

Public Document Pack

Date of meeting Tuesday, 4th March, 2014
Time 7.00 pm
Venue Committee Room 1, Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffordshire, ST5 2AG
Contact Geoff Durham

Conservation Advisory Working Party

AGENDA

PART 1 – OPEN AGENDA

- 1** **DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included in this agenda
- 2** **MINUTES OF PREVIOUS MEETINGS** **(Pages 1 - 4)**
To agree as a correct record, the minutes of the meeting held on 21 January, 2014
- 3** **PREVIOUSLY CONSIDERED APPLICATIONS** **(Pages 5 - 6)**
To receive the decisions of applications which have been previously considered by this Working Party
- 4** **NEW APPLICATIONS RECEIVED** **(Pages 7 - 14)**
To make observations on new applications received.
- 5** **CONSERVATION AND HERITAGE FUND**
To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer
- 6** **Madeley War Memorial** **(Pages 15 - 16)**
- 7** **St Thomas Church, Butterton** **(Pages 17 - 18)**
- 8** **Whitmore Conservation Area** **(Pages 19 - 22)**
- 9** **Madeley and Audley Conservation Areas** **(Pages 23 - 28)**
- 10** **URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Allport, Mrs Burnett (Chair), Miss Cooper (Vice-Chair), Robinson and Wilkes

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms upon request.

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 Quorums :- 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, 21st January, 2014

Present:- Councillor Mrs Gillian Burnett – in the Chair
Councillors Miss Cooper and Wilkes
Representing Mr L Chatterton, Newcastle Civic Society
Outside Bodies Mr R Redgewell, Newcastle Civic Society
S Roberts, Madeley Parish Council
Mr C Wakeling, Staffordshire Historic Buildings Trust

1. **DECLARATIONS OF INTEREST**

There were no Declarations of Interest stated.

2. **MINUTES OF PREVIOUS MEETINGS**

Resolved:- That the minutes of the meeting held on 3 December, 2013 be agreed as a correct record.

3. **PREVIOUSLY CONSIDERED APPLICATIONS**

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

4. **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>
13/00933/FUL	Upgrading of plant room, over cladding of buildings, replacement windows and new roof at Horwood Boiler House, Keele University. University of Keele	No objections. The Working Party felt that the proposals were of a good design but a condition requiring the submission of a landscaping scheme on the grass verge at the front was necessary.
13/00948/FUL	Proposed conservatory to the rear of the property at 2 Nursery Gardens, Park Road, Butterson	No objections. However concerns were raised regarding the plumbing to the internal hot tub and the affect on the archaeology of the site. Conditions for an Archaeological Watching Brief and materials to match the main dwelling are advised.
13/00962/FUL	Retention of retaining boundary wall at Butterson Nurseries, Park	The Working Party object to the application due to

Conservation Advisory Working Party - 21/01/14

	Road,, Butterton.	the red brick wall not being in keeping with the Butterton Conservation Area which is at risk. A hedgerow or stone wall would be a more suitable solution.
13/00958/FUL	Replacement garage at Smithy Cottage, Mucklestone	The Working Party object on the grounds of size and scale and the impact on the Conservation Area and the setting of the listed building. CAWP also recommend a deep overhang of the eaves to match the main dwelling
13/00951/FUL & 13/00952/LBC	Retention of part built proposed single storey rear/side extension at 1 Station Road, Madeley, Mr M Eaton	The Working Party raised objections to the applications and how the works had been carried out. The variation in height of the extensions does not appear acceptable and the materials should match the existing dwelling.
13/00836/FUL	Proposed rebuilding of boathouse (resubmission 10/00619/FUL) at Boat house at Lake no.1, Keele University	No objections.
13/00977/FUL	Retention of 3 air conditioning condensers and 2 refrigeration condensers on rear wall at Herons Foods, Castle Walk, Newcastle	The Working Party strongly object to the application on the grounds of the number of units and the incongruous nature of the units which would have an adverse impact on the appearance of Market Lane and the Town Centre Conservation Area.
13/00525/OUT	Residential development of up to 350 dwellings including open space, new vehicular accesses, infrastructure, ancillary development and associated earthworks at Land Between Apedale Road And Palatine Drive Chesterton Lands Improvement Holdings Landmatch	No objections but the Working Party wish to be kept up to date on the progress of the Watching Brief and its findings advised by the County Council Archaeologist.

5. **CONSERVATION AND HERITAGE FUND - APPLICATION FOR FINANCIAL ASSISTANCE**

Newcastle Methodist Church, (Ref: 13/14012/HBG)

Details were submitted of an application for financial assistance from the Conservation and Heritage Fund towards the costs of repairs to the building that was to be considered by the Planning Committee.

Resolved:- The Working Party Supports the application as set out in the report and that the Planning committee be informed.

