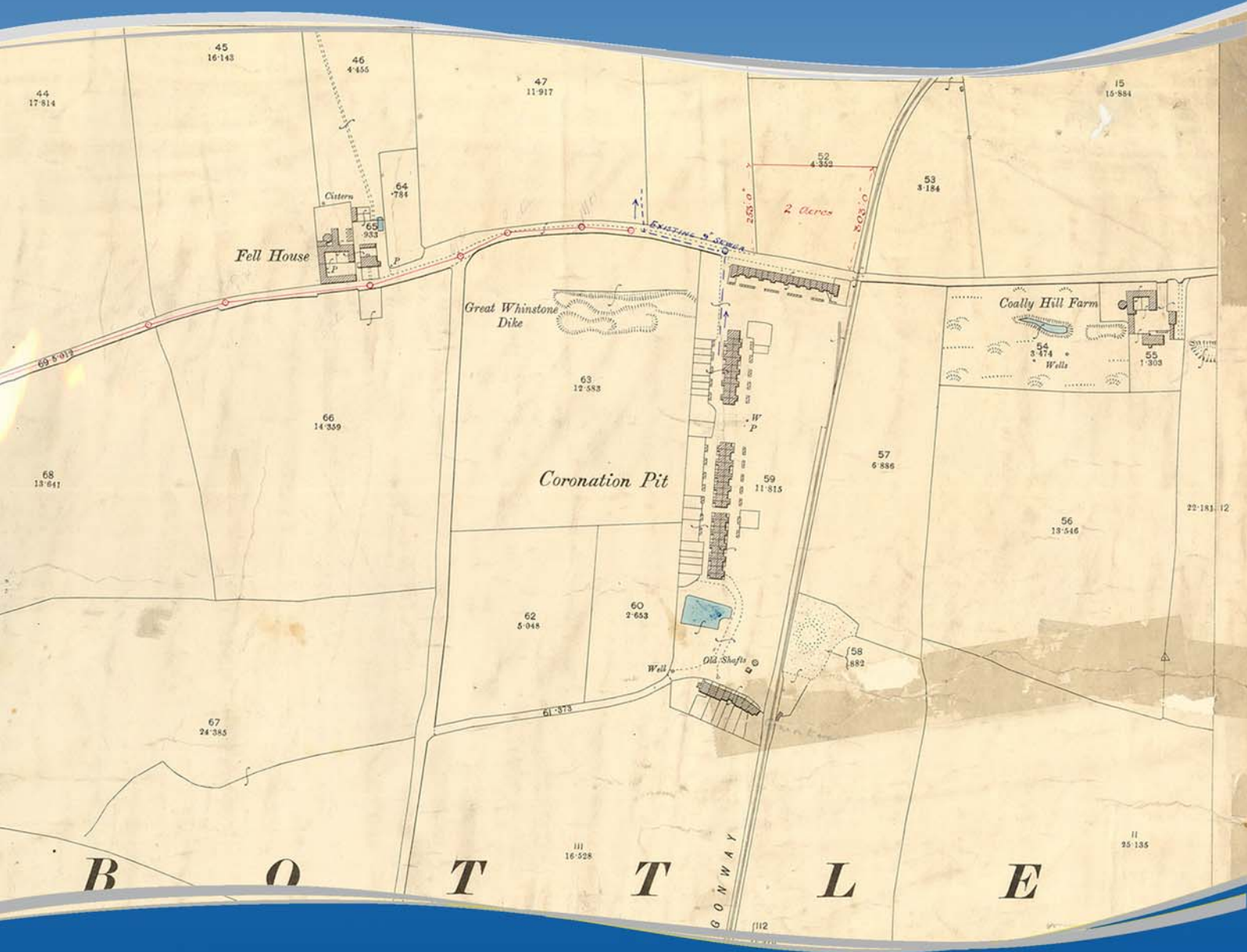


Northumberland Gardens

Conservation area management plan
Final draft for adoption as planning guidance



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January 2011

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Northumberland Gardens

Conservation Area Management Plan

Final draft for adoption by Housing, Planning and Transport Committee
March 2011

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Legend

- Conservation area boundary
- Listed building
- Locally listed building or site
- Registered park or garden
- Scheduled monument
- Article 4 Direction

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Section 01:

Introduction, aims and context

1.1 Introduction

1.1.1 The conservation area

Northumberland Gardens Conservation Area was designated in 1987. A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990, section 69, 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 is part of a city, town or village of ‘special architectural or historic interest’, the character or appearance of which merits protection or enhancement.

While buildings, both listed and unlisted, make a significant contribution to an area’s distinctive character or appearance and usually form the basis of a conservation area, designation recognises that buildings do not stand alone but are part of a bigger picture. The historic layout of roads and paths, characteristic building and paving materials, public and private spaces, green spaces and trees, and the different uses of buildings all contribute to the charm and look of an area.

When the council designates a conservation area additional planning procedures are introduced to make sure that any alterations do not detract from an area’s character and appearance, and to conserve and improve those qualities that form the ‘special interest’ of an area.

The designation of a conservation area aims to manage, not prevent, change.

1.1.2 Northumberland Gardens centenary

The majority of the Northumberland Gardens estate is approaching its centenary; it is in this context that this Management Plan has been produced, with a view to ensuring that the estate retains its special character and appearance for another 100 years.

Designed in the context of the Garden City and Arts and Crafts philosophies, the estate incorporated modern, and socially reforming, concepts of sanitary, low density development and private green space, whilst allowing for traditional decorative arts to be included in the architecture. This approach should be maintained, and carried forward into the future management of the conservation area. It is important that the character and appearance of the conservation area is preserved and enhanced, in line with the relevant legislation and planning policy, but also that the estate is allowed to embrace future technologies and philosophies without detriment to its character. Of particular interest currently are the links between the preservation of the built environment and the conservation of the Earth’s finite resources; see section 4.5 for more detail.

1.2 Context of the Management Plan

A character statement was adopted as Supplementary Planning Guidance (SPG) under the Unitary Development Plan (UDP) in March 2001. It was updated for accuracy in 2005. The Character Statement provides a comprehensive assessment of the physical character and appearance of the conservation area and defines what elements are of merit, what the key issues are, what opportunities exist for preservation and enhancement, and which elements detract from the conservation area. Its purpose is to provide a benchmark for assessing the impact of development proposals on the character and appearance of the conservation area.

The Character Statement is available on the council's website at www.newcastle.gov.uk/hes or from the Conservation Team.

The Management Plan is the next step after the designation process and preparation of the Character Statement for the area. The plan provides guidance through policy statements to enable the effective management of change and secure the preservation and enhancement of the special character and appearance of the conservation area. This is in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government Guidance in Planning Policy Statement 5 "Planning for the Historic Environment".

The structure and content of the Management Plan is based on guidance published in August 2005 by English Heritage and the Office of the Deputy Prime Minister, which was replaced by the Department for Communities and Local Government.

1.3 Aims of the Management Plan

The Management Plan is based on the Northumberland Gardens Conservation Area Character Statement (adopted 2001, updated 2005). It has four objectives:

1. To establish and define the significance of the conservation area as a whole and of the individual elements which contribute to that significance, building on the Character Statement.
2. To assess and define the threats and opportunities within the conservation area and how these impact on the significance of the individual elements and of the area as a whole.
3. To provide a benchmark for assessing and managing change.
4. To provide policy guidance to ensure that the character and appearance of the conservation area will be maintained through the effective management of change and that opportunities to enhance the character and appearance are maximised.

The wider local and national policy context of the Management Plan is outlined in Appendix 1.

This Management Plan will become formal planning guidance and will form part of the Local Development Framework (LDF).

1.4 Public consultation

Residents of the conservation area, and relevant amenity societies, were consulted on the contents of this Management Plan between 06 December 2010 and 24 January 2011. Letters were sent to all residents inviting them to a public meeting on 14 December 2010 and informing them where copies of the document could be accessed – electronically on the council website and in hard copy at the Civic Centre, Denton Library or one of the six Customer Service Centres in the city. Residents were also advised that a hard copy would be sent to them on request.

