

South Tyneside
local development
framework

SPD 17

Final ADOPTED
Version

Monkton Conservation Area
Management Plan

March 2010



South Tyneside Council

The New Development Plan
for your Borough

Final ADOPTED
Version

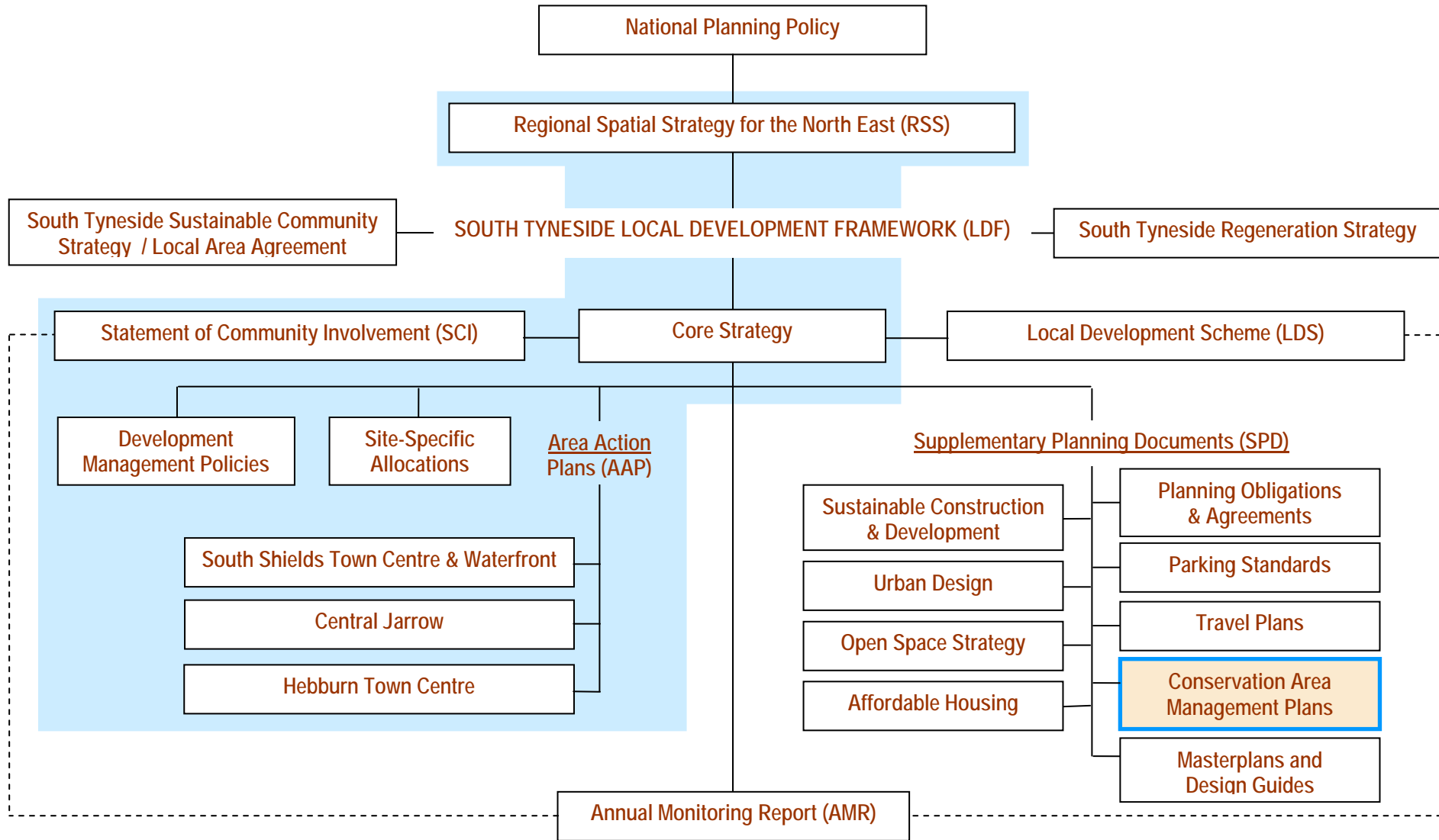
SPD 17

Monkton Conservation Area Management Plan

March 2010

Adopted by Cabinet in March 2010

South Tyneside Local Development Framework – Family Tree



- The statutory Development Plan

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1. Introduction

National/Regional/Local Guidance

PPS 1: Delivering Sustainable Development

PPS 3: Housing

PPS 9: Biodiversity and Geological Conservation

PPG 15: Planning and the Historic Environment

PPG 16: Archaeology and Planning

PPS 15: Planning and the Historic Environment
(Consultation)

The North East of England Plan Regional Spatial
Strategy to 2021 (RSS)

Local Development Framework Core Strategy

Site-Specific Allocations

Development Management Policies

Unitary Development Plan (UDP)

Monkton Conservation Area Character Appraisal (2006)

South Tyneside Urban Design Framework (2006)

Spirit of South Tyneside: Sustainable Community
Regeneration Strategy and Local Area Agreement

Guidance on the Management of Conservation Areas
(2005), English Heritage

Guidance on Conservation Area Appraisals (2005),
English Heritage

Introduction

- 1.1 Everything we do is about achieving “a better future for South Tyneside’s people”. That is our vision for the Borough. To deliver a better future, one of our big challenges is to make South Tyneside a place where people choose to live, work and visit. This means developing new and exciting buildings whilst preserving our cultural heritage, beautiful coastline and countryside. It also means ensuring a quality range of homes, shops and businesses, parks and public spaces, all linked by an excellent transport system. All of these things need to be delivered through the planning system, and in particular the **South Tyneside Local Development Framework** (LDF). This will guide the future development and use of land and buildings in the Borough over the next 10-15 years, and replace the existing Unitary Development Plan (UDP).
- 1.2 The preparation of the Monkton Conservation Area Management Plan is the next step after the publication of a Conservation Area Character Appraisal and is a direct response to the 1990 Planning (Listed Buildings and Conservation Areas) Act, which places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. Management Plans form part of the Local Development Framework (LDF) and will, as Supplementary Planning Documents, be a key material consideration in the determining of development proposals.
- 1.3 Monkton Conservation Area Management Plan encourages the Local Authority, developers, development professionals (e.g. planners, architects, landscape architects, highway engineers) and the local community to engage in the preservation and enhancement of the local historic environment. This will help enhance the special character and appearance of this important heritage asset.

Monkton Conservation Area

- 1.4 Designated in 1975, Monkton Conservation Area maintains a historic core consisting of a collective of farms, houses and associated development from the Seventeenth to Twentieth Centuries, which line a single street; Monkton Lane. The central core has high archaeological significance as the site of a medieval village.
- 1.5 Surrounded by later development and a large park, Monkton retains a well-defined character of great charm and interest, with its rural origins still very clear.

- 1.6 The Monkton Conservation Area Character Appraisal offers a more detailed analysis of the area and will be used to support development management decisions for the purposes of preserving and/or enhancing the character and appearance of the Conservation Area.

Sustainability Appraisal and Habitats Regulations Assessment

- 1.1 This Supplementary Planning Document has been assessed to see how well it meets a number of social, economic and environmental objectives. This is a process known as a Sustainability Appraisal, which is intended to help improve the document. The content of the Monkton Conservation Area Management Plan has been formally considered in relation to the requirement to undertake a Habitats Regulations Assessment of land use plans. This requirement is set out under Articles 6(3) and (4) of Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive), and translated into English law through Part IVA of the Conservation (Natural Habitats, &c) Regulations 1994 (Habitats Regulations).
- 1.2 This SPD does not introduce new policies or proposals for specific sites within the Monkton Conservation Area, but it seeks to protect, preserve and, where possible, enhance the Conservation Area's character or appearance. The SPD has been prepared in support of development plan policy, including those policies of the adopted LDF Core Strategy. The SPD, once adopted, will be a material consideration in the assessment of planning applications. The principles and actions contained within the SPD are in support of, and are fully compliant with, the policies and vision set out in the Core Strategy development plan document, which was subject to Habitats Regulations Assessment and Sustainability Appraisal during its preparation.
- 1.3 The study area boundary of the Monkton Conservation Area, and the nature of the principles and actions set out, have been considered in conjunction with advice taken from ecological experts on the location, conservation objectives and key vulnerabilities of designated European Sites, and their interest features within or adjacent to South Tyneside that may potentially be impacted on or adversely affected by the said development principles.
- 1.4 The Council considers that the impact of this document would not adversely affect the integrity of designated European Sites. Therefore, in accordance with the Regulations, no further Habitats Regulations Assessment is required for the purpose of the SPD. Planning applications will be determined in accordance with the adopted policies set out in the Core Strategy.

