

MIDDLESBROUGH COUNCIL

EXECUTIVE REPORT

18 April 2013

Designation of Albert Park and Linthorpe Road Conservation Area

**Executive Member for Regeneration and Economic Development:
Councillor Charles Rooney**

Executive Director for Neighbourhoods and Communities: Kevin Parkes

PURPOSE OF THE REPORT

1. To seek Executive approval for the designation of Albert Park and Linthorpe Road Conservation Area following the consideration of the outcomes of public consultation.

SUMMARY OF RECOMMENDATIONS

2. It is recommended that the Executive Member approves:
 - a. the Albert Park and Linthorpe Road Conservation Area boundary, and the supporting *Albert Park and Linthorpe Road Conservation Area Appraisal and Management Plan* thus designating the Conservation Area; and,
 - b. the introduction of an Article 4 Direction to remove some permitted development rights in the Conservation Area once designated.

IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?

3. It is over the financial threshold (£150,000)
It has a significant impact on 2 or more wards
Non Key

DECISION IMPLEMENTATION DEADLINE

4. For the purposes of the scrutiny call in procedure this report is

Non-urgent
Urgent report

If urgent please give full reasons

BACKGROUND AND EXTERNAL CONSULTATION

5. Conservation areas are designated for their special architectural and historic interest. The majority of Middlesbrough's conservation areas were designated in the 1970s, the only recent addition being Marton and The Grove designated in 2008. Continuing this commitment to the conservation of the historic environment, an eighth Conservation Area is proposed for designation, centred on Albert Park, and including part of Linthorpe Road, approximately 1.5km south of the Town Centre. The proposed boundary for the new Conservation Area is shown in Appendix II and is to be named 'Albert Park and Linthorpe Road Conservation Area'.
6. The area in and around Albert Park has particular significance in the town. The Park itself was built on land donated to the town by Middlesbrough's first Mayor and ironmaster Henry Bolckow, and has recently been restored with funding from the Heritage Lottery Fund. The area has a distinctive character, and some of the key attributes are:
 - a. Albert Park itself;
 - b. The Dorman Museum;
 - c. The Cenotaph;
 - d. Churches;
 - e. Ayresome Gardens; and;
 - f. Victorian shop units on Linthorpe Road.
7. If an Article 4 Direction is introduced it will increase the Council's capacity to conserve and enhance the character of the Conservation Area. An Article 4 Direction removes certain permitted development rights, for example the right to demolish a garden wall or replace a front garden with a hard surface without planning permission. An Article 4 Direction would mean that planning permission would be required for certain work, which would previously be permitted, giving the Council an opportunity to conserve the character and appearance of a conservation area. A planning application under an Article 4 Direction is exempt from fees for applicants. Further information on the proposed Article 4 Direction is provided in paragraph 16.

Public Consultation

8. The public consultation took place between October and December 2012. Residents were invited to an event on Saturday 10th November, which was attended by 11 residents, and two presentations were given to the University Ward Community Council. In addition a full-page article appeared in the Evening Gazette on 3rd October 2012. The public consultation demonstrated strong support for the designation of Albert Park and Linthorpe Road Conservation Area, with comments such as *'I am a resident of Park Road South and I am delighted that this is being proposed'*.
9. Consultees were asked whether they agreed with the Conservation Area Boundary and the Article 4 Direction. Whilst a number of people attended consultation events, only 13 direct responses were received, including Teesside University and Tees, Esk and Wear NHS Foundation Trust, both organisations have property holdings on Park Road North. The responses can be summarised as follows:

