



this is Loftus Conservation Area Management Plan Supplementary Planning Document 2024



EXECUTIVE SUMMARY

The purpose of a conservation area is to provide protection to parts of the historic environment that are of special architectural or historic interest. To ensure conservation areas are preserved or enhanced, local authorities are directed by the National Planning Policy Framework to formulate plans for their conservation, hence the introduction of this supplementary planning document which illustrates the positives and negatives of the conservation area and provides a series of actions instrumental in ensuring preservation and encouraging enhancement.

Chapter 2 of the plan identifies all listed buildings within the conservation area as well as locally important landmark buildings and explains the important characteristics of other background buildings. A condition audit of all buildings within the conservation area is presented in a colour coded plan, thus parts of the conservation area suffering from most harm can easily be identified. It also serves as an evidence base for future surveys to quantify the effectiveness of this plan. Whilst planning permission is required to make alterations to within the conservation area, Chapter 2 also describes and clearly illustrates which features are important and should be considered when work is proposed, to encourage and facilitate a sympathetic approach to alterations. Recommended actions specifically intended to strengthen reasons to refuse planning permission for unsympathetic alterations are also included.

Chapter 3 offers advice on how negative features within the conservation area can be enhanced including guidance on re-instatement of features, sympathetic design of new development and re-planting of trees where appropriate. Chapter 4 covers highway matters to promote recognition of conservation area designation when highway alterations and repairs are under consideration, such as the use of traditional surfacing materials, the specification suitable illumination and conservation of historic street signage. Chapter 5 draws attention to public open spaces and trees within the conservation area, aiding recognition of the contribution they make.

The contents of the plan are intended to be complimentary but the presentation in chapter format means that individual parts can be consulted according to each individual issue, with no requirement to be familiar with the entire document. Graphical presentation along with explanatory text means that the plan can be used as a quick reference point by both the public and the local authority and compliance with the actions within will ensure that the requirements of National Planning Policy framework, conservation area legislation and the Council's Local Plan are met.

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CHAPTER 1: INTRODUCTION

Introduction to Loftus Conservation Area

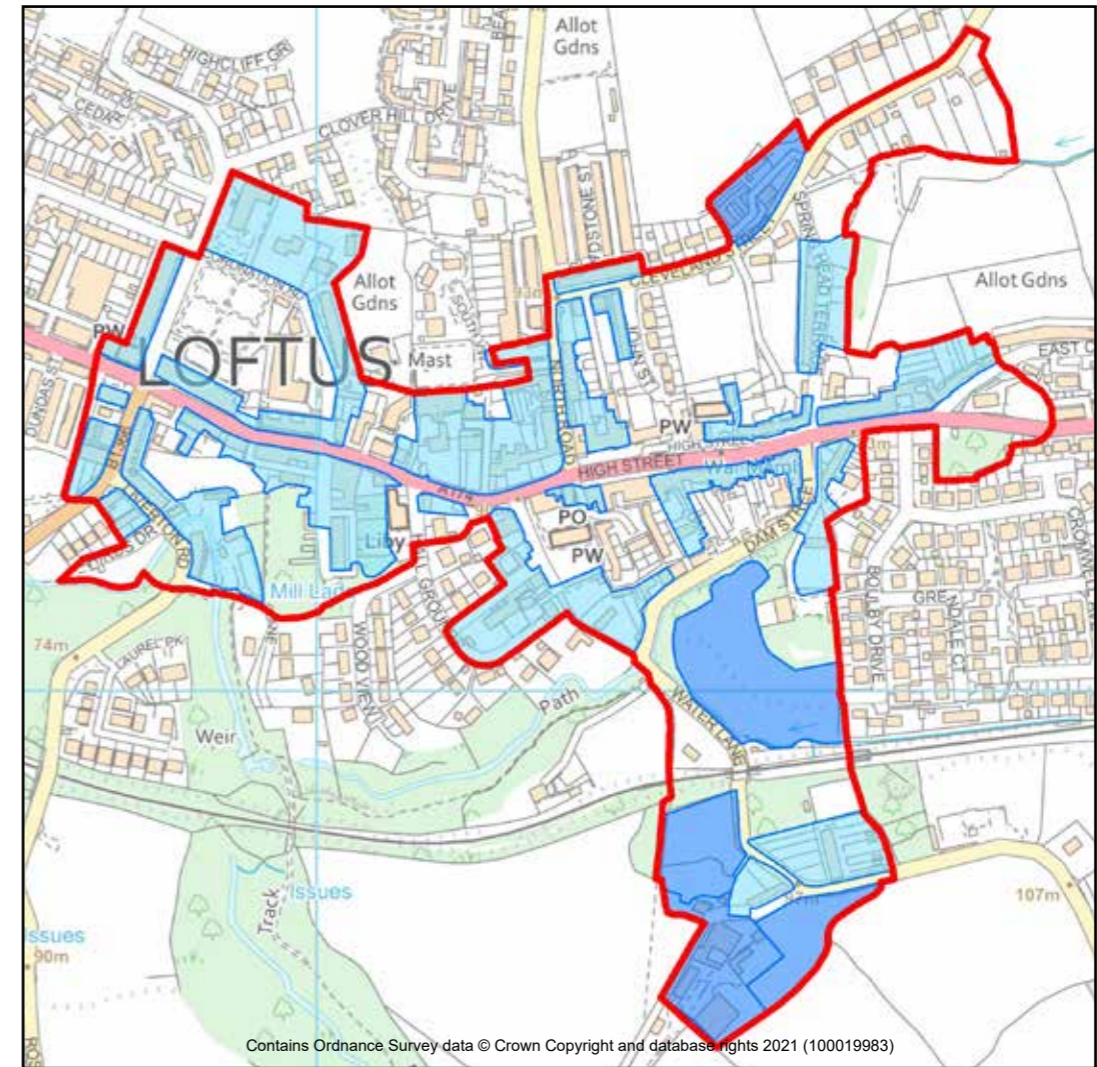
- 1.1 Loftus is a rural settlement close to the north east coast, straddling the A174 coastal route to Whitby. Lying approximately 12 miles north west of Whitby and 7 miles east of Guisborough, Loftus occupies an elevated south facing site surrounded by deep valleys and woodland.
- 1.2 A town that very much grew from its surrounding landscape, the earlier buildings of Loftus are constructed from the local quarried stone in common with many other nearby villages. The later extensions to the town in connection with ironstone mining resulted in the importation of other building materials, such as brick from the Durham area and roofing slates from Cumbria and North Wales. That expansion resulted in the current two commercial character areas, one centred around the original historic marketplace and the other a later Victorian high street. Further information on the history and character of the area is available in the Loftus Conservation Area Appraisal (RCBC 2022).

