

**12, GRANVILLE AVENUE, MAY BANK**  
**MR THOMAS MILLARD**

**19/00506/FUL**

The application is for full planning permission for the installation of iron gates.

The application site is located within the Urban Area of Newcastle and the Brampton Conservation Area as defined on the Local Development Framework Proposals Map.

**The 8 week period for the determination of this application expires on 27<sup>th</sup> August 2019.**

### **RECOMMENDATION**

**PERMIT, subject to conditions relating to the following: -**

- 1. Standard Time limit for commencement of development**
- 2. Approved plans**

### **Reason for Recommendation**

The gates would not have a harmful impact upon the visual appearance of the street scene and would preserve the character and appearance of the Conservation Area.

### **Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application**

This is considered to be a sustainable form of development and complies with the provisions of the National Planning Policy Framework.

### **Key Issues**

This is an application for full planning permission for the installation of iron gates. The application site is located within the Urban Area of Newcastle and the Brampton Conservation Area as defined on the Local Development Framework Proposals Map.

The sole issue in the determination of the application is whether the design of the gates is acceptable with particular regard to the impact upon the character and appearance of the Conservation Area.

The property is within the Brampton Conservation Area. Local and national planning policies seek to protect and enhance the character and appearance of Conservation Areas and development that is contrary to those aims will be resisted. There is a statutory duty upon the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas in the exercise of planning functions.

The NPPF states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset such as a Conservation Area, Listed Building or Registered Park and Garden, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Saved NLP Policy B9 states that the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas. Policy B14 states that in determining applications for building in or adjoining a Conservation Area, special regard will be paid to the acceptability or otherwise of its form, scale and design when related to the character of its setting, including, particularly, the buildings and open spaces in the vicinity. These policies are all consistent with the NPPF and the weight to be given to them should reflect this.

Paragraph 56 of the National Planning Policy Framework states that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people.

The front boundary of the property currently comprises brick piers and wooden fence panels with an open driveway. The walls and fencing are not historic and have no particular merit. The proposal is for the erection of black wrought iron gates across the driveway which would have a curved top with a maximum height of 1.8m. The gates would be 3m wide.

The boundaries of the properties on Granville Avenue and around the head of the cul-de-sac are formed by stone and brick walls which are a significant part of the character of this part of the Conservation Area. The Brampton Conservation Area Townscape Appraisal Map identifies Granville Avenue as having characteristic boundaries.

The existing gates within the area are metal gates of varying styles, painted black. The proposed gates would be no higher than the existing wall and would still allow for views through. The Conservation Officer raises no objections to the proposal and it is not considered that the gates would harm the character or appearance of the Conservation Area.

## **APPENDIX**

### **Policies and proposals in the approved development plan relevant to this decision:-**

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy CSP1: Design Quality  
Policy CSP2: Historic Environment

[Newcastle-under-Lyme Local Plan \(NLP\) 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 Framework \(2019\)](#)

[Planning Practice Guidance \(2014 as updated\)](#)

[Supplementary Planning Guidance/Documents](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

[Relevant Planning History](#)

None

[Views of Consultees](#)

The Council's **Conservation Officer** states that the Brampton Conservation Area appraisal identifies the area along Granville Avenue as having characteristic boundaries. The stone and brick walls, cappings and piers along the avenue and around the cul-de-sac are a significant part of the character of this part of the Conservation Area. The proposal does not affect these features. The walls and fencing are not historic and have no particular merit, indeed neither does the bungalow. The existing gates within the area are metal gates of varying styles, painted black. The proposed gates are black metal gates and no higher than the existing wall and they will still allow for views through. The gates are unlikely to cause any harm to the character or appearance of the Conservation Area and no objections are raised.

The comments of the **Conservation Advisory Working Party** are awaited and will be reported to Members once received.

[Representations](#)

None received to date

[Applicant's/Agent's submission](#)

All of the application documents can be viewed on the Council's website using the following link: <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00506/FUL>

### **Background papers**

Planning files referred to  
Planning Documents referred to

**Date report prepared**

25<sup>th</sup> July 2019