Scope of the Supplementary Planning Document

- 1.5 This Supplementary Planning Document will:
- Help to preserve the distinctive character and appearance of historic buildings and structures and retain evidence of earlier, redundant architectural features.
 - Ensure that all new development demonstrates the highest possible standards of architectural merit and adopts best practice place-making and urban design principles.
 - Advise property owners on repair and maintenance through best practice conservation principles.
 - Ensure internal and external alterations to Listed Buildings preserve their architectural integrity and historic interest.
 - Provide design guidance and advice for the preparation of development briefs, where necessary, for prominent development sites.
 - Propose regular monitoring of the physical condition of historic buildings and structures.
 - Ensure that sites of known or potential archaeological significance are dealt with in an appropriate manner.
- 1.6 Through the application of national legislation and guidance the Council proposes to:
- Review and update the Local List (buildings of acknowledged architectural quality or historic significance).
 - Retain buildings and structures that make a positive contribution to the character and appearance of the Conservation Area.
 - Pursue Enforcement Action through the use of Urgent Works Notices, Repairs Notices and Section 215 Notices.

Context of the Management Plan

- 1.7 The North East of England Plan Regional Spatial Strategy (RSS) forms the strategic part of the statutory development plan for the Borough. This is complemented at the local level by the **Local Development Framework** (LDF), which sets out the strategy, policies and proposals to which all development proposals will be assessed. The LDF replaces the Unitary Development Plan (UDP), although those 'saved' UDP policies will retain development plan status until parts of the new system are adopted.

- 1.8 As a **Supplementary Planning Document**, this Management Plan will be a key material consideration in the determining of development proposals. This Supplementary Planning Document is in support of the following Development Plan policies:

Local Development Framework Core Strategy – adopted June 2007

- ST1 Spatial Strategy for South Tyneside
- ST2 Sustainable Urban Living
- A1 Improving Accessibility
- SC1 Creating Sustainable Urban Areas
- EA1 Local Character and Distinctiveness
- EA3 Biodiversity and Geodiversity
- EA5 Environmental Protection

Development Management Policies

- DM1 Management of Development
- DM6 Built Heritage and Archaeology

Unitary Development Plan – adopted October 1999

- ENV5 Principles of Good Design and Access
- ENV6 Historic Buildings
- ENV7 Conservation Areas
- ENV7 /1 Conservation Areas: Enhancement Schemes
- ENV7/6 Conservation Areas: Monkton
- ENV7/9 Conservation Areas: New Development
- ENV7/10 Conservation Areas: Alterations to Unlisted Buildings
- ENV7/11 Conservation Areas: Changes of Use
- ENV8/2 Archaeology: Other Important Remains
- NR10 Renewable Energy Development
- ED2 Development Control: Economic Development
- ED9 Telecommunications
- H2 Development: Housing
- SC2 Development Control: Social and Community
- SC2/1 Development Control: A Safer Environment
- T2 Transport and Development Control
- T17 Car and Cycle Parking

Key Issues affecting Monkton Conservation Area

- 1.15 This document provides guidance and sets out a series of actions, which aim to address the key conservation issues within the Conservation Area and its immediate setting. These can be summarised as follows:
- To ensure that new buildings and places and alterations to existing buildings and places, within and in the immediate vicinity of the Conservation Area, are of imaginative and high quality design that respect, harmonise and enhance the character and appearance of the Conservation Area.
 - To offer guidance and actions on issues that threaten the character, appearance and heritage value of Monkton Conservation Area as identified in the Character Appraisal.
 - To raise awareness of the importance and value of local heritage.
 - To provide design guidance and set out development principles and actions for the preservation and enhancement of the Conservation Area.
 - To outline key statutory requirements with respect to development within the Conservation Area, provide guidance, and set out actions to secure the proper and effective application of these requirements.
 - To propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance of public spaces.

Development Principles

- 1.16 For the purposes of managing development within Monkton Conservation Area, the Council will have particular regard to the following development principles:

CA-M1 New Development

The Council will resist new development in, or affecting the setting of, Monkton Conservation Area in order to protect and preserve its character or appearance. Where development is demonstrated to be acceptable in principle, it will be required to:

A) Retain and protect gardens, parks, recreational areas and any other areas of open space;

[continued ...]

[CA-M1 continued...]

- B) Respect the scale, harmony and design of the surrounding buildings and the wider streetscape;**
- C) Retain trees and significant landscape features; and**
- D) Respect views into and out of the Conservation Area.**

In particular, proposals involving the sub-division of the gardens of existing residential properties and other previously undeveloped land will normally be resisted.

CA-M2 Archaeology

The Council will ensure the protection, preservation and, where possible, enhancement of sites of archaeological interest through the development management process by:

- A) Requiring an archaeological assessment to be carried out, either in the form of a desk-based assessment or field evaluation, in advance of the determination of planning consent where development proposals are likely to affect archaeological remains or sites of potential archaeological interest, as identified on the Sites and Monuments Record;**
- B) Restricting development proposals that are likely to adversely affect archaeological remains;**
- C) Requiring remains to be recorded in cases where in-situ preservation cannot be achieved; and**
- D) Negotiating Section 106 Agreements for the protection, enhancement and interpretation of archaeological remains.**

CA-M3 Alterations to Buildings

Proposals involving the alteration of buildings within the Conservation Area must be appropriate in terms of scale and design. Materials must respect the age and character of the building. Proposals that are considered detrimental to the character and appearance of the building or the wider Conservation Area and its setting will be resisted.

CA-M4 Demolition or Conversion of Unlisted Buildings

The Council will resist proposals for demolition where a building is considered to make a positive contribution to the character or appearance of the Conservation Area. In instances where demolition is considered acceptable in principle, a formal application should be accompanied with detailed plans for redevelopment in order to avoid gaps being created in sensitive locations. The conversion of historic buildings must be carried out in a sympathetic manner.

CA-M5 Traditional Walls

A presumption will be made for the retention and protection of the historic magnesian limestone and brick walling found throughout Monkton Conservation Area. Proposals to demolish other significant boundary walls and their plinths will also normally be resisted.

- 1.17 Additional, more area-specific development principles are contained within the subsequent sections. All of the development principles in this document should be considered alongside the additional guidance and best practice principles detailed in the Annexes. Regard should also be had to the Monkton Conservation Area Character Appraisal.
- 1.18 Residential properties normally benefit from permitted development rights. This allows owners to undertake certain minor alterations without the need for Planning Consent. However, properties in Conservation Areas automatically have some of these permitted development rights removed. Annex A provides more detailed guidance. If you are in any doubt, you are advised to contact the Area Planning Group on 0191 424 7421 before carrying out any works to your property. The Team will advise you as to whether or not you need to apply for Conservation Area or Planning Consent.
- 1.19 Regardless of whether Planning or Conservation Area Consent is required, protected species must be considered when undertaking maintenance, building and development works to ensure that an offence is not committed. In addition, all trees above sapling size in a Conservation Area are automatically protected until the Council has agreed whether or not the proposed tree works can take place. Additional information on Protected Species and Tree legislation can be referred to in Annex A.

Character Areas

1.20 In order to complement the Monkton Conservation Area Character Appraisal, the Management Plan has been divided into two distinct character areas for more detailed analysis of the key issues:

Character Area 1 The East End

Character Area 2 The West End

1.21 The historic built environment (buildings and structures) and the public realm (landscape, open spaces and streets) characterise each area. Important defining characteristics include:

- Building and structure age, design, layout, size and use
- Gardens, parks, recreational areas, and any other areas of open space
- Significant boundary walls
- Landscape and views, and
- Road and footpath networks

1.22 For each character area, a brief description highlights key aspects of the historic and architectural importance of the historic environment and the significant threats relating to the effective preservation and enhancement of the area. These are taken from the Monkton Conservation Area Character Appraisal, which offers a more detailed analysis of the area. The Management Plan then sets out specific development principles and actions for the preservation and enhancement of Monkton Conservation Area's buildings, structures, streets, landscapes and open spaces.