Introduction to Loftus Conservation Area Management Plan

- 1.3 Historic England's Conservation Area Designation, Appraisal and Management, Advice Note 1 states that:

"The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world.", and that local distinctiveness as embodied in conservation areas can "...provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits which are valued by both local planning authorities and local communities in the almost 10,000 conservation areas which have been designated." (Historic England, 2016)
- 1.4 The publication of the 2011 Loftus Conservation Area Appraisal and the 2022 update are key steps in preserving and enhancing the character and appearance of Loftus Conservation Area. The document gives a clear and sound understanding of the key elements that make up the area's special interest, character and appearance. It also identifies some negative features. The Management Plan is the next step of the process that provides a basis for making sustainable decisions about the future of the conservation area in conjunction with the requirements of policies HE1 and HE2 of the adopted Local Plan and associated Supplementary Planning Documents. The Management Plan proposals should also be read in conjunction with the Conservation Area Appraisal (available online at www.redcar-cleveland.gov.uk) which identifies the key elements of quality and character and in conjunction with the Redcar & Cleveland Local Plan 2018.

- 1.5 Conservation area designation itself does not protect an area from incremental change which can erode its character; hence additional controls have been put in place by way of an 'Article 4 Direction' introduced in 1977 which removes some permitted development rights. The Article 4 Direction restricts changes to single dwelling houses covered by the light blue marking on the plan below and restricts agricultural permitted development rights on land covered by darker blue. Other properties including commercial buildings, flats and listed buildings are already protected with most changes requiring planning permission and / or listed building consent.



ARTICLE 4 DIRECTIONS IN LOFTUS CONSERVATION AREA

- 1.6 In order to ensure that controls such as an Article 4 Direction are effective, it is necessary to make clear and practical guidance available for homeowners and businesses. It is also important that any threats to the conservation area are addressed by an Article 4 Direction that it is founded on current legislation, meaning some revision may be required. Enforcement using powers contained within the Town and Country Planning Act 1990 is also required on occasion to ensure the condition of the conservation area is preserved.
- 1.7 In conjunction with an Article 4 Direction, enhancement of built character can be encouraged by the introduction of a Local Development Order, which allows sympathetic alterations to be carried out without planning permission.

- 1.8 In order to ensure that the Management Plan remains up to date, it will be reviewed alongside the Conservation Area Appraisal at intervals with best practice suggesting that this should be carried out every five years.

Legislative and Policy Context

- 1.9 Since 1967 local authorities have been able to protect areas which are valued for their special architectural or historic interest – the character and appearance of which it is desirable to preserve or enhance - through the designation of conservation areas under the provisions of Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Legislation and national planning policies require local authorities to preserve or enhance these conservation areas. Local authorities should consider the character of a conservation area when drawing up plans or considering development which affects the character of the conservation area, both within the designated area and outside, if proposals would affect the setting or views into and out of it.

National Planning Policy Framework (NPPF)

- 1.10 Section 16 of the National Planning Policy Framework (NPPF) sets out policies for conserving and enhancing the historic environment. It states that 'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment...'. The Conservation Area Management Plan will form part of this strategy.

Redcar and Cleveland Local Plan

- 1.11 Conservation areas are designated heritage assets and as such they should be conserved in a manner appropriate to their importance, as required by the NPPF. The adopted Redcar & Cleveland Local Plan May 2018 reinforces this by including specific policies to ensure that

development proposals either protect and/or enhance heritage assets. Policy HE1 of the plan is specific to conservation areas whilst Policy HE2 covers designated and non-designated heritage assets. This SPD has therefore been adopted in order to support and provide guidance on the implementation of those policies.