Due to poor weather conditions and delayed postal services, a number of residents commented that the letters arrived late, giving too little notice to attend the meeting. As such, the consultation period (originally due to close on 07 January 2011) was extended to 24 January 2011 and a second public meeting was arranged for 20 January 2011. This allowed those residents that were unable to attend the first meeting another opportunity to attend. It was also an opportunity to address some of the issues that were raised at the previous meeting, with officers from other sections of the council attending as well. An officer from the Landscape and Ecology Team attended the meeting to address a number of enquiries and issues arising relating to tree management. The Ward Coordinator for Newburn Ward also attended, which provided an opportunity to introduce himself to the community, and gave them a contact for the future, for matters outside of the scope of conservation management.

All outcomes of the consultation, including transcripts of written comments and notes taken by officers at the public meetings, are available in full from the council, and can be viewed on the council website along with the Committee report which resolved to adopt this Management Plan as planning guidance. Committee reports can be accessed at <http://democracy.newcastle.gov.uk/>.

The Management Plan has not changed substantively, but contains a number of minor amendments and additions based on comments by residents, including statements of intent on behalf of the council to support residents to draw up their own management strategies for the positive and proactive conservation of the estate.

Significance and characteristics of the conservation area

This section must be read in conjunction with the Northumberland Gardens Conservation Area Character Statement (adopted 2001, updated 2005). A brief outline of the characteristics of the conservation area is provided below, but for a detailed description of the significance character and appearance of the area, you should read the Character Statement.

2.1 Northumberland Gardens Conservation Area

Northumberland Gardens is a small planned estate of 39 houses, mainly semi-detached, lying between North Walbottle Road and North Walbottle Waggonway, on the western edge of the city. It was designated a conservation area in 1987 because this small suburb is unique to Newcastle (and probably Tyneside as a whole) as an early 20th century creation, contemporary with the Garden City Movement. The conservation area is a very low density development and a rare example of an Arcadian residential area in the city, and remains fully in residential use. Arcadian in this respect refers to an imagined rural paradise or idea of rustic simplicity; evident in the large gardens and Arts and Crafts detailing of the houses.

The houses are quite large and attractively designed, built of good quality red brick with sandstone details, sash windows, red brick chimneys and slate roofs. Each house is set in a large garden plot, roughly half an acre in size. The estate roads are predominantly private, lined with hedges and trees, and feature wide grass verges.



Northumberland Gardens access from Northumberland Road.

2.2 Heritage assets

There are no nationally designated heritage assets within the conservation area – there are no Listed Buildings or Scheduled Monuments. The buildings within the conservation area are, however, of considerable local interest and significance, hence the conservation area designation, and are given additional protection under the planning system by an Article 4 Direction.

2.3 Article 4 Directions

Some works to houses, such as changing windows or roof coverings, are “permitted development”, which means they do not require planning permission. An Article 4 Direction removes “permitted development rights” so that planning permission is required for works that previously did not require permission. This is to protect buildings of architectural and historic merit from inappropriate change.

An Article 4 Direction is made under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

In 1997 an Article 4 Direction was made in Northumberland Gardens, covering all of the properties. Details can be found in section 4.6.

2.4 Sites of Archaeological Interest

The Tyne and Wear Historic Environment Record (HER) highlights sites of interest and should be consulted at an early stage in any proposed new development. Entries can be accessed online at Sitelines: www.twsitelines.info.

Alternatively contact:
Tyne and Wear Archaeology Officer
West Chapel
Jesmond Old Cemetery
Jesmond Road
Newcastle upon Tyne
NE2 1NL
Tel 0191 281 6117

2.5 Works to trees

All trees in conservation areas are protected, in recognition of the contribution that they often make to the character and appearance of an area.

You must give the council six weeks notice in writing before felling or cutting back any tree in a conservation area, in order to allow the council an opportunity to assess whether it would be appropriate to make a Tree Preservation Order on the tree. In giving notice you should specify precisely what works you wish to carry out.

A tree preservation order (TPO) is a legal document which makes it an offence to wilfully cut, uproot, top, lop or cut the roots of trees without permission from the local authority. TPOs apply only to trees, not shrubs or bushes.

Anyone who cuts down, uproots, tops, lops, wilfully destroys or damages any tree in a conservation area may be guilty of an offence. The penalties for such an offence are the same as those for contravening a TPO. The maximum fines in a Magistrates Court are £20,000 for destroying a tree and £2,500 for works carried without consent which do not destroy the tree.

For more information please contact the Landscape and Ecology team. Further details relating to the management of trees in the conservation area can be found at section 4.2. General information can be accessed in “Trees Newcastle”, which is a city-wide tree strategy and includes a guide to pruning www.newcastle.gov.uk/core.nsf/a/conservetrees.



Mature trees make a considerable contribution to the character and appearance of the conservation area.

2.6 Planning applications

The council has a duty to only allow developments in a conservation area that ‘preserve or enhance its character or appearance’. Demolitions, alterations, extensions or other works affecting the character or appearance of properties in a conservation area will usually require either **planning permission**, **listed building consent** or **conservation area consent**.

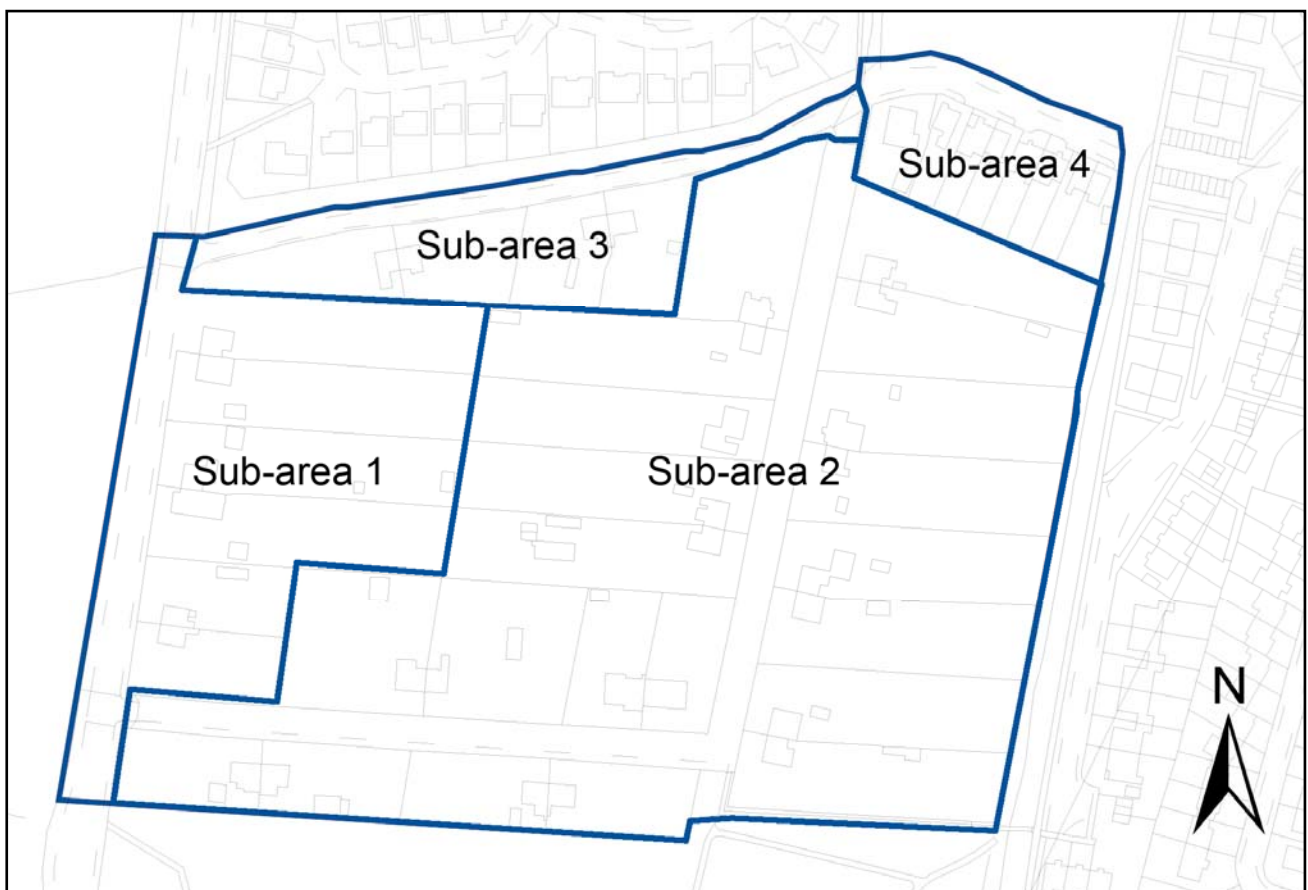
The council generally requires more detail than usual with applications relating to buildings within a conservation area. The council will tell you what you need to submit in each instance, but guidance is also available on the council’s Development Management web pages www.newcastle.gov.uk/planning and on the Government’s Planning Portal website www.planningportal.gov.uk.

