

NEWCASTLE CITY COUNCIL – 21ST SEPTEMBER 2006

LOCAL LIST OF BUILDINGS, STRUCTURES, PARKS, GARDENS AND OPEN SPACES OF SPECIAL LOCAL ARCHITECTURAL OR HISTORIC INTEREST SUPPLEMENTARY PLANNING DOCUMENT

1. What is the Local List?

- 1.1. The City of Newcastle upon Tyne has a rich and varied heritage which is reflected in the buildings and designed landscapes which make up the city, its villages and countryside. The Council is keen to recognise this locally distinctive heritage and to help do so has drawn up, through public consultation, a 'Local List' of buildings, structures, parks, gardens and open spaces.
- 1.2. The Local List is a list of buildings, structures, parks, gardens and open spaces within the City, considered by the public and Council as having special local architectural or historic interest. They are considered to be of significance to the local community and to contribute to the environmental, social and cultural heritage of the City. This list is in addition to those buildings which are Statutorily Listed by the Government and English Heritage as being of national importance (Listed Buildings).

2. What does being on the Local List mean?

- 2.1. Unlike Listed Buildings, buildings on the Local List are not subject to any additional planning controls over alteration or demolition. This means that the existing planning rules will apply to your building. When the Council considers any planning application for works to a locally listed building they will take its special local architectural or historic interest into account before they make a decision. Many developments such as external alterations, extensions and changes of use need planning permission from the Council and proposals should respect the particular character and interest of the building.
- 2.2. This does not mean that the building or park has to be preserved exactly as it is, but that any alterations should be carried out in a sympathetic, high quality manner. Where there is existing control over demolition (such as a building within a Conservation Area) there will be a presumption against demolition unless this is unavoidable and a replacement development has been approved. Owners are encouraged to carry out regular maintenance in order to safeguard the historic fabric and avoid the need for more costly repairs in the future.

3. What are the benefits of Local Listing for the building and the environment?

- 3.1. It is hoped that recognition of the unique qualities of a building, structure, park, garden or open space and inclusion on the Local List will encourage

NEWCASTLE CITY COUNCIL – 21ST SEPTEMBER 2006

LOCAL LIST OF BUILDINGS, STRUCTURES, PARKS, GARDENS AND OPEN SPACES OF SPECIAL LOCAL ARCHITECTURAL OR HISTORIC INTEREST SUPPLEMENTARY PLANNING DOCUMENT

owners to take pride in the care of their property. If physical change is carefully designed to respect architectural or historic interest it contributes to the townscape and landscape of the local area. Owners (and occupiers) can also have the satisfaction of being involved in the conservation of a building for the benefit of this and future generations.

4. Where can a list of sites on the Local List be consulted?

4.1. The list of sites on the Local List is available with the SPD and other background documents at <http://www.newcastle.gov.uk/ldf>

4.2. A reference copy of the Local List and Local List SPD is available for consultation at the Civic Centre Customer Service Centre.

4.3. Copies are also available free of charge, on request from:

4.4. The Historic Environment Section (Local List)
Planning & Transportation
Regeneration Directorate
Newcastle City Council
Civic Centre
Barras Bridge
Newcastle upon Tyne
NE1 8PH

5. How does the SPD fit within the current planning structure?

5.1. See Appendix 1.

LOCAL LIST OF BUILDINGS, STRUCTURES, PARKS, GARDENS AND OPEN SPACES OF SPECIAL LOCAL ARCHITECTURAL OR HISTORIC INTEREST SUPPLEMENTARY PLANNING DOCUMENT

SPD Guidance

6. RATIONALE:

- 6.1. The Council has approved a list of buildings, structures, parks, gardens and open spaces which the public and Council consider to be of special local architectural or historic interest and will continually encourage their recognition and conservation. These are buildings and landscapes which, whilst not on the statutory list of Listed Buildings or on the National Register of Parks and Gardens, are nonetheless of considerable local interest and their retention should be encouraged.
- 6.2. There are no additional planning controls which affect a building or landscape on the Local List and the Council has limited powers to control demolition except, for example, in Conservation Areas. However, the Council will seek to ensure that when planning permission or conservation area consent is required for alterations, the building or landscape's special local interest will be taken into account in determining such applications.