1.23 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty of Local Planning Authorities to regularly review those parts of their Conservation Area that are considered 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'. As a result this review and following the receipt of representations received during the formal consultation process, the Conservation Area boundary has been revised, as shown on Page 5.



(The original 1975 boundary can be viewed in Annex D)

2. Character Area 1: The East End

Character Area 1: The East End



These undeveloped plots provide a natural gateway into the Conservation Area from the east.



These outbuildings to the rear of The Grange Farmhouse are amongst the oldest in the village.

- 2.1 The East End retains much of its early agricultural character, despite more recent development infilling of the original medieval layout. Campbell Park, an area of open space to the north, forms a buffer between the Conservation Area and more modern housing developments, whilst at the same time creating key views. In order to protect these views, reference should be made to CA-M1 New Development and CA-M3 Alterations to Buildings.
- 2.2 Three adjoining plots of open space lie to the south east of the area on the south side of Monkton Lane at the easternmost edge of the Conservation Area. With a backdrop of thick trees and stone walls, these spaces make a positive contribution to the character and appearance of the Conservation Area and any development here could cause significant harm. Regard should be had to CA-M1 New Development.
- 2.3 Deep green verges provide a strong link to the villages' rural origins, particularly on the south side of Monkton Lane where there is no pavement. The Council will seek to ensure that grass verges are retained in their current form. Further guidance can be found in Section 5: Streetscape (Action A-M6 Grass Verges).
- 2.4 Monkton Farmhouse, a dominant 18th Century building, is surrounded by groups of smaller mid-17th Century buildings and outhouses that demonstrate a much older, more rustic, vernacular character. These are some of the oldest buildings unharmed by modern alterations in the area and they contribute to one of the most charming and characterful groups in the Conservation Area. Proposal to undertake alterations to these buildings should have regard to CA-M3 Alterations to Buildings and CA-M4 Demolition or Conversion of Unlisted Buildings.
- 2.5 The plot to the rear of Grange Farmhouse is still very much a farmyard in character and appearance. Whilst it is unfortunate to see some of the now obsolete farm buildings without a future use, their isolation in terms of vehicular access would make conversion problematic. Regard should also be given to CA-M1 New Development.
- 2.6 The Grange is the largest and arguably most impressive building in the East End. Largely hidden behind high brick boundary walls, it retains a large garden containing several mature trees and two outbuildings. Every effort should be made to preserve this site's historic integrity. Any development proposals should have particular regard to CA-M1 New Development and CA-M3 Alterations to Buildings.



High Back Close, a newer housing development, contributes to the Conservation Area with its mature vegetation and tree-filled backdrop.



Barns Close makes a positive statement when viewed from inside and outside the Conservation Area.

- 2.7 Conversely, High Back Close and Barns Close are late Twentieth Century housing developments built on agricultural land. Whilst the two developments are different in both appearance and density, both contribute to the character and appearance of the Conservation Area in their own way. Permitted Development Rights have been removed in order for the Council to maintain control over alterations that could be detrimental to the Conservation Area. Householders wishing to undertake any alterations to their properties are advised to discuss their proposals with the Local Planning Authority in order to determine whether the proposals are appropriate and whether or not they require formal consent.

3. Character Area 2: The West End

Character Area 2: The West End



It is important to preserve and, where possible, enhance the character and setting of the Grade II Listed Monkton Hall.



Whilst the 1970s development within the grounds of Monkton Hall does little to enhance the Listed Building's setting, the retention of open space and mature trees, along with the original boundary wall, create a sense of place.

- 3.1 The West End of Monkton Conservation Area is characterised by a tighter development pattern with a slightly higher density. Whilst it is largely contained on all sides by more recent development, to the west a strip of green space separates the grounds of Monkton Hall from Campbell Park Road. It is one of the few areas where views looking into the area are not limited by the proximity of neighbouring development. Every effort should be made to retain this as open space as it acts as a valuable buffer, maintaining an attractive enclave amongst the wider suburban spread of Hebburn. In this respect, regard should be had to CA-M1 New Development.
- 3.2 Monkton Hall and its grounds constitute the largest single plot in the village. The grounds were developed in the 1970's with a large complex of buildings associated with the Hall's hospital use. Whilst these more modern buildings do little to enhance the Conservation Area, they are effectively neutral in appearance.
- 3.3 Although the setting of Hall has been partially institutionalised, the rubble stone boundary walls, gate piers, circular carriage drive, and expanses of grass and mature trees combine to create a simple, quiet and attractive enclave with a distinctive character. Any future development on the site must ensure that the setting of Monkton Hall and the character of the Conservation Area as a whole are not adversely affected. Should a proposal for the site come forward, the Council will have particular regard to the special architectural and historic qualities of the grounds and the wider Conservation Area, having particular regard to CA-M1 New Development and CA-M3 Alterations to Buildings.

Action A-M1 Monkton Hall and Grounds

In assessing development proposals within the grounds of Monkton Hall, the Council will seek to ensure the retention of:

- A) Key views of and from Monkton Hall and its open spaces**
- B) Mature Trees**
- C) Existing areas of open space that contribute to the setting of the Hall**
- D) The carriage drive, and**
- E) The historic access off Monkton Lane.**

Proposals for new development should seek to:

[continued ...]



Because the 1970s buildings were constructed on a lower level, their visual impact is minimised.



Some of the larger properties along Monkton Lane have large, mature gardens. These add to the special qualities of the Conservation Area.



Accessibility to the rear of the Lord Nelson PH is severely restricted by a narrow lane.

[Action A-M1 continued ...]

- F) Retain the general footprint of the existing complex of 1970's buildings; and**
- G) Restrict new development to one and two storeys.**

- 3.4 There are other large buildings in the West End that have substantial mature gardens. In order to preserve the character and setting of these residential properties, regard should be had to CA-M1 New Development and CA-M3 Alterations to Buildings.
- 3.5 Attention to detail is important in the Conservation Area, as its character and appearance is greatly enriched by a range of original architecture features. Unfortunately a number of properties have been notably harmed by modernisations that have involved inappropriate materials or unsympathetic extensions. Where appropriate, the Local Planning Authority will review the need for additional Article 4 Directions in order to try to prevent these harmful and sometimes destructive alterations occurring in future. Further information on Article 4 Directions can be found in Section 4. When considering undertaking alterations to properties, regard should be had to CA-M3 Alterations to Buildings. More detailed guidance and advice can be found in the Annexes.
- 3.6 To the rear of the Lord Nelson Public House is an area of Twentieth Century backland development that can only be accessed from the *north footpath* (refer to the Character Appraisal). This area consists of a recent dwellinghouse and a number of outbuildings set in secluded gardens with tall boundary enclosures. Due to poor accessibility to the site, further development here is considered to be inappropriate.

CA-M6 Backland Development

Development of land to the rear of Ormonde Villa and the Lord Nelson Public House will be resisted.

- 3.7 An area of landscaped open space at Wooler Walk consists of grass, a large mature tree and shrub planting. The openness of the land and the tree enhance the setting of the Conservation Area and contribute towards its character and appearance. The retention of this open space is particularly important given that the village has endured significant development pressure over the years and there are very few areas of open land left. Approximately one third of this open space was included in the original Conservation Area boundary when it was designated. The boundary has now been revised to include the whole area of open space in order to provide a more defined boundary that is easily identifiable and which has the overall purpose of protecting and enhancing the setting of the Conservation Area.



Land at Wooler Walk provides an attractive area of open space that contributes to the character and setting of Monkton Conservation Area.

CA-M7 Land at Wooler Walk

Development of the area of open space at Wooler Walk will be resisted.

4. Article 4 Directions



Plastic windows and doors, rainwater goods, fascias and conservatories, can have a notably detrimental impact on the character and appearance of a historic building as well as a Conservation Area in general.



