the Council's website and a direct link to the application is provided in the last column.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
13/00203/FUL	15-17 Nantwich Road, Audley	Conversion of dwelling to 2 dwellings, 2 storey side extension to no. 17	The Working Party recommended that glazing on extension be amended to reflect the two pane approach found on existing building, but otherwise had no objection to the proposal. The Working Party expressed the view that any requirement to provide off-street car parking at this location would be likely to have a significant adverse impact upon the streetscene because of the difference in levels, and they questioned its necessity given the predominance of on-street parking at this location.	Permitted under delegated powers on 9 <sup>th</sup> May 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/1517nantwichroad">http://www.newcastle-staffs.gov.uk/planning/1517nantwichroad</a>
13/00092/FUL & 13/00093/LBC	South Lodge, Old Springs Hall, Old Springs, Market Drayton. Mr R Lee.	Reinstatement of existing lodge to main hall.	The Working Party supported the restoration of the cartilage listed building and wanted to ensure proper conservation practises were applied.	Permitted under delegated powers on 10 <sup>th</sup> May 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/southlodge">http://www.newcastle-staffs.gov.uk/planning/southlodge</a>

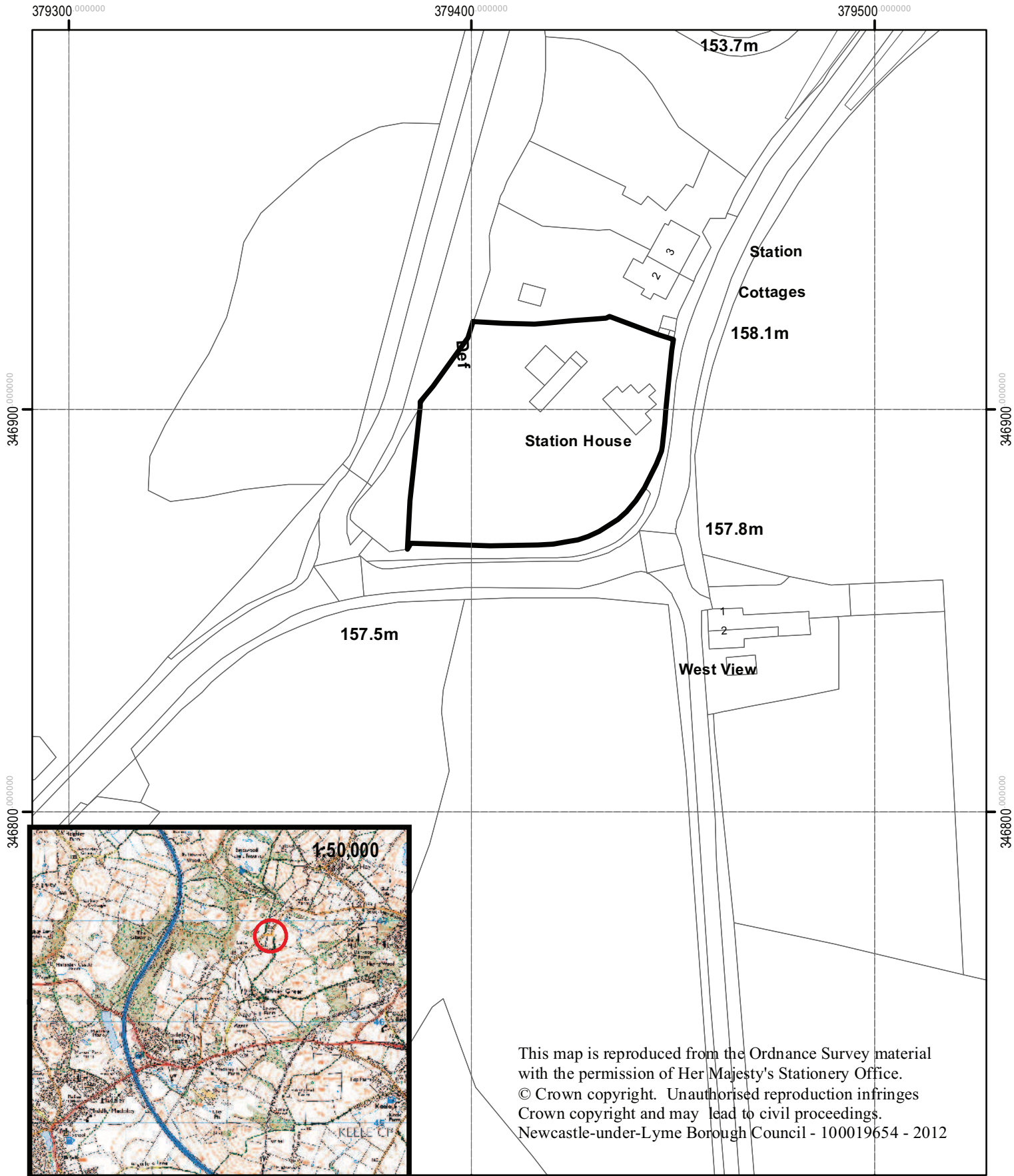
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**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location and Applicant	Development	Remarks	Link
13/00285/FUL	Station House, Leycett Lane, Leycett Mr & Mrs I Kelsall	Two storey rear extension, erection of rear veranda and associated alterations.	Building on Register of Locally Important Buildings	<a href="http://www.newcastle-staffs.gov.uk/planning/stationhouse">http://www.newcastle-staffs.gov.uk/planning/stationhouse</a>
13/00357/ADV	Cooltrader, Castle Walk, Newcastle Mr Paul Stublely	Illuminated fascia sign and projecting sign	Within Newcastle Town Centre Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/cooltrader">http://www.newcastle-staffs.gov.uk/planning/cooltrader</a>
13/00358/LBC & 13/00359/ADV	John Pass, 12 Ironmarket, Newcastle Mr Glyn Morrey	Removal of existing signage and replace with new signage (Resubmission of 12/00704/LBC)	Grade II listed building and within Newcastle Town Centre Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/12ironmarket2">http://www.newcastle-staffs.gov.uk/planning/12ironmarket2</a>
13/00353/TDET	Footpath 5 King Street, Newcastle WHP (Wilkinson Helsby Projects) Ltd	Telecommunications cabinet	Within Newcastle Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/cabinet1">http://www.newcastle-staffs.gov.uk/planning/cabinet1</a>
13/00352/TDET	Land adj 21 Ironmarket WHP (Wilkinson Helsby Projects) Ltd	Telecommunications cabinet	Within Newcastle Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/cabinet2">http://www.newcastle-staffs.gov.uk/planning/cabinet2</a>