- a. 100% of respondents agreed to the principle of designating the Conservation Area;
 - b. 80% of respondents agreed to the proposed boundary; and,
 - c. 60% of respondents agreed with the proposed Article 4 Direction.
10. The main issues of objection raised were:
 - a. concerns with restrictions imposed by an Article 4 Direction;
 - b. one Ward Councillor and local resident would like to see the boundary extended to include The Stag, 420-422 Linthorpe Road;
 - c. one Ward Councillor would like to see the boundary reduced to exclude the houses on Clairville Road; and,
 - d. Teesside University is very supportive of the Conservation Area but not the increased restrictions imposed by the Article 4 Direction.
11. All comments have been considered, and as a result the following is proposed:
 - a. rather than a comprehensive Article 4 Direction removing all permitted development rights, consider an Article 4 Direction to cover boundary treatments, loss of gardens and microgeneration only; these are the types of permitted development which are considered most likely to harm the character of this Conservation Area. This would address some of the concerns raised by the Clairville Ward Member and Teesside University;
 - b. The Stag on Linthorpe Road is of local historic interest, as stated by noted local historian Paul Stephenson and the Ward Councillor. It is felt that the character of Stag House is more closely aligned with Linthorpe Village, and therefore it is proposed to maintain the existing proposed boundary rather than extending to include Stag House. Legal advice suggests that removal of the Stag from the building would not be protected by Conservation Area designation, as it would fall under permitted development. Initial contact has been made with the owner of the building regarding a Section 106 agreement which would give the Council control over possible future removal of the Stag from the building; and,
 - c. it is proposed that the terrace of houses on Clairville Road remain within the Conservation Area. The buildings make a positive contribution to the character of the Conservation Area, and it is proposed that the level of control introduced by the Article 4 Direction would be reduced following consultation.
12. In light of this character it is proposed that the Albert Park and Linthorpe Road Conservation Area should be designated, to safeguard the character and appearance of an area that includes a small part of Linthorpe Road, the setting of Albert Park, and the numerous landmark buildings in the area. The character of the area is considered at risk through inappropriate household extensions, loss of gardens, demolition of historic buildings, and unsympathetic new development. Conservation Area designation would:
 - a. acknowledge the importance of heritage assets in the area;
 - b. provide an opportunity to control new development; and,
 - c. ensure that the character and appearance of the area is conserved and enhanced.
13. The National Planning Policy Framework states, at paragraph 127, that "*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the*

designation of areas that lack special interest". The Conservation Area Appraisal has provided an opportunity to assess the proposed designated area and evaluate and record its special interest, and whilst it is accepted that a number of buildings and features of architectural and/or interest have been lost, a great deal still remains and is worthy of conservation. Albert Park is fundamental to the designation of the Conservation Area despite the fact that it is already included on the Register of Parks and Gardens of Special Historic Interest, as this does not confer any statutory controls.

Implications

14. Conservation Area designation would mean that the Council would have to *'pay special attention to the desirability of preserving or enhancing the character or appearance of the area'*, and the following controls would result:
 - a. control over demolition of unlisted buildings;
 - b. control over works to trees: six weeks notice is to be given to the Council if works are proposed to any trees in the Conservation Area. This gives Middlesbrough Council an opportunity to make a Tree Preservation Order;
 - c. fewer types of advertisements which can be displayed with deemed consent; and,
 - d. restriction on the types of development which can be carried out without the need for planning permission (permitted development rights).
15. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local planning authorities designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". The Conservation Area Appraisal and Management Plan details the relevant national and local policies which would be applied should the new Conservation Area be designated including:
 - a. The National Planning Policy Framework – Section 12: Conserving and Enhancing the Historic Environment; and,
 - b. Middlesbrough Local Development Framework Core Strategy Policies CS4 (Sustainable Development) and CS5 (Design).

Article 4 Directions

16. It is felt that the Council should consider introducing an Article 4 Direction to remove some permitted development rights in order to better conserve the character of the area. It is proposed that an Article 4 Direction is introduced which will remove permitted development rights to carry out the following alterations:
 - a. **Alterations to a boundary wall** – boundary treatments are very important to the character of the Conservation Area;
 - b. **Introduction of hardstanding** – front gardens are often very important to the character of the Conservation Area; and
 - c. **Microgeneration** – it is often possible for microgeneration technologies such as solar panels to be sited in less visually obtrusive areas within the property, an Article 4 removing this permitted development right would give the Council control over such alterations which could harm the character of the Conservation Area. It would enable the Council to work with homeowners to find solutions which would minimise the harm to the character of the Conservation Area.