These timber garage doors are in keeping with the historic fabric of this building and their appearance enhances this part of Monkton Lane.

Article 4 Directions

- 4.1 Alterations that affect the appearance of a building normally require some form of Consent from the Local Planning Authority. However, certain types of development, particularly in relation to dwellinghouses, can be carried out without consent. You should contact the Council's Area Planning Group before carrying out any alterations in order to confirm whether or not consent is required since there are a number of Article 4 Directions in place within Monkton Conservation Area. Additional guidance is located in Annex A.
- 4.2 Permitted development, particularly in relation to dwellinghouses, can have unfortunate effects upon the character or appearance of a Conservation Area if carried out in an insensitive manner. Article 4 Directions can be imposed in order to control certain alterations to residential dwellings and other works that would otherwise be considered permitted development under the Town and Country Planning (General Permitted Development) Order 1995.
- 4.3 The criteria for selecting properties for proposed Article 4 Directions includes architectural quality and surviving features, the importance of such features to the character and appearance of the individual property and the wider Conservation Area, and the established or potential threat of such features being lost through permitted development. Article 4 Directions are not limited to historic buildings. More recent properties, such as those at High Back Close, for example, can also contribute to the character and appearance of the Conservation Area.

Action A-M2 Article 4 Directions

The Council will seek to undertake a comprehensive survey of properties within Monkton Conservation Area with a view to declaring Article 4 Directions that will preserve and protect important historic and architectural features.

- 4.4 Article 4 Directions may be made to restrict the following categories of development:
 - The enlargement, improvement or other alteration to a dwellinghouse; any alteration to its roof; the construction of a porch, the provision within its curtilage of a building, enclosure, swimming pool, etc; the provision of a hard surface; or the installation of a satellite antenna;
 - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse;



The White House, adjacent to Monkton Hall, is locally listed.



The Lord Nelson Public House is a unique building, full of character. It could potentially qualify for inclusion on the local list in future.

- The painting of the exterior of any part of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse; and
- The demolition or all or part of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse.

- 4.5 Whilst the use of Article 4 Directions does not give the Council powers to require lost features to be reinstated, owners will be encouraged to enhance their properties and be given practical advice. Where historic features have been removed post-designation, the Council will take enforcement action against the house owner in order to get them reinstated to the form they were in at the time the Article 4 Direction was made.
- 4.6 Features such as original timber sash windows, timber panelled doors and decorative joinery details add to the overall character and appearance of the Conservation Area. Their removal and replacement with modern designs and materials such as UPVC does incalculable damage to the quality of the buildings and the character and appearance of the Conservation Area.
- 4.7 The Council currently holds a list of Buildings of Acknowledged Architectural Quality or Historic Significance. This is also sometimes referred to as a Local List. Although these buildings do not benefit from the same statutory protection as Listed Buildings, their inclusion on the Local List draws attention to their value in the local setting and provides justification, in certain circumstances, for Article 4 Directions to be made to protect these properties from insensitive alterations.

Action A-M3 Local List

The Council will seek to review and update the current list of Other Buildings of Acknowledged Architectural Quality or Historic Significance with a view to working towards greater protection from demolition and unsympathetic alterations.

5. Streetscape

National Guidance

Department for Transport: Guidance on the Use of Tactile Paving Surfaces (1998)

Where the blister surface is provided at crossing points in Conservation Areas or in the vicinity of a Listed Building, some relaxation of the colour requirements may be acceptable. In these limited circumstances only, the tactile surface may be provided in a colour which is in keeping with the surrounding material. This relaxation does not extend to the use of red at uncontrolled crossing points. Before any decision is taken by the local authority, discussions should take place with local groups of visually impaired people and rehabilitation (or mobility) officers and the local Conservation Officer.

Planning Policy Guidance Note 15: Planning and the Historic Environment

5.3 The Secretaries of State also attach particular importance to early consultation on traffic management and highway maintenance schemes, and associated development proposals which would affect Listed Buildings or Conservation Areas or parks, gardens or battlefields and their settings. Local highway and planning authorities should take great care to assess the impact on existing roads of new projects, e.g. for the rerouting of traffic or for pedestrianisation. They are urged to seek the advice of English Heritage, where appropriate, before determining any such proposals.

Traffic Advisory Leaflet 1/96: Traffic Management in Historic Areas

In any places there has been a long-established tradition of interlocking rectangular 3'x2' slabs for footways, and this should normally be continued.

Streetscape in Monkton Conservation Area

- 5.1 The Council aims to promote and enhance the Borough's historic areas through high quality street design and maintenance. Monkton village retains its rural character through the noticeable absence of road markings, signage and other street clutter.

Action A-M4 Road Markings

Every effort will be made to avoid the introduction of additional road markings in Monkton Conservation Area so as to preserve its character and appearance.

Action A-M5 Surface Materials

The Council will seek to:

- A) Maintain and restore historic materials and details such as natural stone kerbs;**
- B) Ensure new ground surfaces, including footways, carriageways and kerbs relate to and enhance the local context;**
- C) Keep paving simple and avoid discordant colours;**
- D) Ensure tactile paving integrates with the surrounding paving and that designs, colours and materials harmonise with the overall streetscape.**

- 5.2 Grass verges are a key feature in Monkton Village and provide a link to its rural origins. The theme has been continued through to the more modern housing developments to provide a communal, semi-rural feel.

Action A-M6 Grass Verges

Every effort will be made to ensure that existing grass verges are retained and maintained appropriately.



Grass verges along Monkton Lane add to the village feel of the Conservation Area.



This area of parkland sited within the Conservation Area could provide an opportunity for future biodiversity enhancements.



Monkton Lane is further enhanced by a distinct lack of street clutter.

5.3 There are a few undeveloped plots along Monkton Lane and an area of open space belonging to Campbell Park, to the rear of Grange Farm, which could potentially provide biodiversity enhancement opportunities.

Action A-M7 Biodiversity Enhancements

The Council will pursue opportunities to enhance biodiversity in line with the Durham Biodiversity Action Plan. In particular, Grassland Management projects will be investigated.

5.4 Whilst there is little in the way of historic street furniture and signage surviving in Monkton, unlike many other areas the village has managed to avoid the introduction of excessive street clutter. Such additions do little to enhance a conservation area and consideration must be given to the location and design of any new street furniture or signage.

Action A-M8 Street Furniture and Signs

The Council will seek to:

- A) Retain historic street furniture that reinforces local character and identify and remove superfluous or redundant items;**
- B) Reduce new signs to a minimum size and number, and locate signs on existing posts or buildings where appropriate and locate signposts at the back edge of the pavement where possible;**
- C) Use contemporary street furniture where there are no historic references;**
- D) Wherever possible, eliminate the need for bollards and pedestrian guardrails;**
- E) Restrict signs to those that convey essential information only; and**
- F) Locate street furniture at the back of pavements where appropriate.**

5.5 South Tyneside is committed to a Private Finance Initiative (PFI) to repair, replace and manage the Borough's street lighting and highway signs over the next 25 years. Agreement has been reached to allow for 'heritage' street lighting to be installed in identified areas within Conservation Areas where considered appropriate. The Council recently renewed the street lighting in Monkton and the new heritage columns serve to enhance the character and appearance of the Conservation Area.



A lack of signage and minimal road markings lessen the impact of these speed cushions on the character and appearance of the streetscene.



This example from another Region demonstrates that cycle lanes can not only look unsightly but can create conflict with other road users, sometimes generating dangerous situations for cyclists.



The introduction of traffic calming measures, such as those seen above, would also have a detrimental visual impact.

Action A-M9 Street Lighting

The Council will seek to retain ‘heritage’ street lighting that reinforces local character and identity.

5.6 Modern cycle routes are out of keeping in rural villages. This is particularly relevant in Monkton, where there is a distinct lack of road markings, which reinforces the rural character of the area.

Action A-M10 Cycle Routes

The Council will seek to avoid the introduction of formal cycle lanes along Monkton Lane.