COUNCILLOR MRS GILLIAN BURNETT
Chair

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**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
13/00895/FUL	Rare restaurant, Rectory Buildings, 39 Ironmarket, Newcastle	Replacement roller shutter with aluminium double doors	No objections	Permitted under delegated powers on 10 th January 2014. http://www.newcastle-staffs.gov.uk/planning/rectorychambers
13/00871/FUL & 13/00872/LBC	Willoughbridge Lodge Cottage, Willoughbridge Lane Mr McDowell	Demolition of existing garage and conservatory and erection of two, two storey side extensions.	The WP wants the main building and extension to have timber windows, as in previous decision and want doors including the garage to be in timber as well.	Permitted by Planning Committee on 13 th January 2014 http://www.newcastle-staffs.gov.uk/planning/willoughbridgecottage
13/00884/ADV & 13/00883/FUL	106 High Street, Newcastle Ms Henly	14 illuminated fascia signs and 1 illuminated projecting sign. Installation of new shopfront, 2 air conditioning units and satellite dish.	The WP have no objections to the fascia sign but feel that the introduction of a hanging sign in this location is detrimental to the character and appearance of the Conservation Area. They would like the number of the property displaying somewhere on the building.	Permitted under delegated powers on 15 th January 2014 http://www.newcastle-staffs.gov.uk/planning/106high
13/00844/FUL	Keele university campus, Keele	Conversion and extension of existing oil bund to create store.	No objections	Permitted under delegated powers on 19 December 2013 http://www.newcastle-staffs.gov.uk/planning/keeleoilbund

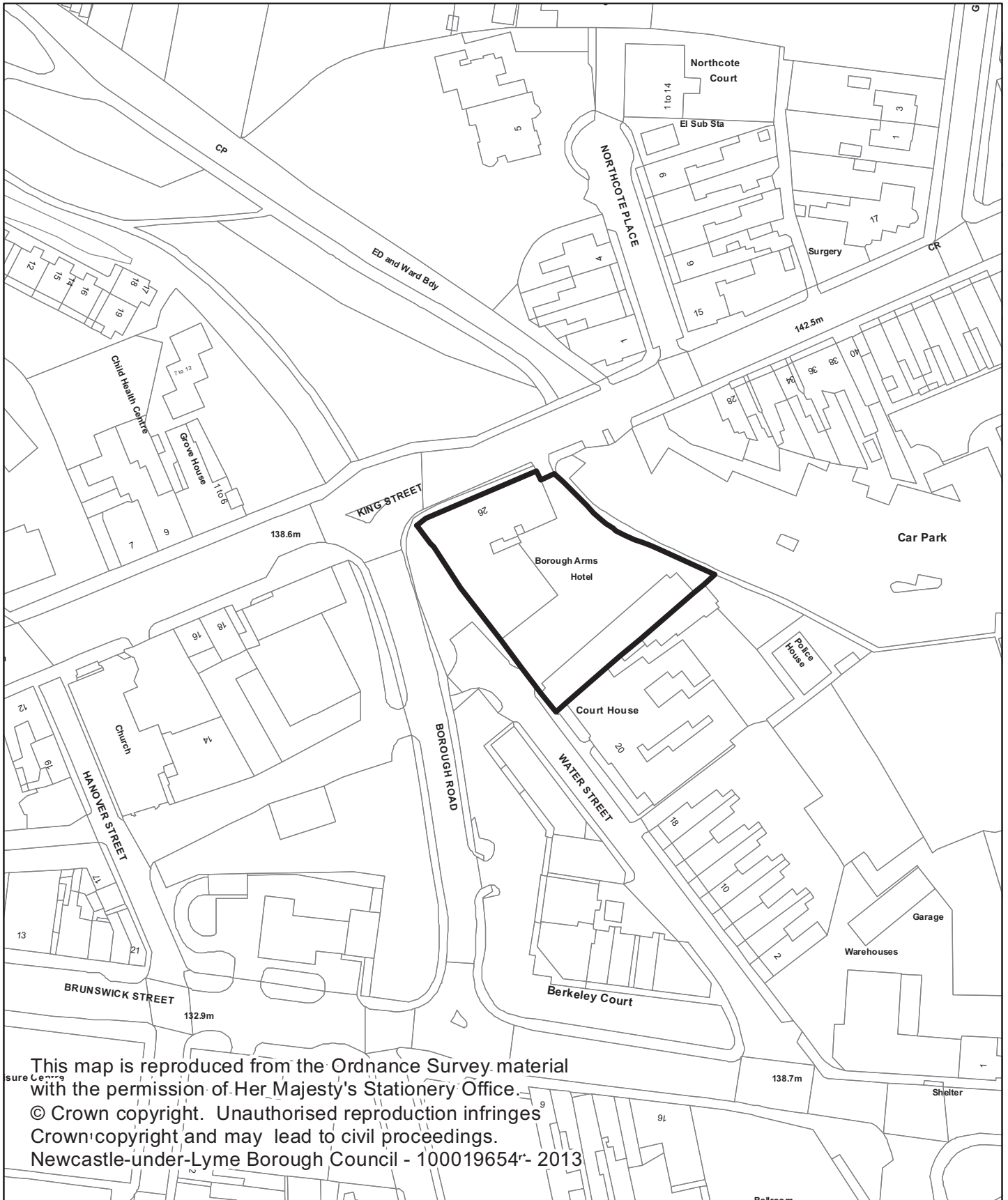
13/00933/FUL	Horwood Boiler House, Keele University	Upgrading of plant room, over cladding of buildings and new roof	No objections. The WP felt that the proposals were of a good design but a condition requiring the submission of a landscaping scheme on the grass verge at the front was necessary.	Permitted under delegated powers on 4 February 2014 http://www.newcastle-staffs.gov.uk/planning/horwoodcentre
13/00948/FUL	2 Nursery Gardens, Park Road, Butterton	Proposed conservatory to rear of property	No objections. Concerns were raised regarding the plumbing to the internal hot tub and the affect of the archaeology of the site. Conditions for a Watching Brief and materials to match the main dwelling are advised.	Permitted under delegated powers on 10 February 2014 http://www.newcastle-staffs.gov.uk/planning/2nurserygardens
13/00958/FUL	Smithy Cottage, Mucklestone	Replacement garage	The WP object on the grounds of size and scale and the impact on the Conservation Area and the setting of the listed building. CAWP also recommend a deep overhang of the eaves to match the main dwelling.	Permitted under delegated powers on 10 February 2014 http://www.newcastle-staffs.gov.uk/planning/smithymucklestone
13/00836/FUL	Boat House at Lake 1, Keele University	Proposed rebuilding of boathouse, (resub of 10/00619/FUL)	No objections	Permitted by Planning Committee on 10 February 2014 http://www.newcastle-staffs.gov.uk/planning/boathousekeele
13/00977/FUL	Heron Foods, Castle Walk, Newcastle	Retention of 3 air-conditioning units and 2 refrigeration units on rear wall	The WP strongly objects on the grounds of the number of units and the incongruous nature of the units which have an adverse impact on the appearance of Market Lane and the Town Centre Conservation Area.	Refused by delegated powers on 18 th February 2014 http://www.newcastle-staffs.gov.uk/planning/heronfoods