17. The Article 4 Direction would exclude listed buildings for which full control over alterations already exists, and a number of modern apartment and office buildings which are not of historic interest. The introduction of an Article 4 Direction would include a six-week consultation, and representations would be considered before a decision is made to confirm.

Conservation Area Character and Historic Interest

18. The proposed Conservation Area has been divided into six zones which each demonstrate a separate character (see Appendix III). In summary, the character of the whole area is made up of:
 - a. high quality open spaces with mature trees, including Ayresome Gardens, Albert Park and Clairville Common;
 - b. shops and town houses traditionally associated with Linthorpe Road;
 - c. Victorian villas on Park Road North and South, and elegant Edwardian Terraces overlooking Albert Park on Clairville Road;
 - d. a number of high quality churches on Linthorpe Road including Park Methodist, Sacred Heart, United Reform and St Barnabas; and,
 - e. prominent towers associated with the Fire Station on Park Road South, Nazareth House on Park Road North, the copper clad dome of the Dorman Museum, and the churches listed above.
19. The proposed new Conservation Area includes one registered park, thirteen listed buildings, and five locally listed buildings. Further information can be found in the *Conservation Area Appraisal and Management Plan* which is available to view online www.middlesbrough.gov.uk/conservation and in the Members' Resources Room.
20. A summary of the Conservation Area's historic interest is provided in Appendix I.

IMPACT ASSESSMENT

21. No issues have been identified in an initial Impact Assessment (Level 1) attached in Appendix V.

OPTION APPRAISAL/RISK ASSESSMENT

22. There are three options for consideration, and Option C is the preferred option:

Option A: decide not to designate a new Conservation Area. This may put heritage at risk, through the further erosion of the character of the area, eventually resulting in the loss of the architectural and historic interest of this important part of Middlesbrough. The opportunity to conserve and enhance the character and appearance of this part of the town would be lost.

Option B: agree to designate a new Conservation Area, but not to introduce an Article 4 Direction in respect of that new Conservation Area. This would reduce the potential for the Council to conserve the character and appearance of the area.

Designation itself will not protect an area from incremental change which can erode its character, where residents exercise their permitted development rights.

Option C: agree to designate a new Conservation Area and to introduce an Article 4 Direction in respect of that new Conservation Area in the future. There will be an increased workload associated with an Article 4 Direction, but it is anticipated that this will have minimal impact due to the small number of buildings in the area compared to some other conservation areas.

FINANCIAL, LEGAL AND WARD IMPLICATIONS

23. **Financial** – There are small cost implications with regard to the designation of the Conservation Area including advertising the designation in the local press and the London Gazette.
24. Printing only a handful of hard copies of the documents, and making the Conservation Area Appraisal and Management Plan available online, can reduce costs. It is not possible to reduce the cost of the advertisements necessary for both the designation of the Conservation Area and the Article 4 Direction. It is anticipated that all costs (excluding staff time) will be less than £1.5k, which can be met through the existing Planning budgets.
25. **Ward Implications** - The wards affected are University, Park, Clairville and Gresham. Ward Members were invited to a briefing prior to the commencement of the public consultation.
26. **Legal Implications** – There are a number of legal procedures which must be followed when designating a new Conservation Area and introducing an Article 4 Direction. Under section 70(8) of the Planning (Listed Building and Conservation Areas) Act 1990 in addition to notifying the Secretary of State and English Heritage, a local Planning Authority is required to give notice of intended conservation area designation through a notice placed in the London Gazette and a local newspaper.