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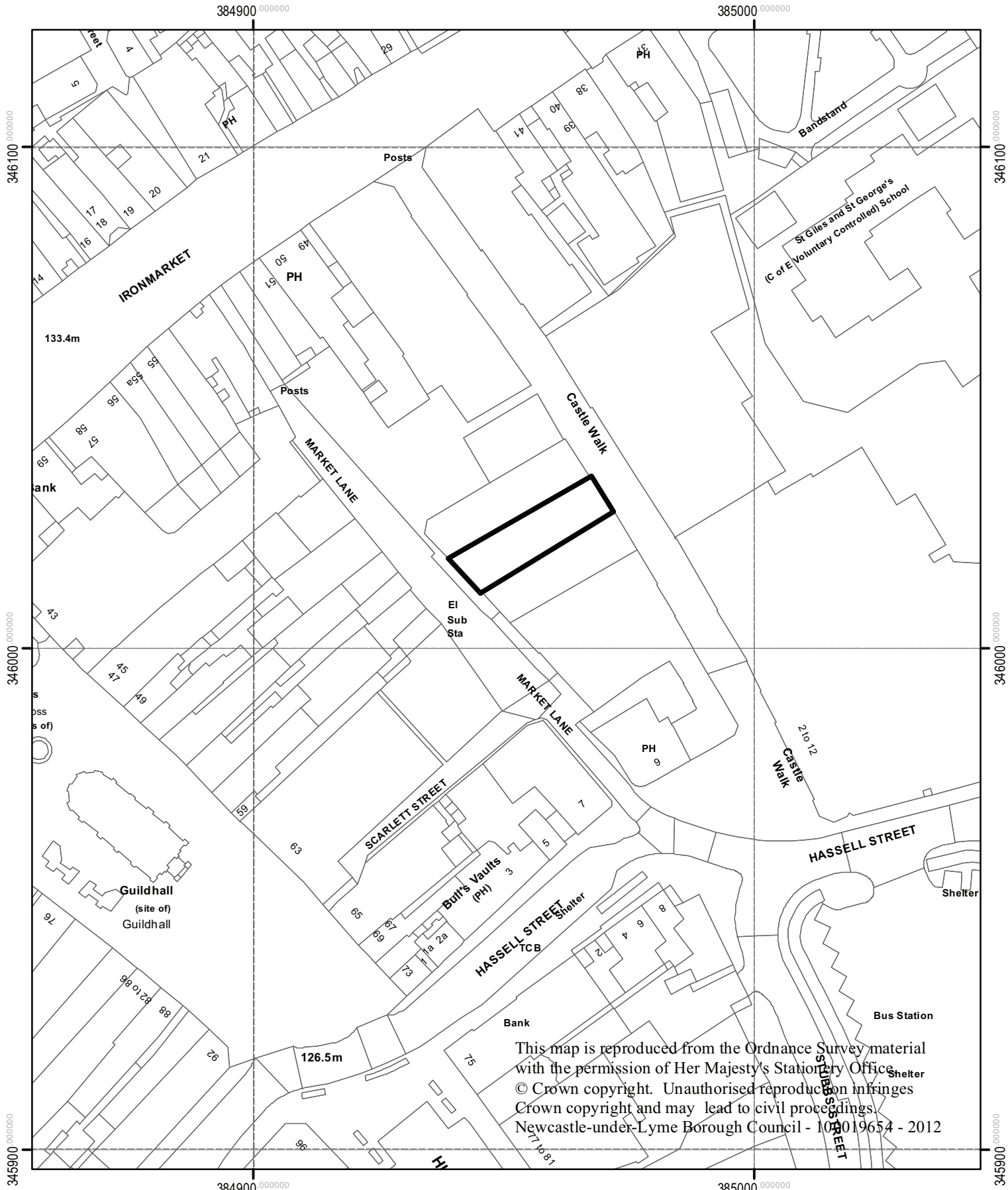