5.7 Traffic calming measures should be fitted sensitively into the streetscene as though they were part of the original design of an area. There are a number of speed cushions along Monkton Lane, which is a heavily trafficked route. These measures help to control vehicular speeds, allowing pedestrians to cross the road more safely. Signage and road markings have been kept to a minimum so as to lessen their impact on the character and appearance of the conservation area. Any future proposals should therefore be based on a careful urban design analysis of the character of an area, and give particular consideration as to whether such measures are necessary.

Action A-M11 Traffic Management and Road Safety

The Council will seek to:

- A) Adopt a minimalist approach. Physical measures should involve minimal visual interference with the established streetscene, keeping signs and other street furniture to a minimum;**
- B) Reinforce or enhance local character using traditional features or elements already found in the area;**
- C) Avoid the use of contrasting surfaces and materials;**
- D) Confine road markings to the minimum necessary for highway safety;**
- E) Avoid the introduction of yellow lines on carriageways, and**
- F) Avoid footway build-outs and other features that do not belong in a historic street.**

5.8 Advertising, and especially illuminated advertising, within the streetscape invariably detracts from the character of the Borough's historic areas.

Action A-M12 Advertising

The Council will seek to:

- A) Resist the introduction of advertising panels in bus shelters; and**
- B) Resist the introduction of banners and other forms of advertisement on lampposts and in other locations that would cause harm to the character or appearance of the Conservation Area.**

5.9 A common problem within the public realm has been the sub-standard repair of the streetscape by utility companies.

Action A-M13 Utilities

The Council will:

- A) Seek to ensure utility companies reinstate works to the highest standard using appropriate materials and details in accordance with the New Roads and Streetworks Act 1991 and the associated Codes of Practice; and**
- B) Investigate the adoption of a permit system that would enable the Local Authority to impose conditions on street works specific to the character of the location.**

5.10 Telecommunications installations can be visually damaging, especially in sensitive locations like Conservation Areas.

Action A-M14 Telecommunications

Proposals involving telecommunications installations will normally be resisted in Monkton Conservation Area in order to preserve the special character and appearance of the area.

5.11 CCTV is not a major issue in Monkton, given the nature of this village. However, the Council would like to avoid the inappropriate and insensitive installation of CCTV cameras in future.

Action A-M15 CCTV

The Council will seek to:

- A) Avoid freestanding columns; and**
- B) Avoid locating CCTV equipment in locations that would be visually detrimental to the character and appearance of the Conservation Area.**

Annexes: Further Guidance

Government Legislation:

Planning and Compulsory Purchase Act 2004

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (General Permitted Development) Order 1995

Town and Country Planning (General Development Procedure) (Amendment) Order 2005

Historic Buildings and Ancient Monuments Act 1953

Ancient Monuments and Archaeological Areas Act 1979

Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)

PPS 15: Planning for the Historic Environment (Consultation)

Planning Policy Guidance Note 16: Archaeology and Planning (1990)

Planning Policy Statement 9: Biodiversity and Geological Conservation

Wildlife and Countryside Act 1981 (as amended)

ODPM Circular 06/2005

Conservation (Natural Habitats &c.) Regulations 1994 (as amended)

A Legislation

Introduction

The Council maintains a List of Buildings of Special or Historic Interest, which contains details of all the Listed Buildings in the Borough. Locally Listed Buildings of Acknowledged Architectural Quality or Historic Significance and Conservation Areas are set out in the South Tyneside Unitary Development Plan. The 'saved' UDP policies within this plan provide the basis for determining all planning applications, and remain valid until replaced by the Local Development Framework. If you live in or own an historic building are considering undertaking works to your property, however minor, you are advised to contact the Council to check whether or not planning permission is required. Such works might include the replacement of windows, the rebuilding of a boundary wall, re-roofing, or internal works such as the removal of a chimneybreast.

Listed Buildings

A building may be Listed for its architectural and/or historic interest. The protection of Listed Buildings is the responsibility of the Council under the Planning (Listed Buildings and Conservation Areas) Act 1990, though they are Listed by English Heritage. The protection afforded by this legislation applies to the whole of a Listed Building, any structures attached to it and the land within its curtilage. The term 'building' can in this instance include such items as lamp posts, post boxes, industrial structures, walls and statues, as well as the more conventional building types that include offices and houses. There are 192 Listed Building entries in South Tyneside, making up a total of 249 individual buildings.

Conservation Areas

The Local Planning Authority has a statutory duty to preserve or enhance the character and appearance of designated Conservation Areas. The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as being 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. A Conservation Area can range from a busy city centre to a quiet village street. The decision to designate is based on its character and appearance – factors such as individual buildings or groups of buildings, the historic street pattern, building materials, trees, open spaces and views, and the area's historic associations. There are currently 11 conservation areas in South Tyneside.

Locally Listed Buildings

The degree of protection afforded to a historic building varies according to its significance. Works to Listed Buildings are the most closely controlled because they have been determined by Central Government and English Heritage as having special architectural and/or historic interest. Listed Buildings are followed in significance by buildings identified in the UDP as 'Other Buildings of Acknowledged Architectural Quality or Historic Significance', some of which are covered by an

Article 4 Direction, whether inside a designated Conservation Area or not. Buildings within a Conservation Area can also be covered by an Article 4 Direction for their group value or in recognition of the contribution they make individually to the character and appearance of the Conservation Area.

Planning Permission

In some cases works to properties can be undertaken without the need for planning permission. These rights, known as Permitted Development Rights, are more restrictive in Conservation Areas. With regard to Listed Buildings, even the most minor of alterations will normally require Listed Building Consent.

Article 4 Directions

An Article 4 Direction can be placed on a property to remove all or part of the permitted development rights set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This requires owners/occupiers to obtain permission before undertaking certain works to their property. The Council issues Article 4 Directions in circumstances where specific control over development is required, primarily where the character of a building or an area of acknowledged importance would be threatened by inappropriate development or alterations.

Demolition

Listed Building Consent is always required for the demolition of any Listed Building. Where a building or structure is not Listed but is located within a Conservation Area, permission is required from the Council to demolish the building (where the volume equates to or is greater than 115 cubic meters) or structure. Planning Policy Guidance Note 15: Planning and the Historic Environment states that the demolition of a building must be fully justified with clear and convincing evidence given that all reasonable efforts have been made to sustain its existing use, that alternative viable uses for the building have been explored and that its demolition would produce substantial benefits for the local community before demolition is allowed. The general presumption should be in favour of retaining buildings that make a positive contribution to the character or appearance of a Conservation Area.

Trees in Conservation Areas

Trees are a valuable addition to the landscape and within Conservation Areas all trees are subject to special protection. Some trees are also afforded special status through Tree Preservation Orders, which means that the Local Planning Authority's consent must be obtained before they can be cut down, topped or lopped. In addition, any work to be carried out on trees that are not the subject of a Tree Preservation Order but are sited within the boundary of the Conservation Area must be notified to the LPA 6 weeks in advance of works. The purpose of this requirement is to give the LPA an opportunity to consider bringing the tree under their general control by issuing a Tree Preservation Order (TPO).

Archaeology

The long history of human activity within the Borough is reflected in its rich and diverse heritage of archaeological features. The UDP identifies Areas of Potential Archaeological Significance. Planning Policy Guidance Note 16: Archaeology and Planning advises that before making a planning application, developers should undertake an initial assessment of whether the site is known or likely to contain archaeological remains. This will help define the extent of the archaeological remains within the area of the proposed development and allow for a programme of mitigation to be put in place.

New Development

New buildings or alterations and extensions to buildings within Conservation Areas must be of a high quality design. Proposals must be compatible with the special characteristics of the Conservation Area in which it is located, its buildings, spaces and settings, land uses, scale, form and materials. Where original materials and designs exist, the effect on the building and its neighbours should be considered before introducing alternative designs. If this is not done the resulting mixture of styles and materials can lead to a decline in the character of both the property and the area. The use of non-traditional materials would only be acceptable in a Conservation Area where they form part of an integrated design of high quality and are not considered to harm the appearance or character of that area.

Urgent Works Notices

An Urgent Works Notice is served under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, and can be served on a vacant (or vacant parts of a) Listed Building where works are urgently necessary for its preservation. In exceptional circumstance there are special powers available to the Secretary of State to authorise the use of these powers to an unlisted building in a Conservation Area where the preservation of the building is important for maintaining the character or appearance of the area (section 76 of the above Act). The works that can be implemented include:

- Making the building weather tight;
- Making the building safe from structural collapse; and
- Preventing unauthorised entry, vandalism or theft.