CONSERVATION ADVISORY WORKING PARTY

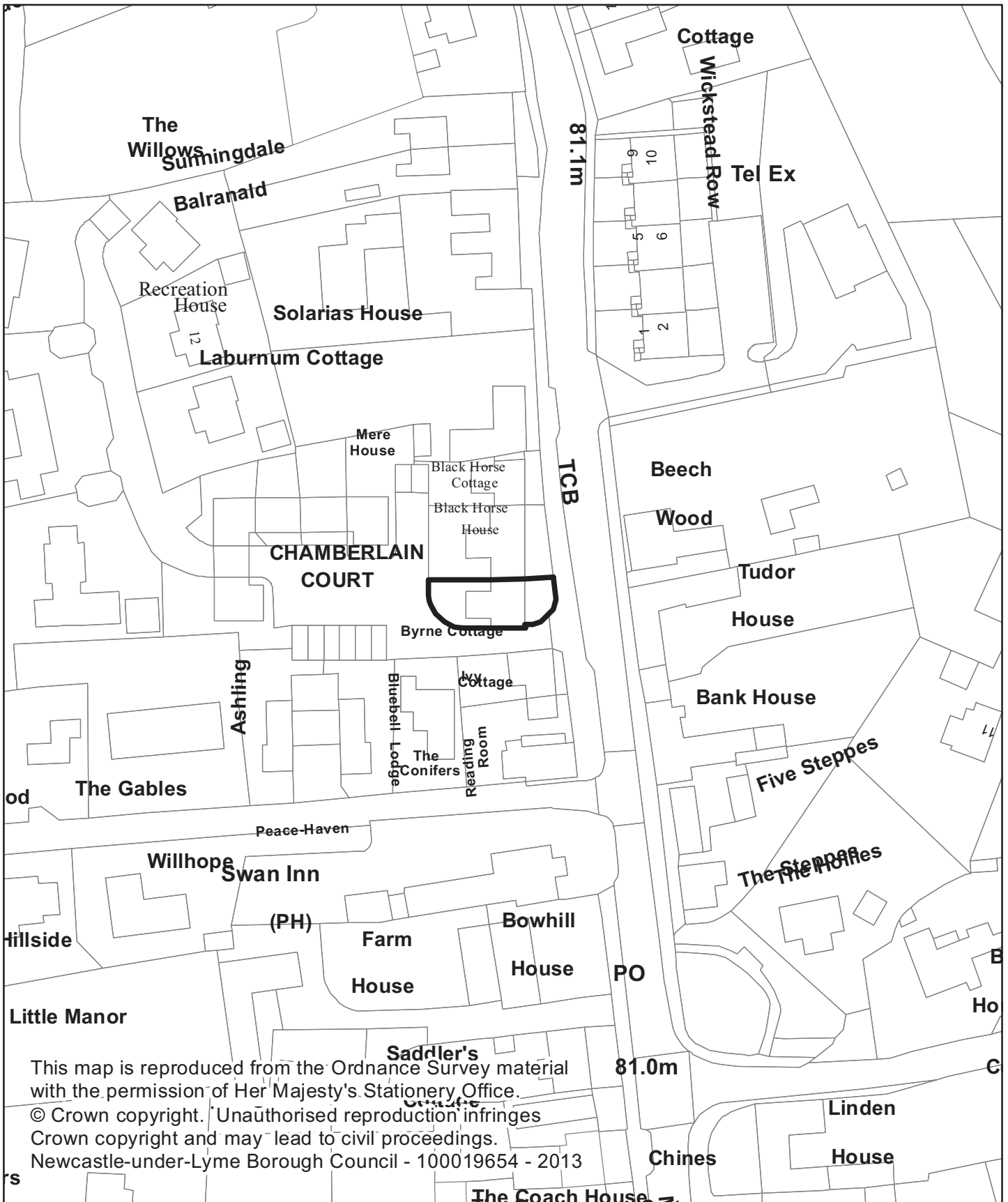
Reference	Location and Applicant	Development	Remarks	Link
14/00018/FUL	The Borough Arms Hotel, 26 King Street, Newcastle Mr Sheikh	Proposed new entrance doors into public bar	Within the Brampton Conservation Area	http://www.newcastle-staffs.gov.uk/planning/borougharms
14/00052/LBC	Byrne Cottage, Main Road, Betley Ms V Edwards	Proposed flue for multi fuel burning stove	Grade II Listed Building and within Betley Conservation Area	http://www.newcastle-staffs.gov.uk/planning/byrnekottage
14/00108/ADV	Barnes Bar and Horwood Bar, Keele University	Proposed Fascia signs	Within Keele Historic Park and Garden	http://www.newcastle-staffs.gov.uk/planning/barnesandhorwoodbar