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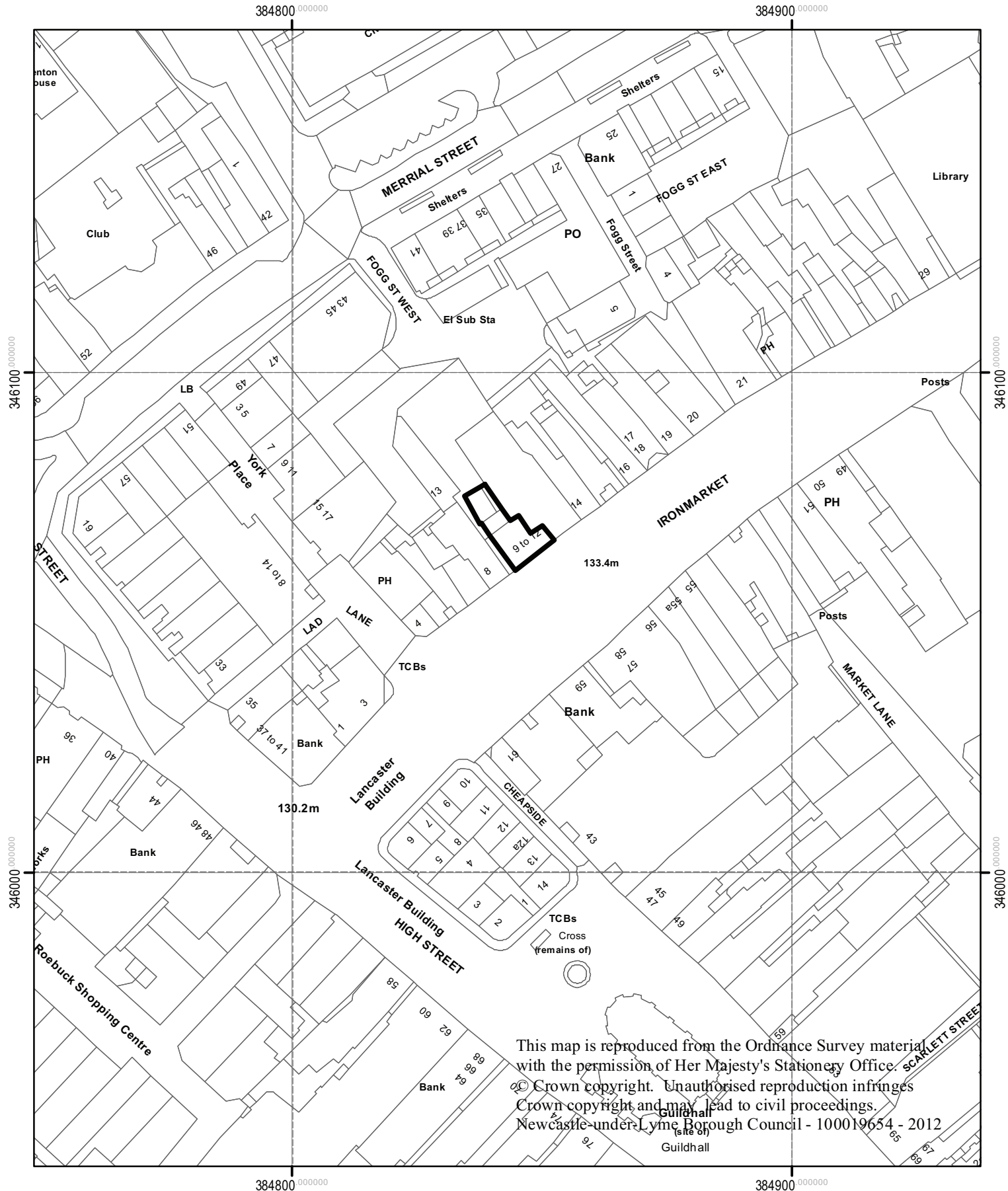
