

NPEL PPA Committee – Considerations for Planning Application Representations

November 2015

The Park Conservation Plan was written in 2007 and its principles and Management Plan has been adopted by the NCC (a plan exists for all its conservation areas) to inform and manage planning decisions so that new development can take place in the area without harming its special character and appearance.

The Plan's guidance can be used by local residents, developers and the Council in considering new development proposals, supported by a local and national planning policy framework. In particular the Management Plan **seeks to encourage a proactive role for The Park Estate Company, as partners with the Council, in safeguarding and enhancing the conservation area.**

This document provides members of the NPEL PPA Committee with a condensed "checklist" to guide decisions on whether to object to or support a planning application on grounds based on the conservation plan.

Following the single page checklist, the detailed guidance from the Management Plan are included in case it is necessary to refer back to the full text.

CHECKLIST – PRIMARY

Does the application result in the loss of:

- Pre-1918 original estate houses (OEHs) or outbuildings? **Object**
- Original garden areas, boundary walls, tree-lined streets or open spaces? **Object**

CHECKLIST – NEW BUILDINGS

Does the application propose to construct a new building:

- by demolishing an OEH and ancillary outbuildings? **Object**
- within an original garden? **Object**
- that will replace a post 1918 building which detracts from the character and appearance of the conservation area? If so, does the replacement building not adversely affect the setting or amenity of an OEH and its gardens and would it enhance the conservation area? **Support**
- which rises above the prevailing nearby building height at any given ground level? **Object**
- where the character of an adjacent OEH will be compromised or will not remain predominant in terms of landscaped setting, building density, scale and traditional use of materials? **Object**

CHECKLIST – ALTERATIONS & EXTENSIONS

Does the application propose to alter or extend an OEH:

- that won't respect the form, fabric, setting, character of the original building? (OEH should remain visually distinct and predominant over any later additions). **Object**
- by the addition of a small-scale alteration, such as a satellite dish or antenna, where the design and/or position is inappropriate to the design of the OEH? **Object**
- by altering an outbuilding/garage within the curtilage of an OEH to form a separate dwelling? If so, will it undermine the character of the OEH and garden by over intensive development, inappropriate scale, form and use of materials? **Object**

Does the application propose to alter or extend a post-1918 house:

- which would adversely affect the setting and amenity of adjacent OEH and gardens? **Object**
- where the existing house is identified as detracting from the appearance and character of the conservation area and altering or extending the building would exacerbate the existing detrimental impact? **Object**

CHECKLIST – FLATS AND MAISONNETTES

Does the application propose to:

- alter a property to flats and lose family-sized accommodation? **Object**
- create single bedroom flats rather than larger flats suitable for family occupation? **Object**
- include the addition of off-street parking or openings through original boundary walls detrimental to the amenity of local residents or to the character of the original house, garden or boundary walls? **Object**
- provide inadequate or no off-street parking? **Object**
- introduce further requirement for on-street parking to the detriment of pedestrians and other traffic? **Object**

CHECKLIST – STREETScape AND OPEN SPACES

Does the application propose to:

- remove or alter an original boundary wall or gateway in a way which is detrimental to its appearance, in the street scene or the setting of an OEH? **Object**
- undermine recreational and landscaped amenity of the Circuses, The Paddock or The Bowl? **Object**
- restore and re-landscape car parking areas? **Support**
- carry out unnecessary works to prune or remove any trees? **Object**
- build within close proximity/recommended distance of an established tree? **Object**
- carry out works without submitting an approved arboriculturalist's survey for established nearby trees? **Object**

CHECKLIST – DEVELOPMENT OUTSIDE THE BOUNDARY OF THE PARK

Does the application propose a development close to the boundary of The Park which:

- impacts the setting of the conservation area? **Object**
- impacts views into or out of The Park? **Object**
- seeks to demolish bldgs in adjoining conservation areas which provide important views from The Park? **Object**

CHECKLIST – CAVES

Does the application propose new development which:

- infills or blocks any caves within the conservation area? **Object**

CONSERVATION PLAN: POINTS IN DETAIL

2.4 Planning Application Proposals for New Development

- a) Proposals for new development must preserve or enhance its character or appearance. In addition, all new development should make a positive contribution to the area. Previous development which would have been contrary to the new guidance will not be accepted as a precedent in the consideration of new planning applications.
- b) Outline planning applications for any new development are not to be accepted. Applications must be made in full and be accompanied by detailed plans, sections, elevations, tree survey reports and landscaping proposals, where relevant.
- c) Applicants must submit a design statement that is clear, concise and detailed to demonstrate how the proposal responds to its context in terms of scale, height, massing and materials and how the provision of access and servicing, including bin storage, will be handled

2.5 Guidance for Preserving and Enhancing the Character and Appearance of The Park Conservation Area

- a) **Primary guidance** The further loss of original estate houses and outbuildings, original garden areas, original boundary walls, tree lined streets and open spaces which have created the special interest which warranted designation of The Park as a conservation area will be resisted.
- b) **New buildings** Proposals to demolish and replace any of the remaining original estate houses (pre 1918), gardens and ancillary outbuildings which have been identified as continuing to contribute positively to the character and appearance of the conservation area will be resisted.

Applications to replace those post 1918 buildings which detract from the character and appearance of the conservation area will be considered if the proposed replacement buildings would not adversely affect the setting or amenity of any original estate houses and gardens and the new development would result in the enhancement of the conservation area.