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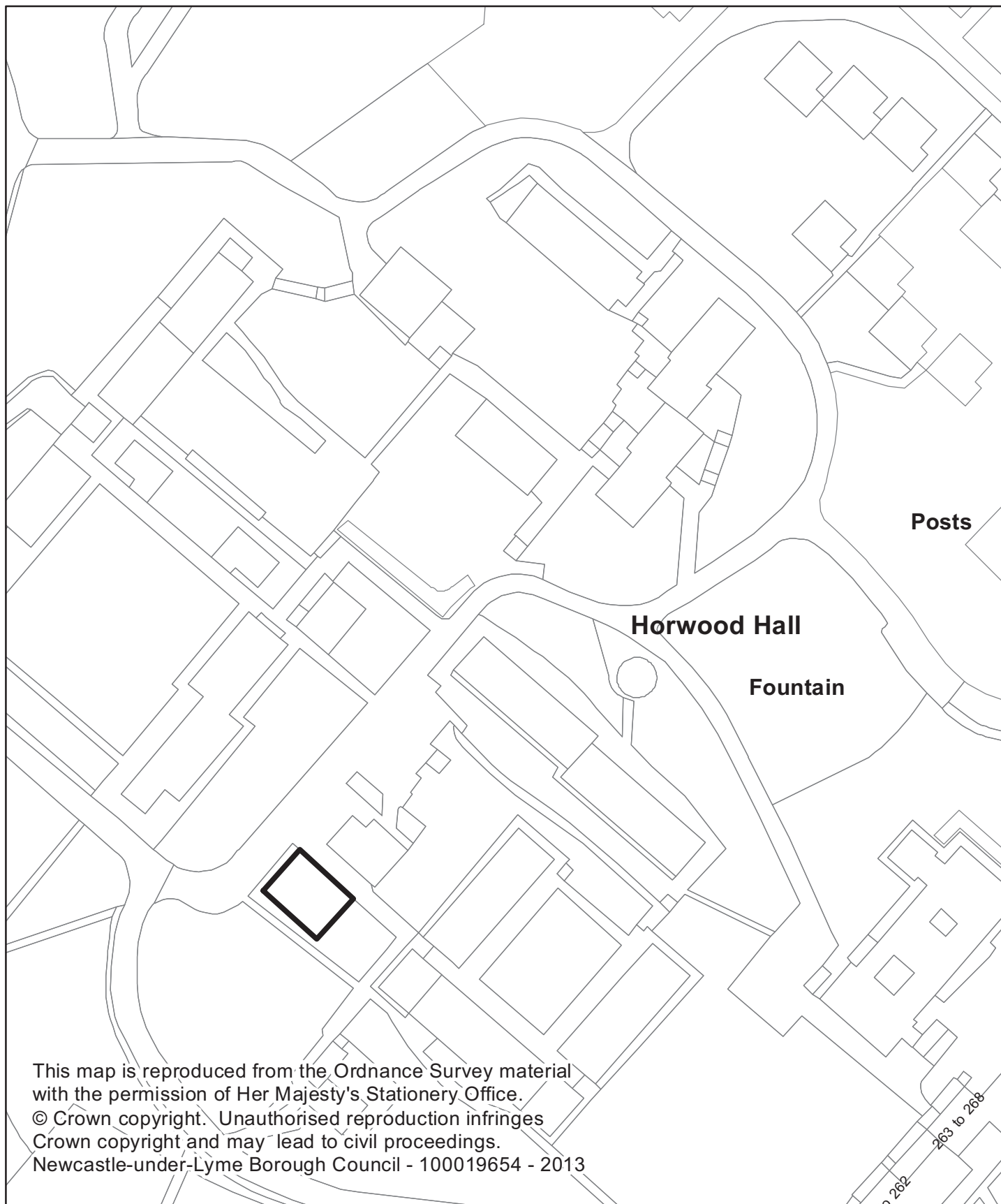
14/00018/FUL
The Borough Arms Hotel,
26 King Street, Newcastle