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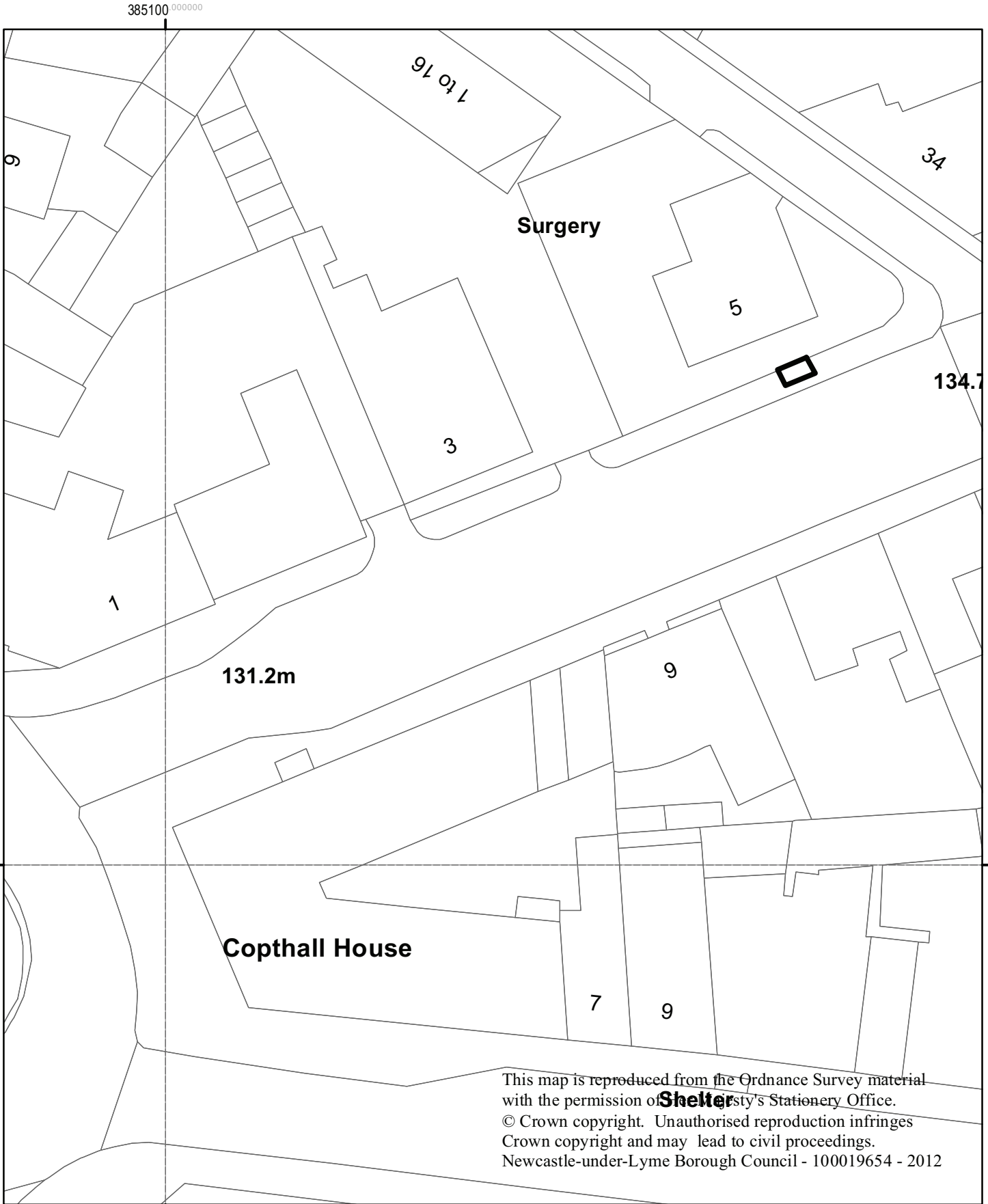