2.7 The sub-division of the conservation area

The Character Statement divides the conservation area into four sub-areas of similar character.

These are:

- **Sub-area 1 – North Walbottle Road**
- **Sub-area 2 – Northumberland Gardens**
- **Sub-area 3 – Coronation Road between North Walbottle Road and Northumberland Gardens**
- **Sub-area 4 – Coronation Road**



2.8 Sub-area 1: North Walbottle Road

2.8.1 Statement of Significance

From North Walbottle Road views east into the development and west over farmland have remained unchanged since the estate was first built. Travelling north to south along North Walbottle Road the estate no longer reads as a stand-alone development surrounded by farmland, but as part of near-continuous development which forms the western edge of the city's conurbation.

There are six semi-detached houses fronting onto North Walbottle Road, which are prominent as the land gently rises above the front hedge line. They are distinct from the adjacent housing estates in appearance and density, and because they present a frontage to North Walbottle Road where the later estates do not.

2.8.2 Landscape Setting

North Walbottle Road, along with a tall, dense, mixed-species hedge, forms a boundary to the west of the conservation area with arable farmland. On the east side of the road several mature garden trees overhang the footpath, providing a distinctive leafy edge to the front gardens. Houses are set close to the road, with high hedge lines giving privacy to the rear gardens which are orchard-like in style. The gardens of Northumberland House and Fircroft are particularly well treed with ash, beech, lime and sycamore being the prominent species. There are attractive birch and beech trees in the front gardens of Devonshire House and The Croft.



Northumberland House and Fircroft, which front onto North Walbottle Road.

2.9 Sub-area 2: Northumberland Gardens

2.9.1 Statement of Significance

The house styles in this sub-area of the planned estate fall into two distinct groups, the simple Victorian house style and the Arts and Crafts style. The only exception is the later-built number 11a; the brickwork and height of number 11a are its only elevational elements which relate to the planned estate.

The predominant gate type is the timber stained farmyard-style gate which would seem to be appropriate for a rural location.

2.9.2 Landscape Setting

This 'L' shaped private street has a constant character within the estate. In summer the leafy tree canopies provide the effect of a pleasant semi-enclosed avenue. The sense of enclosure is emphasised by the continuous, well-established front garden hedges, which vary in height.

The broad frontage of these houses allows views of the large gardens which, for the most part, feature lawns with shrubs and smaller trees such as birch, rowan, cherry and other fruit trees underlining the sense of an orchard. Lime trees in the street reinforce the Arcadian feel, as do the boundary hedges dividing the gardens.



Above left: numbers 14 and 16 Northumberland Gardens, typical of the house type and setting of this sub-area. Above right: view along unadopted Northumberland Gardens.

2.10 Sub-area 3: Coronation Road between North Walbottle Road and Northumberland Gardens

2.10.1 Statement of Significance

This road has the character and appearance of a narrow country lane, with a grassed verge each side and lined with mature hedging and trees.

Numbers 2, 4, 6 and 8 are the only semi-detached properties within Northumberland Gardens Conservation Area that front onto this section of Coronation Road, and are of the Arts and Crafts style. The slight slope of Coronation Road gives the properties a sense of privacy.

Relatively high hedges form an effective screen for the majority of the front gardens along the west part of Coronation Road and add to the feel of a country lane along this stretch of the conservation area.

2.10.2 Landscape Setting

This road has the character and appearance of a narrow country lane, with established hedging and trees, which mostly obscure neighbouring housing estates from view in the summer. Vegetable cultivation is evident in at least one garden, where there are also fruit trees, but lawn and shrubs are the dominant garden style in the sub-area.



Above left: a typical Arts and Crafts style house on Coronation Road. Above right: the landscape setting of Coronation Road where it meets Northumberland Gardens.

2.11 Sub-area 4: Coronation Road

2.11.1 Statement of Significance

This cul-de-sac has a character and appearance which is quite distinct from the later planned estate. It is enclosed and predominantly hard surfaced.

This group of dwellings consists of three paired semis and two detached houses. The use of red brick, slate and stone detailing to all openings is consistent with the later planned estate. The architectural style of the paired semis is typical for the area and location.

2.11.2 Landscape Setting

To the north and east the road is bounded by a high red brick wall, beyond which is a mature tree belt which screens neighbouring housing estates from the conservation area. Three houses have small front gardens with low continuous hedging, but the other front gardens have, for the most part, become car parking areas. The most notable landscape element here is a line of mature trees, acers and an ash.



The earliest part of the conservation area,
Victorian houses at the top end of Coronation Road.

Section 03:

Issues within Northumberland Gardens Conservation Area

Northumberland Gardens is a small conservation area, exclusively residential in nature, and is not subject to the sort of commercial pressures common to other conservation areas. Nonetheless, there are a relatively small number of issues facing Northumberland Gardens Conservation Area. Predominant amongst them are issues relating to householder alterations, which are addressed in some detail in section four.

It is beyond the scope of this Management Plan to comprehensively address all issues in the conservation area. An expression of intention and desirability is provided here, along with guidance as to how best to manage assets within the conservation area.

3.1 Special Characteristics

- Low density, Garden City, model development of 39 houses in large mature garden plots
- Earlier Coronation Pit cottages at numbers 10-24 Coronation Road
- Victorian and Arts and Crafts style houses with unifying materials and detailing
- Northumberland Gardens and part of Coronation Road with private 'Arcadian' access roads

3.2 Against the Grain

- Municipal entrance gates and lamp posts
- Palisade fencing at access to Abbey Farm
- Loss of front gardens to increase off-road parking for the earlier Coronation Pit Cottages
- Unsympathetic later house extensions and loss of original detailing i.e. alterations to windows
- Ornate entrance gates to individual homes
- Colour of joinery e.g. barge boards and window frames
- Recently created access onto Coronation Road

3.3 Key Issues

- Restoration of original design features to model housing
- Pressures of gentrification for extended homes
- Retention of mature landscape
- Desire to introduce domestic microgeneration equipment must not be to detriment of conservation area

3.4 Enhancement Potential

- Restoration of original design features to the dwellings
- Replacement of municipal entrance gates and lamp posts in a sympathetic design
- Design guide for dwellings, porches, garages and driveway entrances

3.5 Boundary

English Heritage guidance states that Local Authorities should, periodically, review the boundaries of existing conservation areas. Many early conservation area boundaries were drawn too tightly and may warrant extension; conversely in some areas subsequent erosion of character may warrant removal from the designated area. The council, in line with English Heritage guidance, has reviewed the existing Northumberland Gardens Conservation Area boundary.

The existing boundary to Northumberland Gardens Conservation Area remains as it was originally designated. The boundaries clearly follow the original boundary line of the planned residential estate, with strong delineation provided by North Walbottle Road and open agricultural land to the west, and modern housing estates to the north, east and south. While the rural character of the western side of the conservation area can be said to provide its setting, reminiscent of the 'Arcadian' concept behind the original design of the estate, it is not integral to the estate, nor is it a part of it. The modern housing estates surrounding the conservation area elsewhere bear no historical or architectural links to the estate.

In summary, the existing boundary is considered to remain appropriate and reasonable; there is no clear argument to either reduce or extend the conservation area.

Section 04:

Future management of Northumberland Gardens Conservation Area

4.1 Private roads and streetscape

Private roads feature in the conservation area and contribute to its character, although not all roads within the estate are private. Residents take considerable pride in the private roads, and have in the past fought successful campaigns to keep them private and prevent the conservation area becoming a thoroughfare.

Some of the road surface is identified in the character statement as being in a poor state of repair, which is detracting slightly from the character and appearance of the area. At the present time, the majority of private road surfaces are in excellent condition, with the exception of some small areas which are being broken up by mature tree root growth. If, in future, residents wish to upgrade the road surface in the conservation area, the council will be happy to provide advice as to appropriate materials and surface treatments.

The character statement identifies the municipal entrance gates to Northumberland Gardens as being out of character with the conservation area. Residents have expressed a desire to improve this feature if the opportunity arises, possibly in conjunction with providing some improved signage and a celebration of the centenary of the estate.