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Madeley War Memorial, Junction of Newcastle and Keele Road, (Ref: 13/14011/HBG)

RECOMMENDATION:

That the Planning Committee approves a grant of £2,160 for the repair of the War Memorial at Madeley, subject to the appropriate standard conditions

Purpose of report

To consider an application for financial assistance towards the cost of the repair of this structure which is a Grade II Listed Building.

Introduction

The War Memorial in Madeley occupies a prominent position on the road junction and represents the fallen of the First World War. Dedicated in 1921, it was added to the Statutory List of Buildings of Architectural or Historic Interest on 18th September 2013. It is listed Grade II due to its historic interest as a poignant reminder of the impact of the tragic world event on the community and also for its architectural interest as a well executed memorial and a finely detailed sculpture of a First World War soldier. It has Second World War additions.

The memorial is constructed from sandstone with a tapered pillar on a stepped based topped by sandstone figure. There has been concern over the structural stability of the memorial for many years and the parish council and community are keen to carry out the work to repair the structure. This is particularly important given the centenary celebrations which will be taking place over the next 5 years and the initial one in June of this year to mark the start of the First World War.

As a result of weathering, traffic vibration and ageing of the stone, the memorial needs some attention. It is in need of underpinning due to a significant lean and the plinth requires fixing together to prevent any further movement. It may be required to replace some stone but at this stage until the work begins and the contractors can fully investigate this is not known. The Parish Council are also going to clean the memorial and tidy up the stone wall base and railings.

The total cost of the work is £16,958 including VAT. Eligible work costs (excluding cleaning and the railings) are £10,800 including VAT.

As a building is an historic Statutory listed monument, works eligible for grant funding would normally be the subject of a 20% grant offer. The maximum grant that can be awarded is £10,000.

The Parish Council have taken on the cost of repairing the monument and looking after it and have also applied for funding from the War Memorials Trust (£7,000).

Financial Implications

There is sufficient funding to meet this grant application with approximately £22,000 in the Fund, which allows for current outstanding commitments.

Conclusions

The structure is currently in need of repair and whilst not considered dangerous at present will continue to deteriorate if the movement is not checked it will compromise the future of the monument. The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – St Thomas’s Church, Butterton Road, (Ref: 13/14013/HBG)

RECOMMENDATION:

That Planning Committee approves a grant £10,000 for the stone repair and replacements, re-roofing of part of the building, subject to the appropriate standard conditions.

Purpose of report

To consider an application for financial assistance towards the cost of the repair of this church which is a Grade II* Listed Building.

Introduction

An application has been received for a grant for works of repair to high level stone work with some replacement, re-roofing of the south transept, chancel and north transept, lime mortar repair and French drain installation to solve water penetration problems. The specification has been drawn up by conservation architects. The method of construction of this church has inherent problems.

In 2005 the church were awarded £8,000 towards the cost of restoration work, (costing £233,000) for mainly high level work to the spire, parapet wall and gutters replacing timbers affected by dry rot. At the time, in 2005, due to constraints in the HBG Fund and competing requests for support the Council did not award the maximum possible grant of £10,000. Once on site at the church costs increased to £600,000 and the church applied for a further £2,000 in 2007 to help meet their shortfall and this was awarded.

The church is again in need of repairs, this time for high level repairs to stone work and re-roofing of the north and south transept, chancel and stone window repairs with selective repointing. The same conservation architects have specified the work. The total of eligible work including fees and VAT is £171,000. English Heritage and the Heritage Lottery Fund are both supporting the continuing repair of this church.