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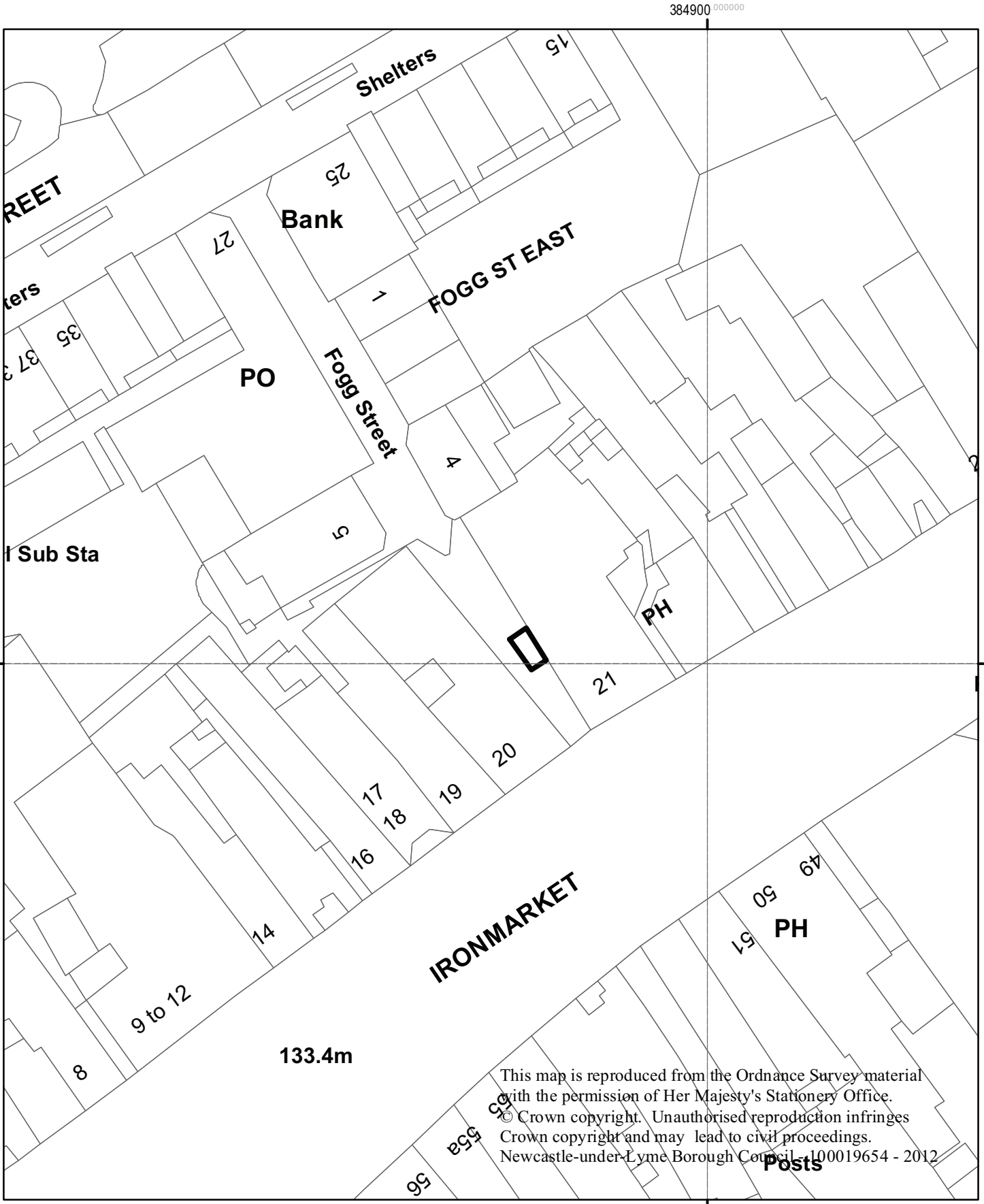