Street lighting was also identified in the Character Statement as being of poor quality in the conservation area. Since it was adopted, the majority of street lights in the conservation area have been replaced through the council's PFI lighting strategy, and a small number of remaining street lights are to be replaced imminently.

4.2 Landscaping and Trees

4.2.1 Trees

Today one of the most striking features of the landscape character of Northumberland Gardens is its overall uniformity. This is reinforced by the landscape treatment, the grass verges, the hedges and particularly the 28 lime trees that form the majority of the street 'avenue' trees in the conservation area. Hedges form the main boundary treatment for all the properties. Hawthorn dominates but beech, privet, holly, and cypress are also present. For the most part these are well maintained and tidy and increase the sense of privacy within the conservation area.

Trees, whether street trees or garden trees, are a fundamental element of the character and appearance of Northumberland Gardens Conservation Area, and contribute greatly to the setting of the historic buildings. The contribution of large, mature gardens to both front and rear

is highly significant. Trees should be preserved or replaced as appropriate, and gardens should be retained as green spaces. Please note that all trees in conservation areas are protected: see section 2.5 for details of owners' responsibilities.

4.2.2 Tree Loss

Tree loss is generally a noticeable trend in the UK, for which there can be many causes:

- An aging tree population, most of the larger mature trees date from the nineteenth century.
- Garden refurbishment including patios, larger garages, parking and drives in front gardens.
- Street trees in declining health due to vehicle collisions, root severance by driveway construction, services excavations and footpath repairs.
- Trees already under stress are more vulnerable to disease and fungal decay organisms.
- Replacement trees are costly and cannot be planted where an existing tree has been felled unless there is a broad grass verge free of services. Tree bases cannot be ground out because the roots are usually intertwined with services – underground cables and pipes.
- Climate change, bringing more frequent periods of water-logging and drought may hasten the decline and loss of trees.

4.2.3 Tree management strategy

As the majority of roads within the conservation area are private, street trees are the responsibility of residents, along with those trees on private land. During public consultation, residents expressed a desire to develop a tree management strategy for the conservation area. The council will support residents, as a community group, to develop such a strategy. Specialist advice can be sought from the Landscape and Ecology Team, and additional support can be provided by the Newburn Ward Coordinator. The tree management strategy for the area, once completed, will be appended to this Management Plan for consistency.

4.3 Boundary treatments

Boundary treatments in the conservation area are, typically, tall well-managed hedges that create strong lines and a real sense of privacy and enclosure. Wherever possible, hedges should remain as the main boundary type; in addition to the visual amenity that they provide, they also contribute to local biodiversity and are thus very valuable.

If hedges have been planted in appropriate species it may be appropriate to replace them; you should contact the Landscape and Ecology Team for advice on planting appropriate species.



Hedges, trees and gates all contribute to the character of the conservation area.

In addition to hedges, there are a number of alternative boundary treatments in the conservation area, including some close boarded timber fences. Where appropriate, the council will encourage replacement of these treatments with hedges. If homeowners can find evidence of other original treatments then it may be appropriate to reinstate the original design, with advice from the conservation team.

Gates, where considered appropriate, should be subservient to the boundary treatment, and should not stand taller or proud of any part of the boundary scheme. They should be designed as part of the scheme and should be simple rather than decorated. “Heritage influenced” gates should be avoided where there is no historical reference.

Please note that the Article 4 Direction in the conservation area requires planning permission to be sought if homeowners wish to erect or alter a gate, fence or wall, but consent is not required to remove or plant a hedge. Hedges are such a fundamental part of the character and appearance of the conservation area, however, that there will always be a presumption against granting consent for fences or walls if will result in the loss of a hedge. As such, taking the speculative risk of removing hedges in the hope that consent will be granted to erect a wall or fence is firmly discouraged.

4.4 Garden spaces

The original pattern of gardens and grounds, along with the mature trees, contribute greatly to the character of Northumberland Gardens Conservation Area, and should be retained. In Northumberland Gardens, a key part of the original Garden City design was to create homes set within large, cultivated green spaces.

It is a common trend generally to convert front gardens into hardstandings for private car parking, resulting in the loss of attractive and valuable green space, and often also the loss of historic boundary walls, fences or hedges. In Northumberland Gardens Conservation Area this would be especially damaging to the appearance of both the properties and the wider street scene, and will always be firmly discouraged.

Rear gardens in the conservation area are remarkably large as a result of the planned design. To date, rear gardens remain intact, reduced in size only by householder extensions. The council will not allow future sub-division or development of the garden spaces, and extensions should be limited in scope to protect the green space as far as possible.



Aerial images of the conservation area emphasise the size of rear gardens, and the significance of their contribution to the landscape.

4.5 Extensions and alterations

The Article 4 Direction for Northumberland Gardens means that several types of extension or alteration that might otherwise be “permitted” need planning permission. Over time, relatively minor unsympathetic alterations can have a considerably negative effect on the character and appearance of an area, and the Direction is intended to halt, and where possible reverse, such effects. Guidance is provided below on extending and altering properties in Northumberland Gardens Conservation Area.

4.5.1 Extensions

New extensions should not dominate an existing building’s scale or alter the composition of its main elevations, and should always be subservient to the main building. Extensions and alterations should be carried out in materials that respect and complement the host building and its surroundings; this may involve the use of matching traditional materials or contrasting modern materials.

Extensions should not exceed two storeys in height, should sit below the existing eaves level, and should seek to reflect the historic footprint of the property and the layout of the wider planned estate.

Further design guidance is available from Development Management on a property-by-property basis.

Residents have expressed a desire to erect porches on several of the houses in the conservation area, which in the past has often been refused planning permission on principle. The council will work with residents, as a community, over the coming years to establish a typical porch design that would be acceptable to residents and the council as the local planning authority. Such a design guide will be appended to this Management Plan, for consistency, at appendix 6.

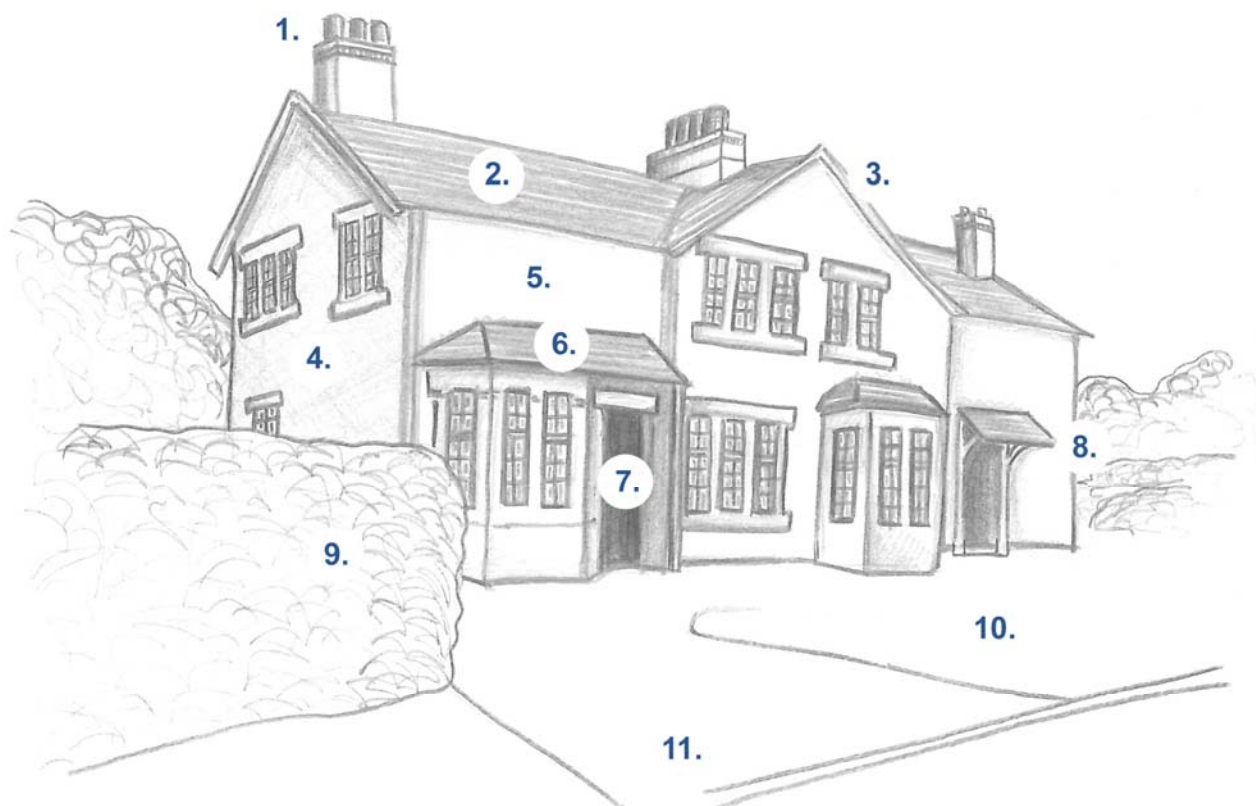
4.5.2 Alterations

As a general rule, original features such as windows, doors, roof coverings and rainwater goods should always be retained and, if necessary, repaired. Good conservation practice states that replacement of historic fabric, even if genuinely “like for like”, should only ever be a last resort.