Next Steps

27. Following Executive approval the following actions will be necessary:
 - a. residents and consultation respondents be informed of the outcome;
 - b. the final Conservation Area Appraisal and Management Plan will be published online and copies made available in the Members' Resource Room, Central Library, and the Dorman Museum;
 - c. the Statutory consultees will be informed, including English Heritage and the Secretary of State;
 - d. an advertisement will be placed in the London Gazette and the Evening Gazette, and the boundary and Article 4 Direction will be listed as a Land Charge; and,
 - e. The Article 4 Direction will be introduced.

SCRUTINY CONSULTATION

28. Neither the Overview and Scrutiny Board, or Scrutiny Panel, has examined the subject.

RECOMMENDATIONS

29. It is recommended that the Executive Member approves:
- a. the Albert Park and Linthorpe Road Conservation Area boundary, and the supporting *Albert Park and Linthorpe Road Conservation Area Appraisal and Management Plan* thus designating the Conservation Area; and,
 - b. the introduction of an Article 4 Direction to remove some permitted development rights in the Conservation Area once designated.

REASONS

30. The local authority is responsible for designating areas which are valued for their special architectural or historic interest, the character of which it is desirable to preserve or enhance, through the designation of conservation areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. Albert Park and its setting is a historically important part of the town, which has a distinctive character worth conserving. The public consultation has demonstrated strong support for the designation of the Conservation Area.

BACKGROUND PAPERS

Albert Park and Linthorpe Road Conservation Area Appraisal and Management Plan (2012)

The following documents and resources were used in the preparation of this report:

- English Heritage Conservation Areas Guidance. Available on the English Heritage website: www.english-heritage.org.uk
- National Heritage List Online: www.english-heritage.org.uk/list
- Middlesbrough Local List: www.middlesbrough.gov.uk/locallist
- English Heritage-Conservation Areas: <http://www.english-heritage.org.uk/caring/listing/local/conservation-areas/>