7. Locally Listed Buildings and Structures

- 7.1. The retention and conservation of locally listed buildings and Structures is encouraged.
- 7.2. development proposals should avoid, wherever possible, in whole or in part the demolition of a locally listed building.
- 7.3. proposals for extensions or alterations to buildings on the local list should ensure that they preserve their special local architectural or historic interest by:
 - 7.3.1. Respecting the building's design, appearance and any features of architectural or historic merit in the design of any extensions or alterations.
 - 7.3.2. Ensuring that wherever practicable and appropriate, materials appropriate to the building's special local interest are used.
 - 7.3.3. Ensuring that any building within the curtilage or setting of a Locally Listed building is designed to be sympathetic to its appearance.

LOCAL LIST OF BUILDINGS, STRUCTURES, PARKS, GARDENS AND OPEN SPACES OF SPECIAL LOCAL ARCHITECTURAL OR HISTORIC INTEREST SUPPLEMENTARY PLANNING DOCUMENT

7.4. The Council will continue to review and consult on the list and update it from time to time to ensure that it reflects the diversity and history of the CITY's built environment.

8. Locally Listed Parks, Gardens & Open Spaces

8.1. proposals for new development within a locally listed park, garden or open space should preserve or enhance its special local historic interest and landscape character by:

8.1.1. retaining and conserving, and where appropriate restoring buildings, walls and landscape and other features which are an integral part of its special local interest; and

8.1.2. retain the use of the park, garden or open space as an open designed landscape.

8.2. the council will seek to ensure that development proposals would not result in the loss of the park, garden or open space as an open designed landscape.

8.3. The Council will continue to review and consult on the list and update it from time to time to ensure that it reflects the diversity and history of the City's built environment.

9. Guidance Note for Application of the Local List SPD

9.1. Guidance on works to Locally Listed Buildings, Structures, Parks, Gardens and Open Spaces

9.2. Owners are advised to take into account the following guidelines when considering work to a Locally Listed building, structure, park, garden or open space. Where planning permission is required, the Council will consider whether these points have been taken into account when determining applications:

9.2.1. Proposals should conserve or restore architectural or historic character and features so it is important to understand what features give the building or site its special interest.

9.2.2. It is important to retain and repair historic fabric as it gives interest and authenticity. This may include features such as doors, windows, chimneys, roofs, boundary materials and other architectural features. Where historic fabric of interest has deteriorated, repair rather than replacement should always be the first option. Where this is not

NEWCASTLE CITY COUNCIL – 21ST SEPTEMBER 2006

LOCAL LIST OF BUILDINGS, STRUCTURES, PARKS, GARDENS AND OPEN SPACES OF SPECIAL LOCAL ARCHITECTURAL OR HISTORIC INTEREST SUPPLEMENTARY PLANNING DOCUMENT

possible like for like repairs using traditional materials and methods would be appropriate.

- 9.2.3. In many cases, the character of a site is created from the use of materials such as stone or local brick walls, natural slate or clay tile roofs, timber windows and doors, metal rainwater goods as well as timber and metal decorative features on roofs. The use of such materials for replacements or in new works will be encouraged.
- 9.2.4. Extensions should be designed so that they preserve the appearance, scale and character of the building. They should normally be subservient to the host building and use appropriate traditional materials and designs in the context of the building.
- 9.2.5. The setting of the building should normally be preserved where this contributes to its character. This means that careful consideration should be given to the location and design of new buildings within the grounds of locally listed buildings (such as garages or outbuildings). Walls, fences and railings also contribute to a building's character and should be of an appropriate design where being installed.
- 9.2.6. Where historic features have been lost but there is good evidence of their design, there is an opportunity to reinstate them. However, if there is no evidence, a speculative design should be avoided.
- 9.2.7. Historic features of a park or garden should be preserved including walls, railings, footpaths, lakes, streams, structural planting, open spaces, mounding and monuments and buildings which were designed to be part of the landscape. New planting of appropriate species to replace those lost or to continue coverage in historic patterns is encouraged.