This church is an important Grade II* church and therefore one of the Boroughs most important heritage assets. Only 18 buildings are Grade II*, just 5% of the total number of Listed Buildings in the Borough.

As a listed building, works eligible for grant funding would normally be the subject of a 20% grant offer or up to a maximum of £10,000.

Financial Implications

There is sufficient funding to meet this grant application with approximately £22,000 in the Fund, which allows for commitments.

Conclusions

The Historic Building Grant Fund has approved 10 grants this financial year of which 6 have been claimed and work satisfactorily completed. Three others are part implemented and on site, successfully repairing and helping to refurbish the Borough’s historic buildings.

The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

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ARTICLE 4(2) DIRECTION FOR WHITMORE CONSERVATION AREA

Purpose of the report

To consider the approval of Article 4(2) Directions for Whitmore Conservation Area

Recommendation

That Members agree to the making of Article 4(2) Directions in Whitmore as set out in the report and attachments and that delegated authority be given to the Development Control Manger to make the necessary arrangements.

Reasons

To help protect features in the Conservation Ares which are key elements to its distinctive special character.

Background

A report has been prepared separately for the making of a Direction in Madeley and Audley Conservation Areas. No review has yet been undertaken for Whitmore Conservation Area which was designated in 1971. The programme set by the Council in 2011 envisages such a review at Whitmore to be undertaken in 2017/18.

Main issues

When Whitmore Conservation Area was designated in 1971 by the County Council, a short appraisal was prepared to justify the designation. The following statement was made;

“Whitmore is fortunate in remaining practically unaffected by recent development, a tribute to the effectiveness of landlord control, and its buildings are almost without exception well maintained. Its distinctive unspoiled quality is vulnerable, particularly if there should be any fragmentation of the present unified ownership. Future policy will have to especially sensitive to the delicate balance between unity and contrast which is held by the subtle combination of the siting, design and materials of buildings and their landscape setting. Any essential changes should be suitably small in scale and most carefully detailed so as to maintain the present character”.

This statement is still true and the village is still controlled by the same landlord and the buildings are well maintained. However subtle small changes are likely to cause harm to this unique rural village and despite the above statement, no control through polices can stop the incremental minor changes to important features such as windows, doors, roofs, frontages, chimneys and boundary walls as they do not require any prior approval. This is especially relevant in a Conservation Area which has a high percentage of houses. It is felt that some control over minor changes will help to preserve the special character of the village.

So far only one property on the estate, within the Conservation Area has upvc windows which does not reflect the traditional pattern of glazing bars in the rest of the terrace, has a shiny appearance and the glass a completely different reflective quality. Most other properties retain their original windows, doors and other features of interest, such as porches and decorative barge boards.

Minor changes can affect the character of an area especially in prominent positions and in terraced properties and the Council wants to resist this kind of change. The quality of an area can be defined by its original and traditional features and windows doors and are such key features.

The Proposal

The Town and Country Planning General Permitted Development Order 1995, as amended, makes various forms of development for houses, permitted development and thus grants planning permission for them.

Article 4(2) Directions are a means to control these kinds of incremental changes which can damage the important characteristics of a Conservation Area. The presence of an Article 4(2) Direction does not aim to prevent all changes, but that change is more carefully controlled through a planning application process. Where an application is received as a result of an Article 4(2) Direction, no fee is required for processing this application.

Directions are restricted to only those developments which in the Council's opinion can harm the appearance or character of a Conservation Area. The relevant circular 9/95 indicates that "the Secretaries of State are particularly concerned that the power to withdraw permitted development rights for extensions should be used only exceptionally, and only where the character or appearance of a Conservation Area is likely to be threatened".

The following developments are some examples of what Article 4(2) Directions can help to control. It only relates to a residential building as a single unit (ie, not flats) or land that fronts a highway; so the Direction does not prevent development on the rear:

- The enlargement, improvement or other alteration of a house, any alteration to its roof, the construction of a porch,
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall, or other means of enclosure within the curtilage of a house
- The demolition of all or part of a gate, wall or other means of enclosure within the curtilage of a house
- The erection, alteration or removal of a chimney on a house or building within the curtilage of a house, whether or not it fronts a highway.

Officers have considered carefully the buildings in Whitmore Conservation Area to determine which buildings are the most appropriate for Article 4(2) Direction. The schedule below sets out the specific buildings and forms of development to be removed in Whitmore, which your officers feel is the minimum necessary to achieve the objectives of preserving and enhancing this Conservation Area.

A plan indicating the location of these properties is shown. It should be noted that Listed Buildings use already have protection from alterations which are considered to affect their special character and it is illegal to carry out such work without the appropriate consent.