AUTHOR: Sally Childes

TEL NO: 01642 729116

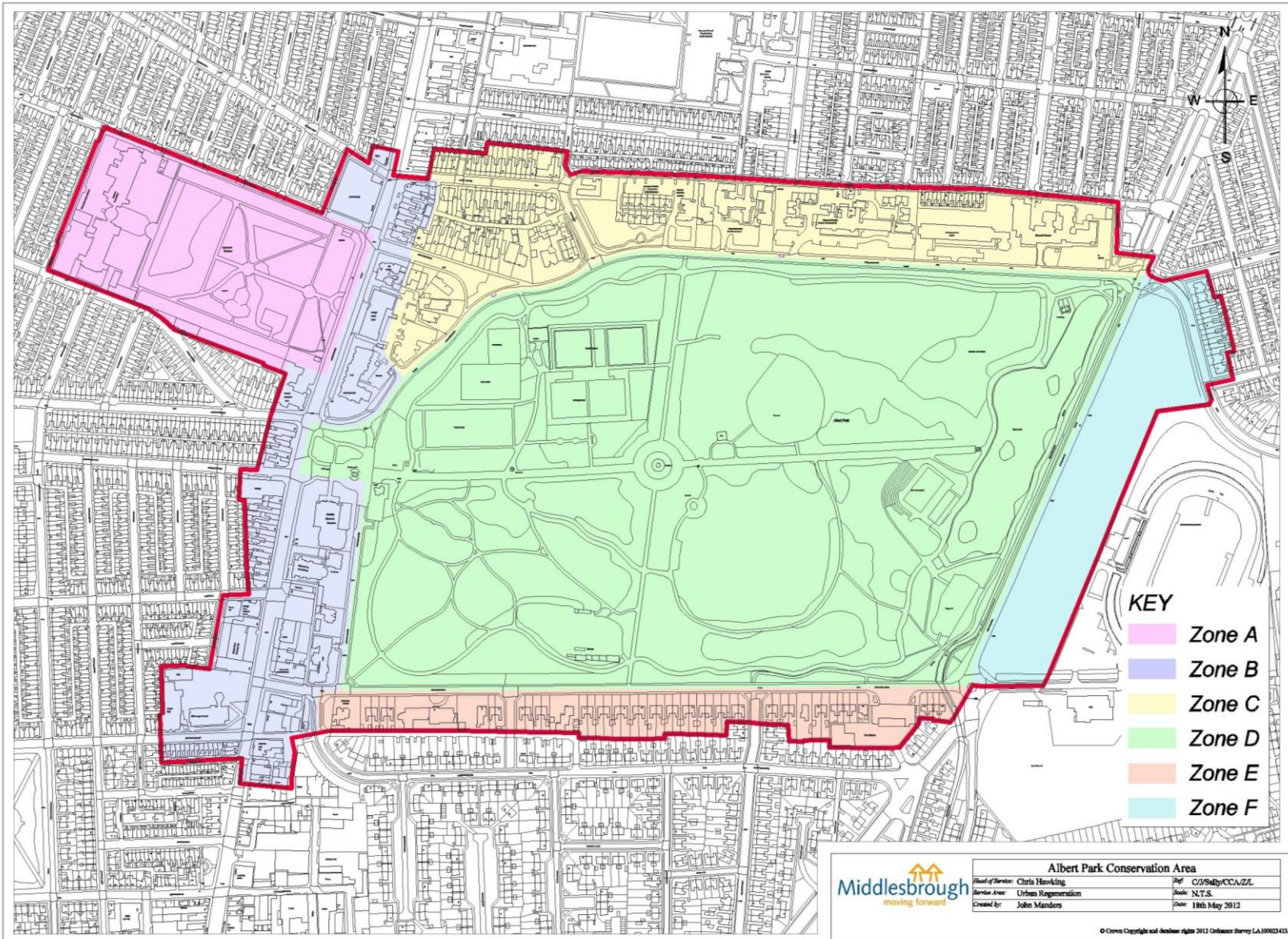
Address: Planning Services, Ground Floor, Civic Centre

Website: <http://www.middlesbrough.gov.uk/conservation>

Appendix I: Summary of Historic Interest

31. The key sites of historic interest are Ayresome Gardens, the site of an early cemetery, and Albert Park. Historical associations with Henry Bolckow, its importance to the people of Middlesbrough, and the representation of the growth of the town southwards, are also significant. Further detail on the history of the area is provided in the *Conservation Area Appraisal and Management Plan*, in summary:
- a. the town grew southwards in the direction of Linthorpe Road throughout the nineteenth century. Over that century development began to infill between existing dwellings which had been scattered along the road when it was an 'out of town' area;
 - b. Ayresome Gardens includes the site of the former Ayresome Cemetery, which opened in 1854. The gardens demonstrate the population expansion in Middlesbrough during the mid-nineteenth Century;
 - c. further terraced housing on streets running off Linthorpe Road heavily urbanised the area. Albert Park remained a quality open space in the now burgeoning town for the people of Middlesbrough to enjoy;
 - d. Albert Park, a popular public park, opened in 1868. It was set out on land off Linthorpe Road purchased and presented to the town by Henry Bolckow. William Barratt of Wakefield designed the Park at a time when a number of industrial towns and cities were developing public parks, for example Sheffield (1847), Bradford (1850), Halifax (1857) and Hull (1863);
 - e. Several high quality villas were built around the Park, including the two large pairs known as 'Park Villas' (now part of the University Campus), and 34 Park Road North. The East and West lodges within the Park were constructed at a similar time, as was the Albert Park Hotel on Linthorpe Road;
 - f. in the early-20th Century an elegant terrace, similar to properties on Oxford Road in Linthorpe, was constructed overlooking Albert Park from Clairville Road;
 - g. in 1910 the Dorman Museum was founded by Sir A.J. Dorman (co-founder of Dorman Long Ltd.) in memory of his son, Lieutenant G.L. Dorman, who was killed in the South African (or Boer) War; and,
 - h. the Cenotaph dates from 1922, and the structure and its setting are very important, locally and nationally, for Remembrance Day ceremonies.