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## Enterprise and Regulatory Reform Act 2013 – Changing heritage protection in England

### Purpose of the Report

To inform members of the new changes which have been enacted by Parliament by the Enterprise and Regulatory Reform Bill which affect the way we protect heritage in England.

### Recommendations

1. **That the reforms are noted.**

### **1.0 Background**

- 1.1 Some of these changes have been proposed through former heritage protection reforms discussed a number of years ago. Others are more recent and stem from a public consultation on heritage reform last year in 2012.
- 1.2 The package of reforms is aimed at deregulation and promoting growth.

### **2.0 Purpose of the reforms**

- 2.1 A key purpose of the reforms is to reduce uncertainty and risk in the management of listed buildings. The reforms are supposed to be complimentary with one another and it is proposed that the increased likelihood of certainty will improve the current system and lead to quicker timescales and reduction in unnecessary Listed Building Consents. The reforms are seen as improving the system without reducing the necessary protection to preserve the historic environment.

### **3.0 Heritage Reforms**

- 3.1 In summary the key changes to the reforms are:
  - The removal of separate requirement to apply for Conservation Area Consent for the demolition of unlisted buildings in Conservation Areas, which will now be covered by the granting of planning permission. The former offence which applied to non application for such work will be replaced by a similar crime by failing to apply for planning permission.
  - Statutory Heritage Partnership Agreements (HPAs) for listed buildings which can grant prior approval Listed Building Consent for specific agreed works
  - The introduction of Certificates of Immunity from listing to be sought at any time without the need for a concurrent planning application, which is the way the current system works.
  - Listing entries on the national heritage list can be more specific about what a building's features of significance are and can specify which part of a building does not have special interest if that is the case. These can be either parts of the building, buildings attached or within the curtilage of the main listed building. This will provide some clarification on application for curtilage and attached buildings.

- Introduction of Certificates of Lawfulness of Works to listed buildings for proposed works providing local planning authorities with mechanism to say that LBC is not required enabling an owner to have clarification of whether works needs LBC or not. These will last for 10 years.
- Introduction of local and national class consents granting LBC automatically without the need for separate LBC, for certain categories of work or buildings. This new tool to reduce the number of LBC application which have positive or neutral effect on a heritage asset. Set up by LPA's, the local consent orders are aimed at areas which are relatively uniform in character but more importantly where the special interest is understood and informed. Nationally similar consents are being aimed at works which might apply to more than one LPA or are nationally applied, for example works undertaken by the Canals and Rivers Trust who have a large number of assets.

#### **4.0 Next Steps**

4.1 It is expected that by the summer changes relating to List Descriptions and Certificates of Immunity will come into force.

4.2 English Heritage sees itself as playing a pivotal role in elements of the reforms and will work with the relevant government departments to develop secondary legislation. It will also run training events later in the Autumn.

#### **5.0 Legal and Statutory Implications**

5.1 Secondary legislation is required by government for the other proposals through statutory instruments which will put in place details of how the new mechanisms for heritage management will operate. These will be consulted on this year before being finalised.

#### **6.0 Background**

Enterprise and Regulatory Reform Act 2013

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

### **Purpose of report**

To consider an application for financial assistance towards the cost of the repair of the following building of special architectural and historic interest.