:// End

Head of Planning and Transportation
Newcastle City Council
Civic Centre
Barras Bridge
Newcastle upon Tyne
NE1 8PH

Appendix 1

THE DEVELOPMENT PLAN

This SPD is required to conform to relevant development plan policies. These are as outlined below

Until September 2004 the UDP was the Development Plan. Under the provisions of the Planning and Compulsory Purchase Act 2004 the approved/adopted statutory Development Plan for the City now comprises two documents:

1. Regional Spatial Strategy (RSS), and
2. the Unitary Development Plan (UDP).

In due course it will comprise:

1. Regional Spatial Strategy (RSS), and
2. Adopted Development Plan Documents (DPDs) of the Local Development Framework.

REGIONAL SPATIAL STRATEGY

This is at present **RPG1 Regional Planning Guidance for the North East** issued by the Secretary of State November 2002. This guidance, though not written as such, became Regional Spatial Strategy (RSS) in September 2004.

The new emerging RSS is called **View: Regional Spatial Strategy for the North East**. It is being produced by the North East Assembly, and its current stage is the Submission Draft June 2005. The Examination in Public took place in March-April 2006. The Panel Report was published in August 2006 and Modifications are currently being drafted in response to this by the Government Office for the North East (GONE).

THE UNITARY DEVELOPMENT PLAN

The UDP was adopted by the City Council on 28 January 1998. The new Planning Act "saved" all UDP policies till September 2007, or until superseded by all adopted DPDs in accordance with the programme of the Local Development Scheme (LDS). The current LDS review, led by Colin Percy, will be required to specify how and when all existing policies will be replaced by which Development Plan Document (DPD). The gradual transition over the next few years will mean that various permutations of the UDP and DPDs will be current.

The Proposals Map also has to be updated where and when it is changed by the adoption of each DPD. We have not yet got round to considering fully the practical implications of this. There is some consolation in that new interactive software should facilitate keeping track of changes between versions.

THE LOCAL DEVELOPMENT FRAMEWORK

The LDF timetable is being reconsidered in review of the LDS. The key DPD is the Core Strategy, which links local policies to the existing and new RSS. Its Preferred Options Report May 2006, was subject to public consultation from 19th

Appendix 1

May - 30th June 2006. The date for publishing the Submission Draft early in 2007 is being considered.

Area Action Plans are at various stages for Walker Riverside, Benwell Scotswood, and the City Centre. By the end of 2006, we will have started production of city wide DPDs for Site-specific Land Allocations, and new Development Control policies.

When required to cite Development Plan policies and proposals, it may therefore be necessary at different times to refer to a number of documents and maps, e.g.: RPG1, RSS; UDP and latest Proposals Map; Core Strategy; any relevant Area Action Plan, or other DPD.

Planning Policy Team will provide updated guidance and information as required.

The current relevant Preferred Policy Option for this SPD is EN4 Character and Local Distinctiveness. This conforms with relevant RPG1 and draft RSS policies, as shown in the table below.

CORE STRATEGY PREFERRED OPTIONS REPORT: GENERAL CONFORMITY WITH REGIONAL SPATIAL STRATEGY POLICIES

Core Preferred Report	Strategy Options Policy Option	RPG1 Regional Planning Guidance for the North East to 2016	View: Shaping the North East Regional Spatial Strategy for the North East Submission Draft
EN 4	CHARACTER AND LOCAL DISTINCTIVENESS	ENV6, ENV8, ENV9, ENV10, ENV13, ENV13, ENV14, ENV15, ENV17, ENV18, ENV19, ENV20, ENV21	1 a, b, c. 2 a, b, c, d, e, f, g, i, j, k, l, n, o, p, r, s, v, w. 3 a, b, c. 9 a, b, c, d, g, h, i, l, m. 10 a. 16 a, b, c, f, g. 24 f, j. 25 d 33 c, d. 34 a, b, c, d, f, g, h, l, j. 41 a, b, c, d, f, i, j.