Repairs Notices

A Repairs Notice can be served under section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990, only in relation to a Listed Building. The Notice requires the building owner to comply with a schedule of works, which can be used to put the building back into the condition as of the date of Listing. A Repairs Notice allows for a much more comprehensive repairs scheme than the Urgent Works Notice.

Section 215 Notices

A local authority may also use its general planning powers to serve a Section 215 Notice on the owner or occupier of any land or building whose condition is adversely affecting the amenity of the area, particularly within a Conservation Area. Such a notice requires the person responsible to clean up the site or building, or the Local Authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important improvements to amenity.

Statutory Protected Sites and Protected Species

A number of Conservation Areas within the Borough are sited in environmentally sensitive locations and some areas are subject to designations such as Sites of Special Scientific Interest (SSSI) or Local Wildlife Sites. Natural England must be consulted on development proposals sited within, adjacent to or which may affect the integrity of an SSSI, Ramsar Site, Special Protection Area or Special Area of Conservation. The Council's Countryside Team can advise on other designated sites.

Due to the relatively high percentage of historic buildings, mature gardens and green space in Conservation Areas, there is potential for protected species, such as bats and nesting birds, to be present. The presence of a protected species is a material consideration when the Local Planning Authority is considering a development proposal, which if carried out would be likely to result in harm to the protected species or its habitat. Avoidance mitigation and/or compensation measures may be required. Surveys for protected species must be undertaken prior to the determination of a planning application, otherwise the application is not valid. Information on when a protected species survey would be required can be found in the Tyne & Wear Validation Requirements document available online.

Regardless of whether Planning or Conservation Area consent is required for a specific action, protected species must be considered when undertaking maintenance, building and development works to ensure that offences are not committed.

All British bats and their roosts are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Bats must be considered when undertaking any kind of work to buildings, particularly work which will affect or come within 2 metres of the roofline (e.g. replacing barge boards, soffits, re-roofing, etc.) and also works affecting old trees with cracks, holes or ivy. Should bats or signs of bats be discovered at any stage during works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed and could lead to prosecution. Free advice on bats is available from the Natural England Bat Advice Line on 0845 1300 228.

All wild birds nests are protected from damage or destruction whilst being built or in use under the Wildlife and Countryside Act (WCA) 1981. In addition, some birds and their young are given extra protection from disturbance; these

species are listed under Schedule 1 of the WCA and include barn owl. Nesting wild birds must be considered when undertaking any kind of work to trees and other vegetation, and also to buildings where species such as barn owl, swallow and house martin may be present. Works should be timed to avoid the bird breeding season, typically February - August inclusive, unless it can be determined that nesting birds are not present.

The Council's Countryside Team can provide advice on protected sites and species.

Heritage Protection Reform

Since 2000, Central Government and English Heritage have been improving the way heritage is looked after and identified. Some changes under Heritage Protection Reform have already been achieved, and some will take place under future planning policy statements and guidance and heritage protection legislation. The new system will close gaps in protection and see decisions made at a local level and by English Heritage instead of Central Government. The main aims and objectives include:

Identification of Historic Assets:

- English Heritage will consult the public on the priorities for future places, sites and buildings to be designated;
- Owners of historic places will be consulted when the site is being considered for designation and will also have a new right of appeal to the Secretary of State against English Heritage's decision. Interim legal protection will be introduced for historic places being considered for designation to prevent damage or hasty demolition;
- The new system will bring all of England's heritage assets together in one single, publicly accessible register. This statutory register will be available online and will explain what is special and why. For the first time maritime wrecks and World Heritage Sites will be included. Currently, buildings, parks and gardens, archaeological assets and battlefields are recorded on separate systems. The different names and processes for recognizing different types of site (which include listing, scheduling and registration) are over-complicated and often confusing to the public; and
- English Heritage will become responsible for decisions on designation and there will be a new right of appeal to Government. There will be a clear separation of roles between English Heritage and Government, instead of the current duplication of work.

Managing Historic Assets:

- A single 'Historic Asset Consent' will replace separate Listed Building and Scheduled Monument Consent. Conservation Area Consent will be merged with Planning Permission. This simplification will also help alleviate conservation bottlenecks in the current system, which can create extra administration for staff and slow down planning cases;

- Local authorities will be given the powers to grant all new Historic Asset Consents, abolishing the role of central government in granting Scheduled Monument Consent (around 2% of all applications). English Heritage will give expert advice where applicable, as it does currently; and
- Heritage Partnership Agreements between owners, Local Planning Authorities and English Heritage will let agreed work take place without the need for time-consuming, repetitive consent applications for large or complex sites – such as office blocks, university campuses, or groups of similar assets in single management, such as railway stations. Pilot projects trialing Heritage Partnership Agreements all over the country have been very successful and made life easier for owners and historic environment staff alike.

B Assessing Applications for Consent

Introduction

Consent from the Council is normally required to carry out works to historic buildings. In considering applications the Council will apply the following requirements:

Listed Buildings and Other Buildings of Acknowledged Architectural Quality or Historic Significance (Local List)

- The replacement of architectural features and materials that are capable of repair and renovation will be resisted;
- New or replacement architectural features shall replicate the design and materials of those original to the building or, where this is not possible due to lack of evidence, be in keeping with the age and character of the building and/or the area;
- Historic architectural features should be retained and, if replacement is necessary, traditional materials and methods should be used to replicate the original;
- The design of a proposed extension or conservatory should be in keeping with the period and design of the original building and should not adversely affect the character of the building or its setting; and
- Satellite dishes should not be placed on a visually prominent elevation but be placed in the least noticeable position, and preferably within the garden to avoid damaging historic buildings.

Non-residential Buildings and Flats located within Conservation Areas

- The replacement of architectural features and materials that are capable of repair and renovation will be resisted;
- New or replacement architectural features should respect the design and materials of the original to the building and be in keeping with the age and character of the building and/or the area on elevations that are not visible from the public realm;
- The use of appropriately designed UPVC windows, doors and rainwater goods may be appropriate, subject to consent, on elevations that are not visible from the public realm;
- Proposed conservatories should respect the design and construction materials of the original building and/or area, and the use of UPVC may be appropriate, subject to consent, on elevations that are not visible from the public realm;
- Replacement roofs should respect the design and materials of the original and the age and character of the building and/or the area;
- New roofs should utilise traditional materials on elevations which would be visible from the public realm; and
- Satellite dishes should not be placed in a visually prominent position.

New Developments within Conservation Areas

- Replacement architectural features should respect the design and material of the original and be in keeping with the building and/or the area;
- Architectural features should not be replaced with non-traditional materials on elevations that would be visible from the public realm;
- Proposed conservatories should respect the design and materials of the original building and the character of the area, and the use of UPVC may be appropriate, subject to consent, on elevations that are not visible from the public realm;
- Replacement roofs should respect the design and materials of the original and the building and/or the area;
- New roofs should utilise traditional materials on elevations which would be visible from the public realm; and
- Satellite dishes and flues should be placed in the least noticeable position.

Other Buildings within Conservation Areas

- When installing or replacing architectural features, property owners are encouraged to respect the design and materials of those original to the building and to ensure that the works are in keeping with the age and character of the building and/or area;
- When proposing to build conservatories, property owners are encouraged to respect the design and materials of the original building and/or area;
- New roofs should utilise traditional materials on elevations which would be visible from the public realm;
- The Council encourages the retention of original decorative features to roofs and, if replacement is necessary, traditional materials and designs should be used; and
- Satellite dishes and flues should be placed in the least noticeable position.

Before starting works to an historic building or any building in a Conservation Area, you are advised to contact the Council for advice and information. The Council operates an enquiry service, which can assist in establishing whether specific consent is required, and can provide design guidance. Enquiries should be made in writing and be accompanied by sketches clearly identifying the form of development proposed and external dimensions. Scale plans produced by an architect are not needed at this stage. Information on any previous extensions to the property, including dimensions, should also be included.

