
NORTHGATE CONSERVATION AREA CHARACTER APPRAISAL

**Responsible Cabinet Member - Councillor David Lyonette,
Regeneration and Planning Portfolio**

Responsible Director - John Buxton, Director of Development and Environment

Purpose of Report

1. To seek Members' approval of the **appended** finalised Northgate Conservation Area character appraisal.

Information and Analysis

2. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 emphasises the need for the local development plan to include firm conservation area policies, based on a clear definition of the special architectural or historic interest that warranted designation. PPG15 'Planning and the Historic Environment' stresses the need for Local Planning Authorities to make an assessment of the special interest, character and appearance of all Conservation Areas in their districts.
3. The Environment Scrutiny Review Action Plan adopted by the Cabinet highlighted the need for Conservation Area Character Appraisals to be undertaken.
4. Northgate is the third in a programme of 16 Conservation Area character appraisals to be undertaken over the next few years. In addition, new Best Value Performance Indicators have been introduced which measure how many Conservation Area Character Appraisals have been carried out in the last five years.
5. Character Appraisals for Conservation Areas are seen as a tool to assist in the preservation and enhancement of Conservation Areas. Through the Character Appraisals, areas (or buildings) of special landscape or historic/architectural character can be highlighted as possessing particular interest, and being worthy of preservation and enhancement. Features of special interest, such as historic walls, stiles, open spaces, trees or historic surfaces; ie, cobbles, Yorkshire flags or setts, can be particularly highlighted through the character appraisal, which can then be included in future Supplementary Planning Guidance. The appraisal provides a sound basis, defensible on appeal, for the development plan policies and future development control decisions.

Outcome of Consultation

6. At the meeting of 30 August 2005, Cabinet agreed all future Conservation Area Character Appraisals could pass to the Director of Development and Environment for approval prior to public consultation followed by final Cabinet approval. Consultation on the Northgate

Conservation Area Character Appraisal document was carried out for 4 weeks between 3 and 31 December 2006 and included letter drops to inhabitants and businesses within the Northgate conservation area, an evening presentation undertaken by the Council's consultants, BDP, a two-day exhibition in the Town Hall reception and a press release in the local press. 2 comments forms were returned (1 by email), making observations and recommendations predominantly outside the scope of the appraisal. Responses were also received from two local historians, Mr Chris Lloyd of the Northern Echo and Mr George Flynn, both making suggestions for amendments, which, where relevant have been included in the document to be approved. Officers of the Council were also consulted and a response was received from English Heritage, albeit offering no comments.

Legal Implications

7. This report has been considered by the Borough Solicitor for legal implications in accordance with the Council's approved procedures. There are no issues which the Borough Solicitor considers need to be brought to the specific attention of Members, other than those highlighted in the report.

Section 17 of the Crime and Disorder Act 1998

8. The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. It is not considered that the contents of this report have any such effect.

Council Policy Framework

9. The issues contained within this report do not represent change to Council policy or the Council's policy framework.

Decision Deadline

10. For the purpose of the 'call-in' procedure this does not represent an urgent matter.

Conclusion

11. The **attached** Northgate Conservation Area Character Appraisal is the third in a series of appraisals concerning the 16 Conservation Areas in the Borough. The final document has been amended to take account of comments made during the consultation process and will provide a useful tool in assisting the conservation and enhancement of the Northgate Conservation Area

Recommendation

12. It is recommended that Cabinet approve the attached Northgate Conservation Area Character Appraisal.

Reasons

13. The recommendations are supported to provide a document to assist in the protection and management of the Northgate Conservation Area.

John Buxton
Director of Development and Environment

Background Papers

No background papers were used in the preparation of this report.

MK : Extension 2605
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