Appendix III: Albert Park and Linthorpe Road Conservation Area Character Zones



Appendix IV: Comments Received During Public Consultation

Date	Method	Name	Summary	Notes
05/10/12	Email	Councillor Joe Michna	Objection to boundary	<p>I have read and digested the report to the Executive Board on the Albert Park and Linthorpe Road Conservation Area proposal. I consider that the proposed conservation area should be extended to include number 420 Linthorpe Road. I note that the draft proposals are that all of the buildings up to 414 Linthorpe Road should be included in the Conservation Order.</p> <p>My reason for putting forward an extension of the conservation area to include 420 Linthorpe Road is as follows :</p> <ul style="list-style-type: none"> • number 420 Linthorpe Road (currently Drummonds Estate Agents) has on its roof the 'Stag' • occupying as it does a prominent position in the Linthorpe Village, the 'Stag' remains a locally famous landmark • the 'Stag' is recognised as a central feature of the Linthorpe Village and is widely known throughout Middlesbrough and the rest of Cleveland. <p>In the book 'Linthorpe and its Village' by Paul Stephenson, the author says of the 'Stag' : <i>" a prominent survivor from the earliest days of the twentieth century is the locally famous 'Stag'. Known over the years as the 'Golden Hind' and later the 'Stag', its origins and purpose seem to be lost in time. Elderly residents remember the Golden Hind' from Edwardian days... year 1900 was destined to usher in a whole new era for the property. Over eighty years later, a change of ownership in 1990 secured the Stag's position for the foreseeable future when Parker's Stag Property Service succeeded Winterschluden and Co Ltd. Surviving several structural modifications to the premises for almost 100 years, the 'Stag' remains a prominent symbol of Linthorpe past and present."</i></p> <p>The above extract from 'Linthorpe and its Village' will hopefully indicate to yourself and the Council, that including 420 Linthorpe Road in the proposed conservation order is not just a whim of mine. 'Stag' is recognised as an historic landmark and is a feature of the Linthorpe Village which the vast majority of local people would wish to retain and have protected by way of inclusion in the proposed conservation order. I hope therefore that the proposed order can be amended to include 420 Linthorpe Road.</p>
05/10/12	Email	Colin Woodford	Correcting information	<p>If you are to make mention of the church on the corner of Clive Road and Linthorpe Road could you please use the correct name of the 'Middlesbrough Seventh-day Adventist Church'.</p>

02/11/12	Email	Mrs. Karen. Strickland	Support	I am a resident on park Road South & I am delighted that this is being proposed. I do feel however that this has come too late as there are many developments on my Road that are extremely unsightly & certainly not keeping with tradition. As you will know there used to be a nunnery at the beginning of our road, which is now a complete eye-saw, a building as such would surely not be allowed to have such legalised vandalism approved if this consultation period was successful. I am all in favour of these plans- these buildings need to be conserved & enjoyed for generations to come.
15/11/12	Comment form	C Langley	Support	This will protect and preserve the quality of the area.
10/11/12	Comment form	Miranda Richmond	Support	Article 4 Direction - agree with reservations. A bit concerned about restrictions to windows etc. Agree with Conservation Area Boundary - please could we have some sort of plaque memorial to the fact that Ayresome Gardens was a cemetery. A carved stone with names of the deceased or a general memorial stone.
07/11/12	Comment form	John Smales	Support	No further comments
07/11/12	Comment form	Mr and Mrs Keegan	Support	Totally agree. Conservation Area Appraisal and Management Plan Page 2 Paragraph 3. I would like to see the 'Gate Lodge' included in refurbishment and also the return of the old lamps around the cenotaph, instead of the plastic ones.
11/11/12	Email	Councillor Hanif	Objection to boundary & Article 4 Direction	<p>I'm emailing in regards to the aforementioned proposed Albert Park Conservation area.</p> <p>Having had a detailed look at the proposed plans and having talked to the local constituents i.e., Clairville Road I have been informed that the conservation area borderline should be amended to specifically exclude Clairville common and Clairville road.</p> <p>I propose the amended conservation area should follow the park as closely as possible. The amended conservation area will take a left at the Park Road South roundabout and follow the park beck and turn left on Park Road North excluding Clairville road area.</p> <p>The major concern of the constituents was the unnecessary burdening of yet more legislation effecting future housing renovations. The Linthorpe area constituents who currently live in a conservation area are bitterly disappointed about the burdensome complications that they now have to go through for every minor refurbishment.</p> <p>To summarise after talking to the constituents of Linthorpe and Clairville I think they only sensible</p>