Whitmore Article 4(2) Direction Property Schedule

1. The following properties are affected by removal of Permitted Development rights including those for the removal of chimneys, replacement windows and doors, porches, any alteration to the roof on front roof slopes and boundary treatments.

1-5 Maltkiln Cottages, Bent Lane

1-3 Bent Lane Cottages
Yew Tree, Bent Lane
Church Farmhouse, Bent Lane
Lilac Cottage, Whitmore Road
Church View, Whitmore Road
Ivy House, Whitmore Road
The Old Parsonage

2. The following property are affected by removal of Permitted Development rights including those for the removal of chimneys, any alteration to the roof on front roof slopes and boundary treatments.

Box Cottage

Consultation

Consultation will be done through the following:

- By production of a leaflet explaining the effect of the Direction and how to make representations and serve notice on owner/occupier of every house affected by the Direction, detailed as above and inform the Parish Council.
- Inserting an advert in The Sentinel which will set out the properties and classes of development affected, explain its effects and specify a period of 21 days to make representations to the Local Planning Authority.

Financial Implications

Following the making of an Article 4(2) Direction, it may be possible for residents to claim compensation from the authority under the Town and Country Planning Act 1990 Section 108, if permission is refused (or granted subject to conditions), where development would normally be permitted. Compensation however, is very unlikely to be applicable in the control of precise details such as materials used in windows and doors or in new front garden walls.

Conclusions

A Conservation Area Management Plan highlights ways of protecting and improving an Area but it is not a requirement. The making of an Article 4(2) Direction will meet the Council's statutory duties and responsibilities to preserve and enhance the special architectural or historic interest of the area.

A report will be brought back to Planning Committee to consider any representations made regarding the Article 4(2) Directions and for it to consider confirmation of them. The Direction will no longer apply if the Council does not confirm it within 6 months.

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ARTICLE 4(2) DIRECTIONS FOR MADELEY AND AUDLEY CONSERVATION AREAS

Purpose of the report

To consider the approval of Article 4(2) Directions for Madeley and Audley Conservation Areas

Recommendation

That Members agree to the making of Article 4(2) Directions in Madeley and Audley as set out in the report and attachments and that delegated authority be given to the Development Control Manger to make the necessary arrangements.

Reasons

To help protect features in the Conservation Areas which are key elements to their distinctive special character.

Background

The Council resolved in March 2011 to undertake a rolling programme of Conservation Area Appraisals and Management Plans (CAMPs) for the 20 Conservation Areas in the Borough. A CAMP has been adopted by the Council for Madeley and Audley Conservation Areas. One of the proposals set out in the Management Plan was to consider the making of an Article 4 (2) Direction for the both Madeley and Audley Conservation Areas. This process has already been carried out in Butterton, Betley, Basford and following Appraisals, and relevant consultation, Article 4(2) Directions have been made and confirmed in all of these areas.

Extensive consultation was undertaken for the Management Plan for both Audley and Madeley, involving the seeking of the views of local stakeholders on the particular issues facing the Conservation Area. No comments were received on any of the proposals for either of the Conservation Areas.

The final draft of the document for Madeley was approved by Newcastle-under-Lyme Borough Council as Supplementary Planning Guidance on 17 October 2012 and for Audley on 18 September 2013.

Main issues

Important features such as windows, doors, roofs, frontages, chimneys and boundary walls all play a part in defining the character of an area. This is especially relevant in a Conservation Area which has a high percentage of houses.

The Town and Country Planning General Permitted Development Order 1995, as amended, makes various forms of development for houses, permitted development and thus grants planning permission for them.

Article 4(2) Directions are a means to control these kinds of incremental changes which can damage the important characteristics of a Conservation Area. The presence of an Article 4(2) Direction does not aim to prevent all changes, but help to carefully manage change through a planning application process.

Directions are restricted to only those developments which in the Council's opinion can harm the appearance or character of a Conservation Area. The relevant circular 9/95 indicates that "the Secretaries of State are particularly concerned that the power to withdraw permitted development rights for extensions should be used only exceptionally, and only where the character or appearance of a Conservation Area is likely to be threatened".

The following developments are some examples of what Article 4(2) Directions can help to control. It only relates to a residential building as a single unit (ie, not flats) or land that fronts a highway; so the Direction does not prevent development on the rear:

- The enlargement, improvement or other alteration of a house, any alteration to its roof, the construction of a porch,
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall, or other means of enclosure within the curtilage of a house
- The demolition of all or part of a gate, wall or other means of enclosure within the curtilage of a house
- The erection, alteration or removal of a chimney on a house or building within the curtilage of a house, whether or not it fronts a highway.

Officers have considered carefully the buildings in both Conservation Areas including those identified as "positive buildings" within the Conservation Area Appraisal and those identified as potential buildings in the Appraisal and Management Plan which might be added to the Councils Local Register of Buildings of Architectural or Historic Interest, to determine which buildings are the most appropriate for Article 4(2) Direction. The schedules below set out the specific buildings and forms of development to be removed in Madeley and Audley, and on which specific properties, which your officers feel is the minimum necessary to achieve the objectives of preserving and enhancing a Conservation Area.