C Detailed Guidance on Repairs, Alterations and Extensions

Introduction

This section provides more detailed guidance to those wishing to repair, alter or extend historic buildings within a Conservation Area. This guidance should be read alongside *The Repair of Historic Buildings: Advice on Principles and Methods* published by English Heritage, which provides additional detailed information on the repair of historic buildings. Before starting any works, property owners are advised to contact the Council.

Roofs

The roof is often an important feature of a historic building and the roofscape can often make a significant contribution to the character of the area. The retention of its original structure, shape, materials and features is important.

Historic roofing materials and features such as chimneystacks, chimney pots, dormers, roof lights, as well as decorative ridge tiles and finials all form an integral part of the character of the building and the area. The loss or inappropriate alteration of historic materials and features is likely to be harmful to the character and appearance of historic buildings and areas.

The Council encourages the retention and reinstatement of traditional roofing materials, which in this area are predominantly natural Welsh slate with some examples of various types of clay tile.

When roofing materials are replaced, it is important that as much as possible of the original material is re-used. When practical, original material should be re-used on visible areas, with matching new materials sited on less visible parts.

The addition of modern features is likely to be harmful to the character and appearance of the building and area, and should be avoided at all times. When replacement of materials and features becomes necessary, the replacement should respect the design and material of the original and the age and character of the building and/or the area.

Original dormers should be retained and carefully repaired. If beyond repair they should be reconstructed using traditional materials with all historic features reproduced. Enlargement of existing dormers on principle elevations are not normally acceptable. Where new dormers would be inappropriate to the type of building or the proposed position, new 'conservation' roof lights (those that lie flush with the roofline) may be acceptable, but not on prominent roof slopes.

Chimneys

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal layout, and they should normally be retained, even when no longer required. Chimney pots can



This wall has been re-pointed using a cement-based mortar. The softer stonework has eroded, leaving behind the hard mortar.



This cement render has failed, leaving behind brickwork that has been damaged as a result of the impermeable render trapping water inside the wall (freeze-thaw action). A lime render would have allowed the water to harmlessly evaporate.

sometimes be valuable decorative features in their own right and are an important as part of the roofscape, which will be damaged if they are removed or replaced with an inappropriate type.

Fascias

Features such as timber bargeboards and fascias should be preserved and, if replacement becomes necessary, it should wherever possible replicate the design and materials of those original to the building. The addition of bargeboards and fascias to buildings that did not previously have such a feature will normally be resisted, as they would detract from the character of the building or the area.

Walls

Walls are the main structural fabric of any building. Alterations to the wall surfaces will have a significant impact on the overall appearance of a historic building. Every effort should be made to retain or re-use original facing brickwork and stonework. Alterations or repairs to external walls should respect the original materials and endeavor to match them in appearance.

Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimize damage to historic building materials. In particular:

- Sound, original mortars should be left in place;
- Removal of defective mortar should be carried out using hand tools to avoid damaging brick or stonework;
- The new mortar should always be 'softer' than the brick or stonework;
- Choose the right sand for the correct finish (generally, sharp sands work better than soft sands, with coarser sands being beneficial for thicker mortar joints);
- In principle, there must be sufficient lime to bind all the aggregate particles together: too little lime will result in a weak mortar: too much lime will increase the risk of shrinkage cracking when the mortar dries out; and
- Recessed finishes should be avoided as they can be vulnerable to further weathering.

Additional advice on mortar mixes and finishes can be sought from the Council's Historic Environment Officer.

Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath (such as cement-based render). Previously unpainted surfaces should not normally be painted over. Where a building is already painted, a change of colour could be harmful to the building's character and appearance.

Cleaning can have a marked effect on the character of historic buildings and can also irreparably damage the historic fabric. The cleaning of an individual building within a terrace would obviously affect the appearance of the terrace as a



Abrasive cleaning causes permanent damage to brickwork. This has been compounded by the use of inappropriate cement mortar and poor quality re-pointing.

whole. All cleaning methods can cause damage if carelessly handled. Advice should be sought from the Council before undertaking such works. Methods including abrasive and chemical cleaning can damage wall surfaces and destroy detail and should generally be avoided. Consideration should also be given as to whether such cleaning is both necessary and worthwhile to remove corrosive dirt or to bring a major improvement in appearance.

Windows and Doors

Door and window openings establish the character of an elevation and should not generally be altered in their proportions or details. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of a building. In most situations timber should be used for the replacement of historic windows and doors, although repair of the original fabric is always preferable.

UPVC is not considered an acceptable material for use within Conservation Areas. It cannot satisfactorily replicate the historic detailing and character of these features. UPVC windows and doors can also degrade and discolour; they are not completely maintenance free and can be difficult to repair. Developments in timber preservation, finishing materials and the manufacturing process can produce timber windows and doors with a potentially longer life than UPVC.

Windows

The size and shape of window openings, window frame details, the arrangement and detail of glazing bars, and the method of opening are all important characteristics of a historic building. The traditional material used for windows in most historic buildings is timber, although occasionally the original windows are metal. It can often be difficult to introduce new materials without altering the appearance or character of the area. For this reason, products such as UPVC are not considered acceptable in Conservation Areas.

Doors

Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, fanlight, steps and original door furniture, doors can provide a significant and prominent feature. In recent years there has been a trend towards the replacement of historic timber front doors with modern doors of inappropriate materials and design. To preserve the character and appearance of historic buildings and areas, it is important to retain the original front door, door surround, fanlight and other features wherever possible. When necessary, replacement or repaired doors should accurately replicate the original design in all respects.

Rainwater Goods

Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained may last many years longer than replacement plastic goods.

Cast iron gutters, down pipes and hopper heads etc. should be retained wherever possible. Where rainwater goods are required to be renewed, the replacement should replicate the original in all respects. Suitably profiled aluminium may be an acceptable alternative to cast iron in certain situations. However, plastic rainwater goods should be avoided on buildings where cast iron has been previously used. Additional rainwater goods should be kept to a minimum and should not disturb or break through any decorative architectural features.

Similarly, lead lined timber box guttering should be retained and repaired or otherwise, where this is not possible, reinstated on a like for like basis.

Boundary Walls and Railings

Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time has been detrimental to the overall character of the Borough's historic areas and buildings. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinths and piers. Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailing to match the original. Boundary walls constructed in magnesian limestone are an important local feature. Particular care should be taken to repair or reinstate these walls using appropriate techniques and materials, as detailed above. Stonework should be locally sourced limestone, random coursed with the natural bedding plane of the stone generally laid horizontally.

Conservatories and Extensions

Modern extensions should not dominate the existing building in scale, material or location. There will always be some historic buildings where any extension would be damaging and will not be permitted. Successful extensions require the application of an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and form. The extension of a property by the construction of a conservatory has become increasingly popular. *Supplementary Planning Guidance Note 3* contains the Council's policies relating to the erection of conservatories. In addition to the development principles set out in this document, conservatories on historic buildings or buildings in Conservation Areas should be constructed of materials that are sympathetic to the original building and the general character of the area.

Minor Additions

Features such as aerials, satellite dishes, heating system flues and vents should be kept to a minimum, and where necessary should be installed in locations and in a manner that will not harm the appearance or character of the building or area.

Bird Deterrents

The damage that bird fouling causes to historic buildings can be extensive. Apart from the obvious unsightliness, the main problem is acids released from their excrement. These can cause irreversible damage to building surfaces resulting in the scarring of building fabric, damaging appearance and, potentially, causing thousands of pounds worth of damage.

The way to reduce the threat of building damage is to identify the problem bird and the main problem areas, treat and clean any fouling that may be in place, taking care to employ a cleaning method approved by the Local Planning Authority, and then install deterrents that will prevent the pest bird from fouling the same place again.

Bird deterrents fall into a number of groups: anti-perching devices and anti-entry devices. Anti-perching devices are the most commonly used method for protecting building surfaces from damage caused by the acidic components of bird fouling. These devices work by preventing birds from landing and roosting, and therefore from fouling certain areas. There are three main forms; anti-perching wire (sprung wire), anti-perching spikes and anti-perching gel. The use of anti-perching gel should be avoided on historic buildings as it can cause damage and needs to be applied annually.