				solution is to amend the proposed plans so the Clairville area can be excluded from the conservation area and that the plans stay as close to Albert Park as possible.
12/11/12	Email	Freda Margaret Smales		Request for further information
20/11/12	Email	Jules Brown – <i>North of England Civic Trust</i>	Support	The Trust supports the designation and welcomes what looks to be a very thorough and useful document to accompany it.
05/12/12	Letter	Paul Foxtan - <i>Head of Capital Design NHS Tees, Esk and Wear Valleys</i>	Support	<p>I can confirm that I have no issues with the proposed conservation area boundary, however, the Trust has a property within the area, Parkside Mental Health Resource Centre, which was formerly the maternity unit and as such we are looking at options for the future of that particular building and site.</p> <p>The intention is to assess whether a refurbishment or a new build may be the best option looking at functionality of our premise and as such some of the issues raised around control over demolition of unlisted building, which may be an option if we proceed with a new build could create a problem and depending on how Article 4 is implemented that equally could have an issues if a refurbishment option becomes a reality.</p>
07/12/12	Letter	Paul Stephenson	Objection to boundary	<p>The Stag, which has stood for well over 100 years and is now a most prominent feature with regard to it's place in the heritage of Linthorpe village. During its long life it has been painted in different colours and known in slight inflections of its name, as for example, when painted black during the Second World War it was the 'Black Stag' and in later years repainted in gold, it became the 'golden hind'....a new property owner could easily remove it overnight, in a similar way as we lost the unprotected Cleveland Scientific Institute in Corporation Road, after thousands of pounds had just been spent on its complete restoration and refurbishment. Also, it is only in recent years that the owners of Central Park Cafe removed a similar external features, a statue of Britannia, from a property they purchased opposite Park Gates. The preservation of the Stag is crucial to retaining the visual aspect of the village. In its own way it is intrinsic to village life. If the purpose of the Plan is in the interests of conservation, this unique and irreplaceable feature, standing on a frontage of Crossley's handmade bricks, should be included. I'm sure that anyone who is alert to the concerns of the local community will do all they can to ensure that the Stag survives for posterity.</p>

13/12/12	Letter/ Email	Darren Vipond – <i>Teesside University Estates</i>	Support to Conservation Area boundary and objection to Article 4 Direction	<p>The University continues to commit to the enhancement of Middlesbrough - including the build environment - as evidenced by our outstanding record of preservation of listed buildings in addition to construction of award-winning new buildings and has remained committed to maintaining the character and distinctiveness of Parkside as a uniquely attractive residential area. To this extent the University support the Council's recent interest in protecting the character of the area. It is hoped that the Council will facilitate the University remaining a significant stakeholder in Parkside. However, the University would be strongly opposed to any change in the planning framework, with particular reference to the introduction of an Article 4 Direction, which committed the University to maintenance of all or part of the existing buildings at Parkside. It is understood that plans to demolish the Fire Station on Park Road South to accommodate the construction of a new Fire Station have been approved. As no doubt, the new Fire Station will be built to serve the changing needs of the Fire Brigade, the University's intention would be to replace the existing buildings at Parkside with residential accommodation which is considerably more attractive, externally, than the existing buildings, but which is also significantly more efficient and effective and designed to enhance the student experience.</p>
----------	------------------	---	--	---