The image on the next page shows a typical house type in the conservation area and highlights those features that give the area its distinctive character and appearance. Alterations to many of these features will require planning permission due to the presence of the Article 4 Direction.

Section 4.6 explains this in more detail.

Typical features of houses in Northumberland Gardens Conservation Area



1. Chimney stack and pots
2. Roof covering and ridge tiles
3. Eaves, barge boards and gable
4. Timber sliding sash windows with sandstone dressings
5. Red brick with lime mortar
6. Leaded canopy to bay window and front door
7. Timber front door, set back beneath canopy
8. Timber front door with simple Arts and Crafts style porch
9. Hedge boundary treatment
10. Front garden, typically lawn
11. Driveway

4.5.3 Energy Efficiency, Part L (of the building regulations), Renewable Energy and Biodiversity

In line with Planning Policy Statement 5: Planning for the Historic Environment, a balance needs to be struck between the type of “conservation” that relates to the preservation of the historic environment and the type of “conservation” that preserves the world’s limited resources. Opportunities should also be sought to enhance biodiversity through the use of design principles.

The general principles of historic building conservation – for example repairing rather than replacing original fabric, or using traditional renewable materials such as timber – are inherently sustainable and therefore encouraged.

Before ‘renewables’ such as solar panels are considered, more passive ‘green’ measures to reduce heat loss and energy consumption should be undertaken – insulation, draught-proofing, natural lighting and ventilation, and installing a condensing boiler and heating controls. These can be more effective both in terms of cost and energy conservation. Government recommendations for the installation of renewables within a conservation area suggest that such measures should be restricted to inconspicuous elevations and speak of not allowing development on ‘principal elevations fronting on to a highway’.

This pragmatic approach aims to preserve the streetscape within a conservation area while permitting development to the rear where the public impact will be less. It is broadly the line that will be followed in Northumberland Gardens Conservation Area.

Wind turbines attached to buildings, where concerns are about noise as much as appearance, will not be permitted, but there may be opportunities to locate them in the large rear gardens, away from residential property, instead.

There are various options available to householders relating to generation of solar energy, some of which are likely to be more cost effective and some which are likely to have less impact than others on the character and appearance of the conservation area. Siting solar panels on the ground in south-facing gardens, for example, may be an appropriate alternative to locating them upon roof slopes.

The council intends to work closely with residents in the coming year to produce a short guide to renewable energy in the conservation area. This will then become an appendix to the Management Plan. Alongside this, the council intends to produce a more general guide to installing renewable energy technologies in the wider historic environment. In the meantime, the council will continue to determine applications on a case-by-case basis in line with national and local planning policy, and the relevant legislation. Residents are encouraged to make use of the council’s pre-application advice service prior to making an application.

4.6 Article 4 Direction

The council can make a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended) on properties within a conservation area if it considers that the properties are of such architectural and historic merit to warrant extra protection. The effect of imposing a Direction is that some householder “permitted development rights” are removed and planning permission is then required for works that previously did not require permission. This may include the replacement of windows and doors, the creation of hard standings in front of properties, re-covering roofs in a different material to the existing and the rendering or painting of previously unpainted or rendered brickwork.

The Article 4 Direction that is currently in place in Northumberland Gardens Conservation Area was made in 1997, and is now over 13 years old. Since the Direction was made the legislation that determines what does, and does not, need planning permission has changed considerably. While this does not alter the relevance or legitimacy of the existing Article 4 Direction, it may be appropriate in future to review the existing Direction and assess whether there are additional types of development that should be included in it. This will be dealt with in a separate process to the production of this Management Plan, hence the following section deals solely with the Direction as it currently stands.

4.6.1 Types of development restricted by the Direction

An Article 4 Direction applies to all 39 properties in the conservation area. It requires that planning permission is sought for a number of types of development that would otherwise be “permitted” i.e. would not require planning permission.

The classes of development that are covered by the Article 4 Direction in Northumberland Gardens are detailed below. The Direction applies to all elevations of properties in the conservation area, except where noted as an exception in square brackets [...]. Some classes of development, such as provision of swimming pools, refer to development within the curtilage, or grounds, of the property.

The table below sets out “classes” of development, which are set out within the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and referred to here as “the legislation”. It also includes a brief set of examples, where relevant, of what the class of development covers at a practical level.

Type of development	Relevant section of the legislation
Enlargement, improvement or other alteration of a dwelling house <i>This covers a wide variety of “material” alterations, from the erection of extensions, or installation of rooflights, to the replacement of windows, doors and rainwater goods.</i>	Class A (Part 1 of Schedule 2)
Any alterations to the roof of a dwelling house [exceptions: garages or outbuildings, number 11a Northumberland Gardens]	Class C (Part 1 of Schedule 2)

This may include alterations to chimneys, the replacement of the roof covering and changes to the roof slope.	
Erection or construction of a porch to the front elevation	Class D (Part 1 of Schedule 2)
Provision of any swimming or other pool	Class E (Part 1 of Schedule 2)
Erection or provision of a container for the storage of oil for domestic heating	Class G (Part 1 of Schedule 2)
Erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure [applies only to boundaries with highways, or between properties]	Class A (Part 2 of Schedule 2)
Painting of the exterior brickwork	Class C (Part 2 of Schedule 2)

4.6.2 Applying for consent

Generally the rule is that like-for-like replacements, and repairs, do not require consent. Any other types of work, such as replacing timber windows with plastic, or changing the design of the windows, would certainly require permission.

The application process is the same as for any other application for planning permission in a conservation area, except that there is no fee associated with an application that is only required because of the Article 4 Direction.

4.6.3 What is likely to obtain planning permission?

Detailed guidance on the operation of the Northumberland Gardens Article 4 Direction can be found in appendix 3. It provides a simple guide to what needs consent, and what would be the council's preferred option in various scenarios.

4.7 New development

There is a general presumption against the demolition of buildings within conservation areas. The demolition of unlisted buildings which contribute to the character and/or appearance of the conservation area will not be considered acceptable (Policy C3.1 Newcastle upon Tyne Unitary Development Plan).

Northumberland Gardens Conservation Area is a planned estate which has no obvious potential development sites. Large garden spaces often give rise to proposals for sub-division and development; any such proposals in Northumberland Gardens will be firmly resisted by the council.

It is likely that the only acceptable form of new development within the conservation area will be sympathetic extensions to existing properties.

In the unlikely event that the principle of new development within the conservation area proves to be acceptable, the council will apply the following basic guidelines.

4.7.1 Design

All new buildings in a conservation area should demonstrate high standards of design quality and harmonise with the existing physical surroundings, and must make a positive contribution to the character and appearance of the conservation area. Special attention should be paid to form, height, bulk, materials (style and colour), proportions of openings and detailing of roofs, windows and doors. It must be emphasised that in all scenarios new developments will not be permitted at the expense of an existing building of architectural or historic interest or of high townscape value.

English Heritage and CABE (the Commission for Architecture and the Built Environment) have produced a useful toolkit called “Building in Context” which can provide a good starting point for both designing, and assessing, developments within conservation areas. It is available at www.building-in-context.org.

4.7.2 Materials

The palette of materials in Northumberland Gardens is extremely limited: each property features red brick, slate roofs and (originally) timber doors and windows. New development must take account of its context and reflect the existing materials. A contemporary take on the materials may prove to be appropriate. Consideration should be given to colours, tones, textures and construction techniques, as well as the type of material.