Exclusion netting is best suited for keeping pest birds out of central courtyard areas, and is also deployed as a screening device for features such as balconies, windows, pipework and air conditioning units.

The net's lifespan may be expected to be ten years or more, depending on the degree of exposure, as it is treated with a UV-resistant coating. In a sheltered location, some nets have lasted as long as 20 years. Mesh sizes vary with 19mm-mesh nets for sparrows, 28mm-mesh nets for starlings, 50mm-mesh nets for pigeons and 75mm-mesh nets for gulls.

Once the netting has been installed it is relatively inconspicuous and does not noticeably reduce the light reaching any windows behind it. It must be maintained regularly to keep it clear of windblown leaves and rubbish, which can create a real eyesore. An annual inspection is usually sufficient. The netting excludes the birds from the premises' voids and they have to look elsewhere for nesting and roosting opportunities.

Pigeon and gull control may be undertaken for many reasons, including: prevention of the spread of disease; preserving public health; safety; or, most frequently, for the protection of buildings, building surfaces and the prevention of nuisance. When dealing with historic buildings, the installation of proofing devices is better left to professional companies who can provide a high-quality product that both protects the building from bird damage and does not damage the building during the installation process or subsequent operation. While there are products, such as spikes, that can be bought and applied on a DIY basis, these are not normally approved for placement on the facades of Listed Buildings. Guidance should be sought from the Local Planning Authority.

Energy Conservation and Micro Renewable Energy Installation

In deciding on how best to incorporate a renewable technology, the principles of minimum intervention and reversibility should be adopted whenever and wherever possible. Installing a wind turbine will probably need planning permission.

Damage to the building's fabric can be minimised with careful planning. The acceptability of the installation will depend on the historic significance of the building or site being adapted. You are strongly advised to discuss the proposals informally with historic environment staff from the Council.

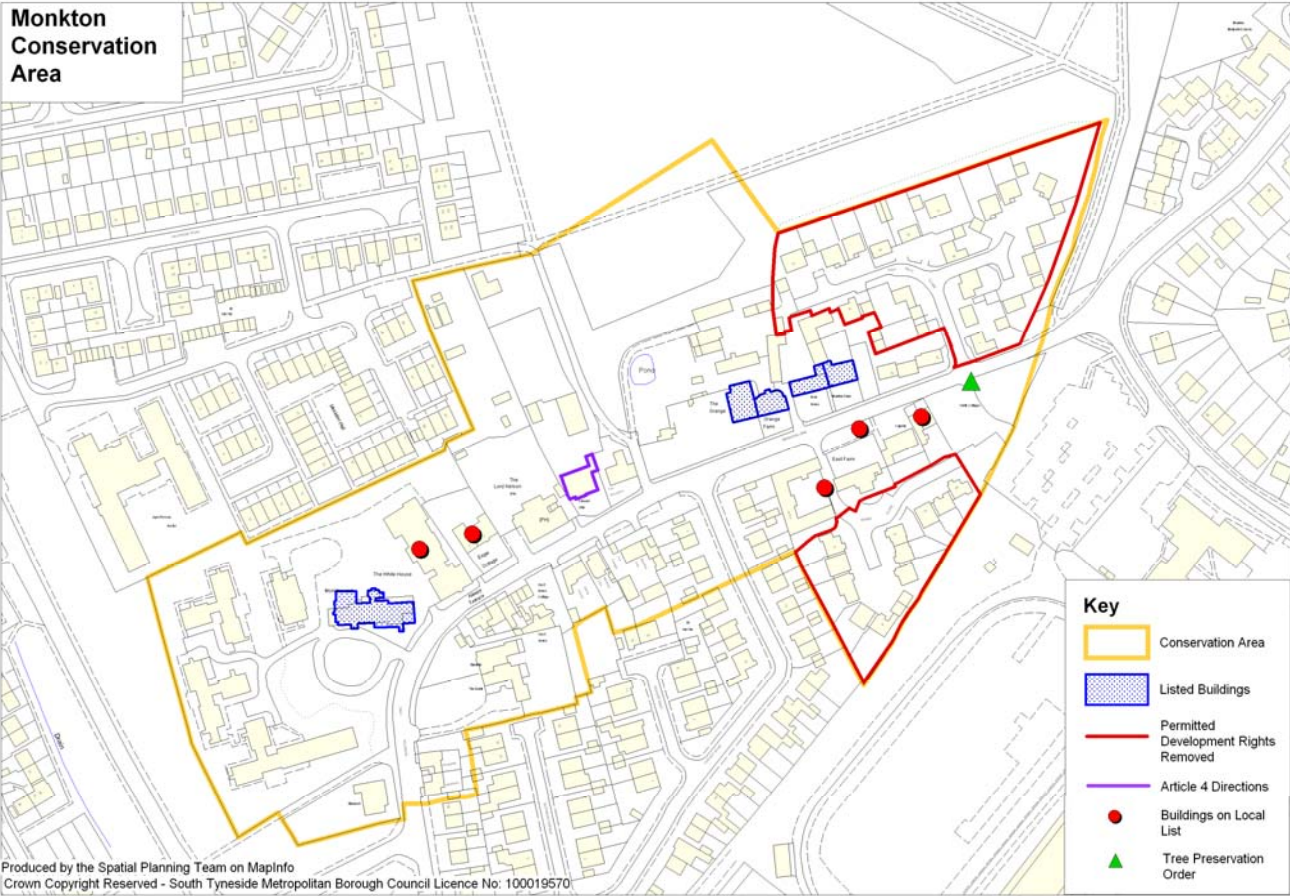
Additional guidance can be found in the following publications:

- Energy Conservation in Traditional Buildings (2008), English Heritage
- Micro Wind Generation and Traditional Buildings (2008), English Heritage

There is some concern about the potential negative effects of wind turbines on wild animals – birds and bats in particular – that make historic buildings their homes. Roosting and nesting sites, access points and flight paths all need to be considered in any assessment of the impact a wind turbine, its installation and subsequent maintenance might have on their activities.

The Royal Society for the Protection of Birds (RSPB) has information on wind farm installations and on the problem of birds colliding with large turbines. The Bat Conservation Trust notes that bats have been found dead under large wind farm installations. All bats and many birds are legally protected. Natural England should be consulted at an early stage in the planning of a wind turbine installation of any size, especially on or near buildings known to be frequented by wildlife or in areas used by protected wildlife.

D Original 1975 Conservation Area Boundary



E References and Further Reading

Note: Following the reorganisation of national government, the responsibilities of the following former departments have been transferred to the department for Communities and Local Government (CLG): Department of the Environment (DoE); Department for the Environment, Transport and the Regions (DETR); Department for Transport, Local Government and the Regions (DTLR); and Office of the Deputy Prime Minister (ODPM).

National Conservation Policy and Guidance

Town and Country Planning Act 1990 Section 215: Best Practice Guidance (2005), ODPM

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development (2005), ODPM

Planning Policy Statement 3 (PPS3): Housing (2000), ODPM

Planning Policy Guidance Note 9: Biodiversity and Geological Conservation (2005), ODPM

Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment (1994), DoE/Department of National Heritage

PPS 15: Planning for the Historic Environment (Consultation)

Planning Policy Guidance Note 16 (PPG16): Archaeology and Planning (1990), DoE

Guidance on the Management of Conservation Areas (2005), English Heritage

Guidance on Conservation Area Appraisals (2005), English Heritage

Power of Place: The Future of the Historic Environment (2000), English Heritage

Enabling Development and the Conservation of Historic Assets (2001), English Heritage

The Repair of Historic Buildings: Advice on Principles and Methods (1995), English Heritage

Guide to the Principles of the Conservation of Historic Buildings: BS 7913:1998 (1998), British Standards Institute

Micro Wind Generation and Traditional Buildings (2008), English Heritage

Energy Conservation in Traditional Buildings (2008), English Heritage

Urban Design Policy and Guidance

Building in Context: New Development in Historic Areas (2001), English Heritage/ Commission for Architecture and the Built Environment (CABE)

Streets for All (2000), English Heritage/ Department for Transport (DfT)

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**To find out more about the new
Local Development Framework, contact:**

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