Appendix V
Impact Assessment Level 1: Initial screening assessment

Subject of assessment:	Albert Park and Linthorpe Road Conservation Area			
Coverage:	Service specific - Albert Park and streets surrounding it, Linthorpe Road (part), Clairville Road (part) St Barnabas Road and Albert Terrace.			
This is a decision relating to:	<input type="checkbox"/> Strategy	<input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Service	<input type="checkbox"/> Function
	<input type="checkbox"/> Process/procedure	<input type="checkbox"/> Programme	<input type="checkbox"/> Project	<input type="checkbox"/> Review
	<input type="checkbox"/> Organisational change	<input type="checkbox"/> Other (please state)		
It is a:	New approach:	<input checked="" type="checkbox"/>	Revision of an existing approach:	<input type="checkbox"/>
It is driven by:	Legislation:	<input checked="" type="checkbox"/>	Local or corporate requirements:	<input type="checkbox"/>
Description:	<p>Key aims, objectives and activities</p> <ul style="list-style-type: none"> Designation of a new Conservation Area to conserve part of the town's heritage. Introducing some controls over permitted development, meaning that planning permission will be required for a greater number of developments and alterations within the Conservation Area through an Article 4 Direction. <p>Statutory drivers (set out exact reference)</p> <ul style="list-style-type: none"> Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local planning authorities designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". <p>Differences from any previous approach</p> <ul style="list-style-type: none"> The proposal would create a new conservation area. Key stakeholders and intended beneficiaries (internal and external as appropriate) Business owners, residents, visitors and shoppers who live and use the area affected. <p>Intended outcomes.</p> <ul style="list-style-type: none"> To ensure area's character is protected from developments, which would be detrimental to the overall character. 			
Live date:	May 2013			
Lifespan:	May 2013 - May 2018.			
Date of next review:	May 2018			

Screening questions	Response			Evidence
	No	Yes	Uncertain	
Human Rights Could the decision impact negatively on individual Human Rights as enshrined in UK legislation? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not relevant to human rights, the planning system does have some links to the protection of human rights and they are reflected within planning law. This proposal complies with planning law and there is no evidence available to suggest that there would be any adverse impact Human Rights.
Equality Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consideration was given to whether the proposal was relevant to any of the protected characteristics within the scope of the Public Sector Equality Duty. The proposal is relevant to the disability protected characteristic because it will shape planning decisions including applications for building adaptations. Any needs for disabled access will be continue to be taken into account when considering any planning application associated with the new Conservation Area in line with protections embedded within planning law. Given this, it is not anticipated that the proposal could have an adverse impact on the disability protected characteristic.
Community cohesion Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not relevant to community cohesion, the planning system does have some links to community cohesion issues and they are reflected within planning law. This proposal complies with planning law and there is no evidence available to suggest that there would be any adverse impact on community cohesion.
Sustainable Community Strategy objectives Could the decision impact negatively on the achievement of the vision for Middlesbrough? Does the decision impact on statutory duties associated with these key objectives? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local planning authorities designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". The new Conservation Area will contribute to Middlesbrough being a 'thriving, vibrant community where people and businesses succeed.'
Organisational management / transformation Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its transformation programme? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not relevant to the transformation agenda – it does shape the role of the planning department however there is no evidence available to suggest that this proposal would have an adverse impact on organisational management/transformation.
Next steps: ➡ If the answer to all of the above screening questions is No then the process is completed.				
Assessment completed by:	Sally Childes		Head of Service:	Sharon Thomas
Date:	10 th April 2013		Date:	10 th April 2013

* Consult the Impact Assessment further guidance appendix for details on the issues covered by each of these broad questions prior to completion.