4.7.3 Scale and massing

The existing grain of the conservation area is the result of the planned nature of the estate. Each property sits in a considerable garden space, which is to be protected. New development, including extensions, should reflect the existing scale and massing of properties, and their position within the garden plots.

4.8 Archaeology

If a development proposal may affect a site or area of archaeological interest, the developer will be required to submit an archaeological desk based assessment in advance of a planning decision. This is essentially a research document, undertaken by a professional archaeologist on behalf of the applicant, in order to determine the potential impact upon the archaeological remains. Where necessary, this will be followed by archaeological evaluation trenching.

Where assessment and evaluation have established that proposed developments will adversely affect archaeological remains, developers will either be required to preserve the

remains in-situ or to implement a full archaeological excavation to allow the preservation by record of the archaeological deposits.

Advice and specifications are available from the County Archaeologist. Where historic buildings or structures are proposed for alteration, restoration or demolition, the developer may be required to appoint an archaeologist or buildings historian to undertake a programme of building recording, in accordance with a specification provided by the County Archaeologist.

4.9 Undoing Damage

The council will use opportunities created through planning applications or other proposals within Northumberland Gardens Conservation Area to negotiate improvements which remove unsympathetic alterations or additions from existing buildings and streets and which secure the proper repair or restoration of buildings.

4.10 Enforcement

The council seeks to be proactive in ensuring that development is carried out in accordance with any granted permission. However, the council, as a Local Planning Authority, has a duty to consider taking enforcement action where they believe there to have been a breach of planning control. The council's practice relating to planning enforcement is to follow Government advice in Planning Policy Guidance (PPG) note 18 – Enforcing Planning Control.

Key aspects of the enforcement service are to investigate alleged breaches of planning control, listed building control and advertisement control. PPG18 advises that, wherever possible, breaches should be resolved without the need to take formal action. The council will seek to negotiate and resolve any possible breaches rather than take formal action. Where formal action is deemed to be necessary the legal system can be slow and offers the right to appeal at most stages in the process. Further information on the Planning Enforcement service can be found on the council's website – www.newcastle.gov.uk/planning.

4.11 Section 215 Notices

Section 215 of the Town & Country Planning Act 1990 provides the council with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. If it appears that the amenity of part of their area is being adversely affected by the condition of neighbouring land and buildings, they may serve a notice on the owner requiring that the situation be remedied. These notices set out the steps that need to be taken, and the time within which they must be carried out.

The council will use its discretion and implement Section 215 Notices where appropriate and necessary, taking into account all the local circumstances for example, the condition of the site, the impact on the surrounding area and the scope of its powers.

4.12 Conservation Area Character Statement and Management Plan Reviews

The Northumberland Gardens Character Statement (adopted 2001, updated 2005) will be subject to a review in the future. This review will be undertaken through consultation with the local community and other consultees. It will be updated for accuracy, where necessary, at the same time that this Management Plan is adopted.

This Management Plan will also be subject to a review programme. As with the original document, the review will be undertaken through consultation with the local community and other consultees.

Neither document is to be treated as a static, definitive document. The Management Plan, in particular, will be appended to with sub-documents and strategies as they are produced, in association with the local community. Residents will, of course, be informed of any changes as necessary.

Appendix 1:

Policy Context of the Management Plan

The Management Plan will be formal planning guidance, meaning it will be treated as a material consideration when determining planning applications.

A1.1 Newcastle Unitary Development Plan (UDP)

Under the Planning and Compulsory Purchase Act 2004 a selected number of the Unitary Development Plan (UDP) policies have been saved until such a time as they are superseded by LDF policies. Therefore the Management Plan supplements the following saved UDP policies:

Housing

- H2** Protection of Residential Amenity
- H3** Protection of Mature Housing Stock/Large Traditional Dwellings
- H4** High Quality Design and Landscaping in New Housing Development

Sustainable Development

- SD2.1** Regular Review of Protection of Natural Assets and Built Heritage
- SD2.2** Management of Natural Assets and Built Heritage to Conserve and Enhance their Value

Built Form and Landscape

- EN1.1** New Development to Meet High Standards of Design
- EN2** Appearance of the City
- EN2.1** Protection of Views into and out of the City
- EN3** Protection of Areas of Greatest Value and Retention of Trees

Open space and recreation

- OS1.4** Protection of open space

Nature Conservation

- NC1.1** Protection of Sites of Nature Conservation Importance (SNCI) and Sites of Local Conservation Interest (SLCI)
- NC1.5** Protection of wildlife corridors

Conservation of historic environment

- C1** Preservation and protection of built heritage

- C2** Listed Buildings
- C4** Archaeology

Traffic management

- T2** Traffic management
- T2.2** Introduction of traffic calming in residential areas
- T5.4** Development of cycle routes

“Trees Newcastle” A Tree Strategy for Newcastle upon Tyne - provides a policy for the protection, care and management of trees in Newcastle, approved 19 June 2002.

The strategy can be viewed at: <http://www.newcastle.gov.uk/core.nsf/a/conservetrees> - see in particular Part 3: Management Guidelines, which includes a guide to pruning.

“Green spaces...your spaces” Newcastle’s Green Space Strategy, approved by Executive November 2004.

A1.2 Planning Policy Statement 5: Planning for the Historic Environment

A1.2.1 On 23 March 2010, subsequent to formal consultation on the draft PPS for the Historic Environment (previously known as PPS15), the Government issued PPS5 which replaced Planning Policy Guidance (PPG) 15: Planning and the Historic Environment and PPG 16: Archaeology and Planning with immediate effect.

A1.2.2 PPS5 is a much shorter policy statement than the two PPGs, but is accompanied by a considerably more detailed practice guide; produced by English Heritage and endorsed by the Department for Communities and Local Government (DCLG) and the Department for Culture, Media and Sport (DCMS) it is not policy, but it suggests ways of interpreting and implementing the policies in the PPS.

A1.2.3 A key feature of the new PPS is that it refers throughout to “heritage assets”. These are defined as both formally designated assets and assets that are considered by the Local Planning Authority (LPA) to be of “historic interest”. Formally designated assets include the familiar selection of Listed Buildings, World Heritage Sites, Scheduled Monuments, Conservation Areas, Marine Wreck Sites, Registered Parks and Gardens and Registered Battlefields. Assets identified by the local authority as being of “historic interest” include locally listed buildings but also extend to other elements of the historic environment that the LPA identifies as of interest – this is most likely to be relevant to sites of archaeological interest, although it may apply equally to previously undervalued or unappreciated buildings or structures. The identification of historic interest must be clearly justified by the LPA and should be raised with applicants and developers at as early an opportunity as possible – preferably at pre-application stage. A major effect of this change in terminology is that the tests for demolition/substantial harm and enabling development are now required to be applied to locally listed buildings and sites as well as to those that are statutorily designated.

A1.2.4 In addition, rather than “historic fabric”, the PPS refers frequently to “significance”, which is defined as “the value of a heritage asset to this and future generations because of historic interest. That interest may be archaeological, architectural, artistic or historic”. This is likely to open a variety of interesting debates over what is significant and what is not, and also how one defines what will be of historic interest to future generations. English Heritage’s “Conservation Principles” sets out English Heritage’s position on the issues of identifying and valuing significance and provides a useful starting point for LPAs.

A1.2.5 Summary of PPS5

HE1: Heritage assets and climate change

Keeping heritage assets in use is inherently sustainable and minimises the waste of materials and energy. Local Planning Authorities (LPAs) and applicants should mitigate and adapt to climate change through the re-use and/or appropriate modification of heritage assets; negative impacts should be avoided by finding feasible alternatives – harm should be weighed against public benefit.

HE2: Evidence base for plan-making

LPAs should maintain or have access to a Historic Environment Record (HER) and other public documents about heritage assets, and use this information to make assessments about the local historic environment to inform plan and decision making. LPAs should also use this evidence to identify potential future assets, for example sites of potential archaeological interest.

HE3: Regional and local planning approaches

Regional Spatial Strategies and Local Development Frameworks should set a positive proactive strategy for the conservation and enjoyment of the historic environment and consider quality, local distinctiveness, investment, enhancement and assets at risk.

HE4: Permitted development and Article 4 Directions

LPAs should consider using Article 4 Directions to protect the historic environment.

HE5: Monitoring indicators

LPAs should monitor the impacts of their decisions on the historic environment.