All applications to construct new buildings will be considered in the context of their impact on the settings of existing buildings and the overall character of the conservation area. Proposals for new buildings which rise above the prevailing nearby building height at any given ground level will be resisted. Ensure that the prevailing character of the original estate houses in terms of landscaped setting, building density, scale and traditional use of materials is not compromised and remains predominant.

- c) **Alterations and extensions to buildings** Proposals to alter or extend original estate houses (pre 1918) which fail to respect the form, fabric, setting, character and appearance of the original building will be resisted. The original house should remain visually distinct and predominant over any possible later additions. Relatively small scale alterations such as satellite dishes and antenna which are specifically controlled in conservation areas will be resisted where the design and/or position is inappropriate to the design of the original house.

Any proposal to alter or extend post 1918 houses which would adversely affect the setting and amenity of adjacent original estate houses and gardens and would thereby be detrimental to the character and appearance of the conservation area will be resisted.

Where the existing house is identified as detracting from the appearance and character of the conservation area any proposals to alter or extend the building which would exacerbate the existing detrimental impact will be resisted.

Any proposals to alter or extend outbuildings /garages within the curtilage of original estate houses to form separate dwellings will be resisted, unless that it will not undermine the character of the original house and garden by over intensive development, inappropriate scale, form and use of materials, damaging subdivision of original garden spaces or loss of streetscape value including original boundary walls, gates and mature garden planting.

- d) **Flats and maisonettes** Proposals to alter or extend original estate houses (pre 1918) associated with proposed flat conversions, or increasing the number of flats, will be considered under the criteria set out in the first paragraph of Alterations and Extensions, above.

The City Council is seeking to prevent the loss of good quality family housing and to support the construction of new family houses in new developments. Proposals to change the use of houses to flats will be resisted where it would result in the loss of family sized accommodation. Proposals to convert larger residences to flats will need to demonstrate that the properties are no longer suitable for single family accommodation and, where justified, such

conversion schemes will be encouraged to provide larger flats suitable for family occupation, as opposed to single bedroom flats.

For reasons of highway safety, security and the desire to maintain the uncluttered character of estate roads, many residents would prefer the provision of off-street parking. However, new or additional on site parking can cause serious problems in terms of its visual and physical impact. As well as the loss of boundary walls, gardens, mature trees and introduction of visually intrusive hard standings, residents' and neighbours' amenity may also be compromised by vehicle noise and lights. Therefore, any proposal to provide new or additional off street parking spaces, or to form new access openings through original boundary walls will be resisted unless the proposal can demonstrate that this would not be detrimental to the amenity of local residents or to the character and appearance of the original estate house, garden area or boundary walls. Off street parking should only be provided when it would not lead to the demolition of original boundary walls or other works which would undermine the character of the area. In those circumstances no more than the minimum level of parking should be provided, set informally within the landscape, ensuring adequate protection to trees and roots and using appropriate surfacing materials that relate to the garden context.

Any proposals for flatted accommodation will be resisted where it would not be possible to provide adequate off street parking without adversely affecting the character of the area through removal of or damage to boundary walls, loss of original garden areas and mature planting.

Proposals for flatted accommodation will also be resisted where the provision of on street parking would be likely to generate unsafe highway conditions to the detriment of pedestrians and other road users

- e) **Streetscape and open spaces** The removal, breaching or any other alteration of original boundary walls and gateways on the estate roads will be resisted unless a proposal can demonstrate that this would not be detrimental to the appearance of the wall in the street scene nor would adversely affect the setting of original estate houses.

Although a number of original garden walls and gate piers have been removed, altered or inappropriately repaired, many of the original brick and stone garden enclosures remain. These prominent walls, shielding the private gardens from the adjacent roads, form an integral part of the design and setting of the original houses and together with mature garden planting and pavement trees help create The Park's distinctive streetscape character. Any proposals that would lead to the loss or partial loss of any of these key elements would seriously affect The Park's special interest and would be resisted.

Newcastle Circus, Lincoln Circus, 'The Paddock', and the outdoor sports and recreational area of the 'Bowl' have been prominent open spaces throughout the history of The Park Estate and are a key element in The Park's distinctive townscape interest. Any development proposals which would undermine the outdoor leisure, recreational and landscaped amenity these important open spaces provide will be resisted.

Where original gardens have been converted to car parking areas in the past, there will be a presumption in favour of proposals which allow the restoration and appropriate re-landscaping of these areas, subject to other aspects of the proposal being satisfactory.

All of the trees in The Park are protected, either by specific tree preservation orders or by being located in a conservation area. The Council's consent is required to prune or fell those specifically protected and six weeks notice must be given to the Council for works to any others in the conservation area. Trees make a vital contribution to the character and appearance of the conservation area and unnecessary works to prune or remove them will generally be resisted.

To understand and minimise the impact of any new development on established trees, applicants will be required to provide a tree survey prepared by approved arboricultural consultants in accordance with the latest British Standards (BS5837, 2005). New buildings will not be permitted in close proximity to important trees and will be required to respect recommended distances from such trees.

- f) **Development outside The Park boundary** Proposals for development outside but close to the boundary of The Park Conservation Area will be considered in respect of their impact on the setting of the conservation area and on views into or out of the conservation area. Any proposals for demolition of buildings in adjoining conservation areas which are important elements in views into or out of The Park will be resisted.
- g) **Caves** Proposals for new development which entails the infilling or permanent blocking of unlisted caves within the conservation area will be resisted.