

Cabinet

12 December 2012

Update on Conservation Area Character Appraisal Work Programme. Boundary Amendments and Character Appraisals for Bishop Middleham, Lartington, Mickleton, Staindrop and Trimdon Village Conservation Areas.



**Report of Corporate Management Team
Ian Thompson, Corporate Director Regeneration and Economic Development
Cllr Neil Foster, Portfolio Holder for Economic Regeneration**

Purpose of the Report

- 1 To inform that the Durham City Conservation Area Character Appraisal is underway and that volunteer groups are currently working with the Heritage Landscape and Design Team to carry out in depth street by street surveys of the conservation area. The results of this community engagement project will feed into the forthcoming character appraisal document, which is anticipated to be completed in draft form by the end of 2013.
- 2 To approve amended boundaries and character appraisals for the Bishop Middleham, Lartington, Mickleton, Staindrop and Trimdon Village Conservation Areas.

Background

- 3 The Council has a statutory duty under s69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate any areas which they consider to be of special architectural or historic interest as conservation areas, and to review these from time to time. The Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of those areas.
- 4 There are currently 93 designated conservation areas within County Durham, many of which have not been reviewed since their original designation. The Heritage, Landscape and Design Team is therefore undertaking a programme of reviews of all the existing areas, and preparing character appraisals as part of our proactive management of the historic environment.

- 5 The appraisal process allows for a review of whether designation is still warranted, and whether any extensions or amendments to the designated boundaries are required to strengthen the special interest of the area. This will support objective G7 of the RED Service Plan to enhance, conserve and maximise the value of Durham's built environment.
- 6 The County Council has produced 28 appraisal documents which have been approved by Cabinet since the Local Government Reorganisation in 2009. This report seeks approval for amended boundaries to a further five conservation areas and approval of five accompanying character appraisals. Copies of each appraisal which include revised boundary maps where applicable are available to view from the Members Library as Appendices A-F.
- 7 Each character appraisal is an individual evidence based document that investigates, evaluates and records the unique significance of each area by assessing the diverse individual architectural and historic features that contribute to its overall special character. It also considers whether the boundary remains appropriate. Through this it increases our understanding of each designated area; guiding proposals for future management of change and aiding consistent decision making. The appraisal process has been undertaken with reference to the English Heritage publication Evaluating Place.

Reasons for Amendments

- 8 The Bishop Middleham Conservation Area was designated on 30 July 1993 by the former Sedgfield District Council. The proposed boundary amendments would add an area of archaeological interest to the south of the village including the scheduled monument at Bishop Middleham Castle to the designated boundary. The proposed extension was revised and expanded following the public consultation process to reflect local comments and further evidence of archaeological interest. The proposed boundary amendments would also rectify small anomalies in the designated boundary in order to reflect the current property boundaries.
- 9 The Lartington Conservation Area was designated on 2 April 1984 by Durham County Council. Following representations from Lartington Parish Council amendments have now been made to the proposed conservation area boundary to include an area of 19 century parkland to the south, the railway embankment to the north and the pond and cascade to the east of the village. It is also proposed to make minor boundary amendments throughout the village to rectify small anomalies in the designated boundary in order to reflect the current property boundaries.
- 10 The Mickleton Conservation Area was designated on 3 November 1987 by Durham County Council. The proposed boundary amendments would extend the western boundary of the conservation area to include Jubilee Terrace and the triangular area opposite the terrace which is enclosed by a historic stone wall. This terrace of nine properties built by Three Rivers

Housing, received a North East Constructing Excellence award for innovation in sustainable development in 2008. The proposed boundary amendments would also rectify small anomalies in the designated boundary in order to reflect the current property boundaries.

- 11 The Staindrop Conservation Area was designated on 5 May 1981 by Durham County Council. The proposed boundary amendments would exclude the area of Winston Road beyond the cemetery at the eastern end of the village and exclude Lady Close, to the west end of the village. The excluded sections contain no properties of architectural or historic merit, or buildings that are locally distinctive to Staindrop. The boundary amendment to the east end of the village was updated following representations from Staindrop Parish Council to retain Coach Road Wood within the designated conservation area. The proposed boundary amendments would also extend the boundary to the rear of The Deanery which is believed to be a medieval burgage plot, and would rectify small anomalies in the designated boundary in order to reflect the current property boundaries.
- 12 The Trimdon Conservation Area was designated on 30 July 1993 by the former Sedgefield District Council. The proposed boundary amendments would rectify small anomalies in the designated boundary in order to reflect the current property boundaries. During the public consultation process a request was made to include Byfields, a bungalow at the eastern end of the village within the boundary which is deemed warranted because of its close proximity to the area and clear role as part of the village settlement.

Recommendation

- 13 That the continuation of the programme of community engagement in the Conservation Area Character Appraisals is supported and the proposed boundary amendments listed in paragraphs 8 to 13 are endorsed.

Background Papers

Appendix A: Bishop Middleham Conservation Area Character Appraisal
Appendix B: Lartington Conservation Area Character Appraisal
Appendix C: Mickleton Conservation Area Character Appraisal
Appendix D: Staindrop Conservation Area Character Appraisal
Appendix E: Trimdon Village Conservation Area Character Appraisal
Appendix F: Summary of consultation responses

All appendices will be placed on deposit in the Members' Library.

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Appendix 1: Implications

Finance –

The cost of preparing and advertising the changes to the boundaries of the conservation areas is being met by the existing Heritage, Landscape and Design Team budget.

Staffing – None

Risk –

The ongoing review of conservation areas and production of character appraisals and management proposals ensures that we have a statutorily compliant planning service.

Equality and Diversity / Public Sector Equality Duty – None

Accommodation – None

Crime and Disorder – None

Human Rights –

Inclusion within a designated conservation area affects a homeowner's permitted development rights.

Consultation –

A formal public consultation on the proposed changes to the conservation area boundaries and the draft character appraisals was completed on 28 September 2012. As part of this process information sessions were held in various local venues to publicise the proposed boundary changes and gather comments on the appraisal documents. Local councillors, Area Action Partnership members, Parish Councils, and English Heritage were also consulted on the proposals. Information on the proposals was also included on the County Council website for the general public and individual responses were sent to all written comments. A summary of the consultation responses received is available to view in the Members Library as Appendix G.

Procurement – None

Disability Issues – None

Legal Implications –

The Council has a statutory obligation to review existing conservation area designations and prepare proposals for their preservation and enhancement. This report supports those statutory functions.