HE6: Information requirements for applications for consent affecting heritage assets

Applicants for planning consents should submit an assessment/ description of the significance of the asset – and, where archaeological interest is identified, a desk based assessment and potentially also a field evaluation – with the application prior to validation.

HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets

LPAs should use all available evidence to identify and assess the significance of the affected element of the historic environment to inform decision-making; this includes identifying relevant sections of the community for whom the asset may hold particular significance.

It is desirable to sustain and enhance the significance and positive contribution of heritage assets and for new development to contribute positively to the historic environment.

When considering an application for loss of significance, existing loss due to deliberate neglect should not be taken into account as justification for further loss.

HE8: Additional policy principles guiding the consideration of applications for heritage consent

Where LPAs identify a non-designated heritage asset, they must be able to justify their decision based upon criteria set out in the annex to the PPS. There is a general presumption that such assets should be identified at the pre-application stage, or as soon as practicable, and brought to the attention of the applicant. This is of particular relevance to sites of potential archaeological interest.

HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets

There is a presumption in favour of the conservation of designated heritage assets; where substantial harm or loss of significance is proposed the application should be refused unless the public benefits will outweigh the harm or unless the applicant can demonstrate, with evidence, that there is no viable alternative. This approach applies equally to sites of archaeological interest that are not formally designated but are deemed by the LPA to be of historic interest.

The PPS acknowledges that not all elements of world heritage sites or conservation areas are of significance and therefore may not be worthy of conservation, and recommends that LPAs should identify those elements.

HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset

Applications that preserve positive elements of the setting of an asset or better reveal the significance of the asset should be treated favourably; LPAs should also identify opportunities to improve the setting of assets through development.

HE11: Enabling development

The benefits of enabling development should outweigh the disbenefits of departing from the local development plan; LPAs should require justification for enabling development against the criteria in English Heritage's guidance.

HE12: Policy principles guiding the recording of information related to heritage assets

Where loss of significance has been justified, records should be taken and made publicly available; the ability to record is not itself justification for loss.

Appendix 2:

Legislative Framework of the Management Plan: Planning Procedures

The council has a duty to only allow developments in a conservation area that preserve or enhance its character or appearance. Demolitions, alterations, extensions and other works affecting the character or appearance of properties in a conservation area will probably require Planning Permission and Listed Building Consent or Conservation Area Consent.

The council generally requires more detail than usual with applications submitted for Planning Permission, Listed Building Consent and Conservation Area Consent for buildings within a conservation area. Written guidelines as to the extent and kind of detailed information required are available from the council's Development Management Service. It is always advisable to discuss any proposals within Northumberland Gardens Conservation Area with the conservation team at the earliest opportunity.

A2.1 Unlisted Buildings: Householder Development within Northumberland Gardens Conservation Area

Permitted development rights, i.e. the right to make certain types of minor alterations without needing to apply for planning permission, relating to household development have recently changed. On 01 October 2008 new legislation was introduced by the Government aimed at making development rights more straightforward and easier to understand; further changes were made in April 2010. The full extent of the changes are available to view on the Planning Portal website at: www.planningportal.gov.uk.

The council's 'Living in a Conservation Area' guide also provides useful information and is available at www.newcastle.gov.uk.

If you require advice on whether you may require planning permission for any work proposed please contact the Development Management Service by telephone on 0191 232 8520, via email at planning.control@newcastle.gov.uk or in writing to Newcastle City Council, Development Management Service, Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8PH.

A2.2 Demolition

Conservation Area Consent is required to totally or substantially demolish most buildings within a conservation area. Residents should contact the Development Management Service for more information.

Conservation Area Consent is also required to totally or substantially demolish a gate, fence, wall or railing over 1m high where it is next to a highway (including a public footpath or bridleway) or public open space; or over 2m high elsewhere. Residents should contact the Development Management Service for more information.

A2.3 Listed Buildings

There are no listed buildings in the Northumberland Gardens, but the properties are all given additional protection through conservation area designation and the Article 4 Direction. If you think that a building might be worthy of listing you can nominate it on the English Heritage website www.english-heritage.org.uk. Nominated buildings are assessed by English Heritage, which then makes a recommendation to the Government, who decide whether a building should be listed.

If you would like further information on listed buildings, the council has produced a guide called Listed Buildings, a Guide for Owners and Occupiers, which is available at www.newcastle.gov.uk.

A2.4 Works to Trees

All trees in the conservation area are protected. Most of the trees within the conservation area are protected by Tree Preservation Orders (TPOs). This requires permission to be obtained from the council for any work to these trees, including pruning. Unauthorised work or damage to a TPO tree, including its roots, is a criminal offence and is subject to a fine of up to £20,000 per incident. The council still requires six weeks notice in writing before felling or cutting back any tree in a conservation area, even if it is not specifically protected by a Tree Preservation Order. In giving notice it is necessary to specify precisely what works need to be carried out. Residents should contact the Landscape and Ecology team for more information.

A2.5 Advertisements





There are currently no commercial premises within the conservation area, which reinforces the estate's original residential use. Applications for changes of use within the conservation area will be determined on their individual merits, but the council will discourage any applications that would result in a detrimental change to the character or appearance of the area.

A2.6 Enforcement

The failure to comply with any of the special planning procedures listed above could lead to prosecution by the council. It is therefore advisable to consult the Council's Development Management Service before proceeding with any works which might affect the character and appearance of a conservation area (see Section 4.4).

Appendix 3: Article 4 Direction: step-by-step guide

A3.1 Key to symbols:



















	<p>Green light: Does not require planning permission.</p>
	<p>Yellow light: Requires planning permission and is likely to be granted consent if designs are considered acceptable.</p>
	<p>Red light: Requires planning permission but is unlikely to be granted consent.</p>
	<p>Thumbs up: The preferred option.</p>
<p>*</p>	<p>Asterisk: This option is not desirable as it is not considered to preserve or enhance the character or appearance of the conservation area, and will therefore be discouraged even though it doesn't need consent.</p>
<p>†</p>	<p>Cross: This option is not desirable as it is not considered to preserve or enhance the character or appearance of the conservation area, and will therefore be discouraged but may be given consent as a last resort if the design is deemed acceptable.</p>

A3.2 The Direction

An Article 4 Direction applies to all 39 properties in the Conservation Area. It requires that planning permission is sought for a number of types of development that would otherwise be “permitted”. The classes of development covered are shown below. Detailed guidance follows.

Type of development	Relevant section of the legislation
<p>Enlargement, improvement or other alteration of a dwelling house.</p> <p>This covers a wide variety of “material” alterations, from the erection of extensions, or installation of rooflights, to the replacement of windows, doors and rainwater goods. Detailed guidance follows.</p>	Class A (Part 1 of Schedule 2)
<p>Any alterations to the roof of a dwelling house [exceptions: garages or outbuildings, number 11a Northumberland Gardens].</p> <p>This may include alterations to chimneys, the replacement of the roof covering and changes to the roof slope. Detailed guidance follows.</p>	Class C (Part 1 of Schedule 2)
<p>Erection or construction of a porch to the front elevation.</p>	Class D (Part 1 of Schedule 2)
<p>Provision of any swimming or other pool.</p>	Class E (Part 1 of Schedule 2)
<p>Erection or provision of a container for the storage of oil for domestic heating.</p>	Class G (Part 1 of Schedule 2)
<p>Erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure [applies only to boundaries with highways, or between properties]. Detailed guidance follows.</p>	Class A (Part 2 of Schedule 2)
<p>Painting of the exterior brickwork. Detailed guidance follows.</p>	Class C (Part 2 of Schedule 2)

A3.3 Windows

My property has:	I want to:	
Original windows	Repair them	 
	Replace them exactly like-for like	
	Replace them with timber double glazing, to the original design	
	Replace them with timber double glazing to a new design	
	Replace them with uPVC	
Timber windows that are not the original design	Repair them	
	Replace them exactly like-for-like	* 
	Replace them with timber windows (double or single glazed) to the original design	 
	Replace them with timber windows (double or single glazed) to a new design	
	Replace them with uPVC	
uPVC windows	Replace them exactly like-for-like	* 
	Replace them with uPVC windows to a new design that closely resembles the original design	† 
	Replace with uPVC windows to a new design	
	Replace them with timber windows (double or single glazed) to the original design	 
	Replace them with timber windows (double or single glazed) to a new design	

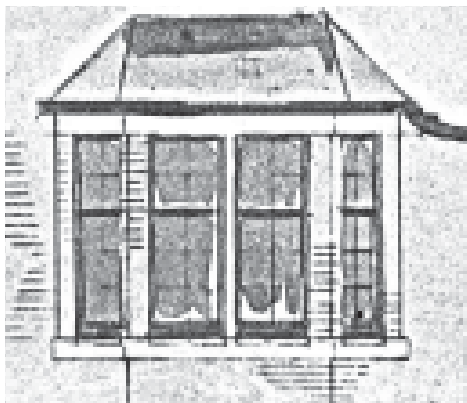
Notes:

- Original windows should always be retained and repaired or refurbished where necessary. Modifications may be incorporated to improve ease of operation and heat retention. If you can demonstrate that the original windows are beyond repair then replacement windows will be acceptable provided that they are to the original design and are of timber.