A plan for each Conservation Area indicating the location of these properties is shown as an Appendix to this report and will be displayed at the meeting. It should be noted that Listed Buildings already have protection from alterations which are considered to affect their special character.

Consultation

Consultation will be done through the following:

- By production of a leaflet explaining the effect of the Direction and how to make representations and serve notice on owner/occupier of every house affected by the Direction, detailed as above and inform the Parish Council.
- Inserting an advert in The Sentinel which will set out the properties and classes of development affected, explain its effects and specify a period of 21 days to make representations to the Local Planning Authority.

Financial Implications

Following the making of an Article 4(2) Direction, it may be possible for residents to claim compensation from the authority under the Town and Country Planning Act 1990 Section 108, if permission is refused (or granted subject to conditions), where development would normally be permitted. Compensation however, is very unlikely to be applicable in the control of precise details such as materials used in windows and doors or in new front garden walls. In addition where an application is received as a result of an Article 4(2) Direction, no fee is required for processing this application.

Conclusions

The Conservation Area Management Plans for the Conservation Areas contain a number of recommendations which when successfully implemented will meet the Council's statutory duties and responsibilities under the planning and conservation legislation to preserve and enhance the special architectural or historic interest of this area.

A report will be brought back to Planning Committee to consider any representations made regarding the Article 4(2) Directions and for it to consider confirmation of them. The Direction will no longer apply if the Council does not confirm it within 6 months.

Audley Conservation Area - Article 4(2) Direction Property Schedule

1. The following properties are affected by removal of Permitted Development rights including those for the removal of chimneys, replacement windows and doors, porches, any alteration to the roof on front roof slopes and boundary treatments

1-3 (odd) Church Bank
1-13(odd) Church Street
7 Nantwich Road
17 Nantwich Road
23-31 (Odd) Nantwich Road
8- 30 (even) Nantwich Road
2-16 (even) Wilbraham's Walk
32-44 (even) Wilbraham's Walk
The Old Rectory, Wilbraham's Walk
Bulls Head House, Nantwich Road
Bulls Head Cottage, Nantwich Road
6-16 (even) Dean Hollow
7-11 (odd) Dean Hollow
19-27(odd) Alsager Road

2. The following properties are affected by removal of Permitted Development rights including those for the removal of chimneys, replacement windows and doors, porches, any alteration to the roof on front roof slopes

26-32 (even) Church Street
4 Nantwich Road

3. The following property is affected by removal of Permitted Development rights for boundary treatments.

50 Wilbraham's Walk
2 Alsager Road
33 Nantwich Road

Madeley Article 4(2) Direction Property Schedule

1. *The following properties are affected by removal of Permitted Development rights including those for the removal of chimneys, replacement windows and doors, porches, any alteration to the roof on front roof slopes and boundary treatments*

*1 & 2 Greyhound Cottages
Sycamore House, corner of Furnace Lane
1 & 2 Madeley Mill, Moss Lane
1,2,3 & 4 Post Office Square
Buff House, Bar Hill
Bridge House, Moss Lane
Rose Cottage, Moss Lane
Brush End, Moss Lane
Smithy Cottages, Bar Hill
Pool Villa, Poolside
Church House, Woore Road
Church Cottage, Woore Road
Broomcroft, Poolside
Pool Villa, Poolside
Poolside, Poolside
Cygnet Studio and Swan Cottage, Poolside
The Cottage, Poolside
Pool House, Poolside
Pool Farmhouse, Poolside
Yew Tree House, Poolside
Yew Tree Cottage, Poolside
Spring Cottage, Poolside
Hillview Cottage, Holborn Cottage, The Holborn
Mullberry Cottage and Berry Barn, The Holborn
Holborn House, The Holborn
Holly Cottage, The Holborn
Prospect House, The Holborn
Smithy Cottages, Bar Hill
Old Vicarage, Vicarage Lane
2-12 (even) Vicarage Lane
Birches Cottage, Castle Lane*

2. *The following properties are affected by removal of Permitted Development rights including those for the removal of chimneys, replacement windows and doors, porches, any alteration to the roof on front roof slopes*

*The Coach House, The Holborn
Pool View, Poolside*

3. *The following property is affected by removal of Permitted Development rights for boundary treatments.*

*12 Station Road
Cherry Orchard, Poolside*

Pineview, Poolside
Suo Marte, Poolside
Leeside, The Holborn
Trencrom, The Holborn
Orchard House, The Holborn
Turnpike, The Holborn
Church View, The Holborn
New Vicarage, Vicarage Lane
Inchequin, Vicarage Lane
Maydale, Castle Lane

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