### **1 Old Vicarage, Mow Cop, (Ref: 13/14003/HBG)**

The property is a Grade II listed building including and forms part of a group with St Thomas's Church and the former school which is now run by Mow Cop Residents Association.

The gable wall is in need of re-pointing and the lead box gutter also needs replacing. The mortar on the gable wall will be raked out by hand and re-pointed up with lime. The gutter will be replaced like for like. The windows on the front elevation have been replaced many years ago with a slight bow. This is an inappropriate design and the owner proposes to reinstate multipaned windows of the same design as the other historic windows on the property.

The cost of the work including VAT is £10,846 of which all is eligible work. As the structure is a Grade II Listed Building, the work is eligible for a grant of £2,170, 20% of the cost.

### **Financial Implications**

There is sufficient funding to meet this grant application with approximately £60,000 in the fund, which allows for commitments.

### **Conclusions**

The repair work is essential for future of the building and the reinstatement of the sash windows will benefit the appearance of the building and should be supported through the Councils grant scheme. It meets all the Council's criteria for the repair and restoration of the heritage asset. The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

### **RECOMMENDATION:**

**That the Working Party recommends that Planning Committee approves a grant of £2,170 for 1 The Old Vicarage, Mow Cop, subject to the appropriate standard conditions.**

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

### **Purpose of report**

To consider an application for financial assistance towards the cost of the repair of the following building of special architectural and historic interest.

### **The Garden House, 21 Larchwood, Keele University, (Ref: 13/14002/HBG)**

The property is a Grade II listed building, listed in 1993. It is found slightly out of context now in the rear of a private garden of a relatively modern house on the university campus. It was originally designed to take advantage of the long views to the south along an avenue of Pine trees in the garden estate. But it is a historic structure built around 1870, and this summer house is considered to be a rare example of a fully tiled summerhouse by Minton & Hollins.

During the Council's survey of all the borough's listed buildings, which was published in 2011, this structure was identified as at risk. The works are to comprise re-roofing, repairs to cracked/displaced brickwork, remedial works to the brickwork reinforcement, specialist brick and stone cleaning, joinery repairs and specialist ceramic tile conservation and re-decoration. The work will ensure that the building is refurbished and protected for the future.

The cost of the work is £9,543 of which all is eligible work. The work has been specified and is being overseen by a conservation accredited architect which is £2,500. The total including VAT is 14,452. As the structure is a Grade II Listed Building, the work is eligible for a grant of £2,890, 20% of the cost.

### **Financial Implications**

There is sufficient funding to meet this grant application with approximately £61,000 in the fund, which allows for commitments.

### **Conclusions**

The building has no economic use and therefore should be supported through the Council's grant scheme. It meets all the Council's criteria for the repair and restoration of the heritage asset. The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

### **RECOMMENDATION:**

**That the Working Party recommends that Planning Committee approves a grant of £2,890 for The Garden House, 21 Larchwood, Keele University, subject to the appropriate standard conditions.**

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

### **Purpose of report**

To consider an application for financial assistance towards the cost of the repair of the following building of special architectural and historic interest.

### **Garden wall at Roche House, 5 Court Walk, Betely, (Ref: 13/14004/HBG)**

The former walled garden formed part of the Betley Court estate. The wall is 2.5 m high and surrounds the garden on the north and east sides. It was recognised in the Appraisal as an important heritage structure and is now on the Councils Register of Locally Important Buildings. The wall collapsed in January and the owner wishes to reinstate it.

The cost of the work is £16,650 of which all is eligible work. The work has been specified and is being overseen by a structural engineer whose fees are £2,390. The total including VAT is £22,848. As the structure is a historic garden wall on the local Register, the work is eligible for a grant of £2,285, 10% of the cost.

### **Financial Implications**

There is sufficient funding to meet this grant application with approximately £60,000 in the fund, which allows for commitments.

### **Conclusions**

The building has no economic use and the owner is under no obligation to re-erect the wall which could be replaced by any means of enclosure. The application therefore should be supported through the Councils grant scheme in order that this important part of Betley's historical and architectural heritage is retained for the future. It meets all the Council's criteria for the repair and restoration of the heritage asset. The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

### **RECOMMENDATION:**

**That the Working Party recommends that Planning Committee approves a grant of £2,285 for Garden wall at Roche House, 5 Court Walk, Betely, subject to the appropriate standard conditions.**

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