Contd.

- Where windows have been replaced with timber units in a new design, the reinstatement of working sliding sash timber windows is encouraged, using surviving original windows/ drawings as a model. It may be possible to incorporate double glazed units into certain window designs.
- Where uPVC has been used in the past, uPVC sliding sashes may be acceptable as a last resort when designed with regard to the existing design. In order to be acceptable they must operate as sliding sashes, hinged casements are not acceptable.

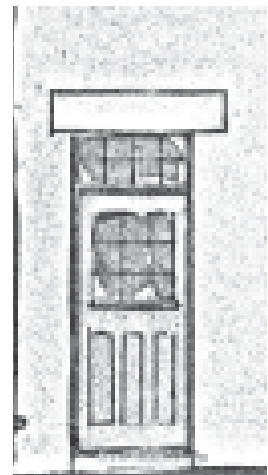
Original window and door designs in Northumberland Gardens Conservation Area



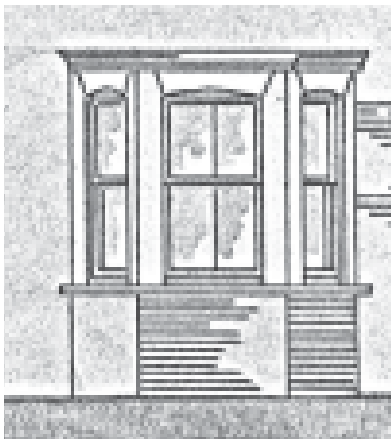
Bay window, Arts and Crafts



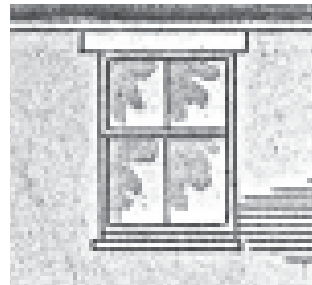
Window, Arts and Crafts



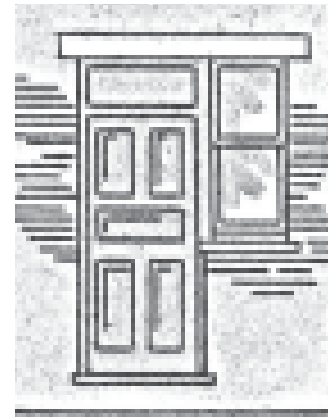
Door, Arts and Crafts



Bay window, local Victorian



















Window, local Victorian












Door, local Victorian

A3.4 Doors

My property has:	I want to:	
Original doors	Repair them	 
	Replace them exactly like-for like	
	Replace them with timber doors to a new design	
	Replace them with uPVC doors	
Timber doors that are not the original design	Repair them	
	Replace them exactly like-for-like	* 
	Replace them with timber doors to the original design	 
	Replace them with timber doors to a new design	
	Replace them with uPVC	
uPVC doors	Replace them exactly like-for-like	* 
	Replace them with uPVC doors to a new design that closely resembles the original design	† 
	Replace them with timber doors to the original design	 
	Replace them with timber doors to a new design	
<p>Notes:</p> <ul style="list-style-type: none"> • Original doors should always be retained and repaired or refurbished where necessary. If you can demonstrate that the original doors are beyond repair then replacement windows will be acceptable provided that they are to the original design and are of timber. • Where doors have been replaced with timber units in a new design, the reinstatement of timber doors to the original design is encouraged. It may be possible to incorporate double glazed windows into certain door designs. • Where uPVC has been used in the past, uPVC doors may be acceptable if designed with regard to the existing design. 		

A3.5 Roof covering

My property has:	I want to:	
Original natural slates	Repair the roof	 
	Replace it like-for-like with new natural slates	
	Replace it like-for-like with salvaged or second-hand slates	
	Replace it with synthetic slate (e.g. Eternits) or tiles	
Replacement synthetic slates or tiles	Repair the roof	
	Replace it like-for-like	* 
	Replace it with new natural slates, or with salvaged or second-hand natural slates	 
<p>Notes:</p> <ul style="list-style-type: none"> Where the original roof covering remains, it should be retained and repaired where possible. If you can demonstrate that it is beyond repair then it should be replaced in natural slate, either new or second-hand. It may be possible to salvage enough slates from your house to re-use them on one elevation. New and second hand slates must not be mixed on an elevation as the colours will rarely match well. When sourcing new natural slates, they must be of a suitable size and colour to give a similar appearance to the original Welsh slates used in Northumberland Gardens. 		

A3.6 Rooflights

Notes:

Roof conversions are a common means of extending properties. The properties in Northumberland Gardens do not traditionally feature dormers, therefore the only appropriate means of introducing light into roof spaces will be with rooflights. Applications to install rooflights will be assessed on their individual merits, but the following general rules will apply:

- Rooflights should be restricted to rear or side elevations where possible.
- Care should be taken over the size, number and arrangement of the rooflights.
- Rooflights should be installed vertically, rather than horizontally.
- The positioning of the rooflights should align with the existing window pattern to avoid altering the overall appearance of the building's proportions.
- Rooflights should be of the 'conservation style' to sit flush with the slates – a number of manufacturers make this type of rooflight.
- Where rooflights are considered acceptable on the front elevation they should be limited to a maximum of two.



Distinctive roof and chimney lines make a strong contribution to the character and appearance of the conservation area

A3.7 Chimney stacks and pots

Notes:

Chimneys are a traditional feature and provide interest to the roofscape. Original stacks and pots should always be retained. Proposals to take down a stack or remove the pots will always be resisted.

A3.8 Boundary treatments

Notes:

Planning permission is required to erect, construct or improve a gate, fence or wall in the conservation area, if it either fronts a highway, or separates two properties. Where the existing boundary treatment is a traditional hedge, the council is unlikely to look favourably on applications to erect walls or fences. Where the existing boundary treatment is not a hedge, each application will be considered on its individual merits.

A3.9 Rainwater goods

Notes:

Traditional rainwater goods (including gutters and downcomers) are cast iron. Planning permission is required to change original rainwater goods; repair should be considered in the first instance. If genuinely beyond repair, replacements should be either cast iron, or cast aluminium to the original profiles. uPVC rainwater goods are not considered appropriate.

A3.10 Painting of exterior brickwork

Notes:

Planning permission is required in the conservation area to paint any external brickwork. Applications to paint areas of brickwork that have not previously been painted will not be granted consent, in the interests of preserving the character and appearance of the conservation area. Please note that while the Direction does not cover cladding or rendering, these operations require planning permission within a conservation area in any case, and will also be unlikely to gain consent.

Appendix 4:

Tree management strategy

During public consultation, residents expressed a desire to develop a tree management strategy for the conservation area. The council will support residents, as a community group, to develop such a strategy. Specialist advice can be sought from the Landscape and Ecology Team, and additional support can be provided by the Newburn Ward Coordinator. The tree management strategy for the area, once completed, will be appended to this Management Plan for consistency, as appendix 4.

Appendix 5:

Renewable energy in Northumberland Gardens

The council intends to work closely with residents in the coming year to produce a short guide to renewable energy in the conservation area. This will then be appended to the Management Plan for consistency, as appendix 5. Alongside this, the council intends to produce a more general guide to renewable energy in the wider historic environment.

Appendix 6:

Design guides

Residents have expressed a desire to develop a design guide for new porches in the conservation area. The council intends to support this aspiration; a porch design guide, and any other future design guides, will be appended to the Management Plan for consistency, as appendix 6.

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