General Policy Considerations

PPS1 – Creating Sustainable Communities

PPS3 – Housing

PPS 9 - Biodiversity and Geological Conservation

PPG 13 – Transport

PPG 15 – Planning and the Historic Environment

Appendix 1

PPG 16 – Archeology and Planning
PPS22 – Renewable Energy, Plus Companion Guide
RSS1 – Regional Spatial Strategy for the North East (November 2002)

Relevant Unitary Development Plan Policies

Population and Housing (Protection of Residential Amenity)

H2 - Principles A, C, D and E. Para. 3.85, 3.86, 3.89.

Population and Housing (New Housing Design)

H4 - Principles A to C. Para. 3.98, 3.100.

Built Form and Landscape (Design)

EN1

EN1.1 - Principles B to H, J and K. Para. 4.33, 4.34.

Built Form and Landscape (The Appearance of the City)

EN2 - Principle B. Para. 4.39.

EN2.1 - Principles A, B, C and E. Para. 4.40, 4.41.

EN2.2 - 1 to 5, 7 and 8. Para. 4.42.

EN2.3 - 1 to 17.

Built Form and Landscape (Rivers and Riverside)

EN4 - Principles A to C. Para. 4.55, 4.56, 4.57.

Conservation of Historic Environments (Conservation Areas)

C3

Mineral Extraction and Unstable Land (Unstable Land)

MIN8. Para. 4.198, 4.199, 4.200, 4.201.

Parking (Control Over Development)

T4.5 - Principles A to C. Para. 5.121, 5.123, 5.124, 5.125, 5.126, 5.127.

Provision of Transport Infrastructure (Control over Development)

T7.1 - Para. 5.184, 5.185.

T7.2 - Principles A to D. Para. 5.186, 5.187, 5.188, 5.189.

Development Control

Para. 6.8, 6.9, 6.10, 6.11.

Supplementary Planning Guidance (SPG) and Development Briefs

Para. 6.12, 6.13.

Appendix 1

Infrastructure, Planning Obligations and Developer Contributions (Infrastructure)

Para. 6.34, 6.35.

IM4.

IM6 – Principles A and I. Para. 6.42, 6.43, 6.44, 6.45

Development Control Policy Statements

DCPS 17 – Spacing Standards for Residential Development

DCPS 19 – Landscaping

DCPS 22 – Noise and Vibration

DCPS 23 – Parking Standards

Interim Policy Guidance on Housing Policy IPG H1

Applications for planning permission for housing development will be judged against the criteria set out in paragraph 31 of PPG3 Housing. The degree to which the development would meet each criterion will be taken into account in assessing the planning benefits of the scheme.

IPG Policy H2

Planning permission will not be granted for housing development of 10 or more units unless it meets one or more of the following criteria:

- 1 It directly supports the renewal of housing markets and helps to sustain existing communities in areas of low demand or market failure;
- 2 It forms all or part of a scheme brought forward through Single Regeneration Budget programmes at Newbiggin Hall, Throckley and West Denton;
- 3 It comprises a scheme for affordable housing for which Housing Corporation Approved Development Programme (ADP) or Recycled Capital Grant (RCGF) funding is being made available;
- 4 It forms part of a mixed use scheme which will support regeneration in the Central Conservation Area or the Ouseburn Conservation Area;
- 5 It provides other exceptional planning benefits, which cannot be secured by other reasonable means and which would outweigh any harm to housing market renewal objectives.

Additional Information

Urban Landscape Study of the Tyne Gorge (Final Report January 2003)

Guidance on Tall Buildings, English Heritage and CABI, (2003)

Tall buildings & Sustainability, Faber Maunsell, (2002)

Better Streets, Better Places: Delivering Sustainable Residential Environments:

PPG3 and Highway adoption - ODPM

Parks and Green Spaces (April 2004)

Developer Contribution Model

Tour Wildlife (2003)

Interim Planning Guidance on Release of Land for Housing (October 2004)

Appendix 1

Buildings in Context – English Heritage and CABE (January 2002)
Places, Streets and Movements (1998) DETR