- 1.12 There is a requirement under Section 71 of the Act that places a duty on the local authority to consult the local community on any management proposals for the conservation area. Redcar & Cleveland Borough Council consulted with residents' groups, amenity groups, businesses and community organisations on this proposed Management Plan. The Council has adopted the final Management Plan as a Supplementary Planning Document (SPD) to complement the Local Plan following consideration of the comments received during the consultation process.

Action 1 - The Council will review this Management Plan every 5 years subject to resources and Council priorities.

Action 2 - The Council will review and update the Article 4 Direction to ensure it is effective and consider the introduction of a Local Development Order to encourage sympathetic alterations.

Action 3 - The Council will make guidance available to residents and businesses on conserving the character and appearance of the Conservation Area. This will be achieved by signposting to existing guidance on the Council's website and the development and publication of additional guidance, where practicable.

Action 4 - The Council will continue to ensure that those involved in decision making that affects the conservation area have the necessary knowledge and skills to make such decisions and this will be achieved through Continued Professional Development (CPD) and training.



Looking east towards the Market Place

Purpose and Content of the Management Plan

- 1.13 As an SPD, this Management Plan supports efforts to preserve and enhance the character of Loftus Conservation Area. This is achieved by setting out key actions to assist in managing change without compromising the historic environment and by setting out proposals for its enhancement. As an SPD, the key purposes of this document along with the accompanying Loftus Conservation Area Appraisal are therefore to:
- Provide direction to owners, occupiers, developers and all those involved in the management of Loftus Conservation Area. This SPD will be a material consideration in determining planning and listed building consent applications within Loftus Conservation Area and will illustrate how the adopted Local Plan's historic environment policies will be implemented;
 - Provide a basis for those considering changes within Loftus Conservation Area to give a degree of certainty about potential opportunities and acceptable forms of development. For example, it clearly illustrates what type of alterations to a building will be acceptable and draws attention to unacceptable changes;
 - To identify elements in need of improvement, and so acts as a coherent strategy to improve the character of Loftus Conservation Area.

How the Supplementary Planning Document has been Prepared

- 1.14 This SPD has been prepared by Redcar and Cleveland Borough Council as the Local Planning Authority for Loftus and its conservation area and has been informed by other supporting documents and processes, including:
- The adopted Redcar & Cleveland Local Plan which outlines the need to conserve and enhance conservation areas and heritage assets;
 - An updated Conservation Area Appraisal which provides an overview of the current status of Loftus Conservation Area and identifies key features that contribute to character.

Special Qualities and Character Summary

- 1.15 There are different character areas within the conservation area including the historic core surrounding and stretching east and west of the marketplace, Dam Street and the hamlet of South Loftus, the mill and the Victorian expansion which forms another commercial area. Each character area differs, for example the Victorian expansion consists of regimented terraces with tall buildings, contrasting markedly with other areas such as the more old fashioned character of the market place and Dam Street with its diminutive stone cottages punctuated with much larger buildings. The Loftus Conservation Area Appraisal provides extensive detail on the special qualities of the Conservation Area which make up its character and appearance including the layout of the town, the scale of historic development, the architectural styles and detail along with the materials used and the architectural details.
- 1.16 Loftus and the nearby hamlet of South Loftus were founded in the 11th century as typical two row settlements, although the medieval layout of South Loftus has now been lost. Behind the rows of properties in the historic core of Loftus, burgage plots can still be seen. The economy of the settlement was initially based on agriculture though it also became the administrative centre of the parish leading to its development as a trading and commercial centre with further prosperity provided by the alum industry from the 17th century. The arrival of the railway in the mid 19th century saw the commencement of large scale ironstone mining and a huge increase of the population, resulting in the creation of the second commercial hub of Zetland Road, to the west of the historic core. This timeline of development, from rural village to prosperous market town and industrial settlement has resulted in a variety of development and different building types that make an important contribution to the character and appearance of the Conservation Area.



Vernacular Cottages, High Street

CHAPTER 2: PRESERVATION

2.1 Change is inevitable in a conservation area but change can be managed in a way that conserves or enhances character. Key to preserving that character is a widespread understanding of the significance of designation, including by other departments within the local authority and organisations such as utility companies as well as residents and developers.

Trees

2.2 Trees can make an important contribution to the character and appearance of the conservation area and to its setting. Anyone proposing to cut down top or lop a tree in a conservation area, not covered by a Tree Preservation Order (TPO), has to give notice to the local authority. The authority can then consider the contribution the tree makes to the character of the area and, if necessary, make a TPO to protect it. Only a few trees in the conservation area are covered by Tree Preservation Orders and the Council will continue to survey the area from time-to-time to decide whether further TPOs are required. The Conservation Area Appraisal details the Tree Preservation Orders in existence in the conservation area. For further advice refer to the Redcar and Cleveland Borough Council document *Our Trees & Woodland Strategy 2013-2018* (RCBC 2013, 13) which can be found online at redcar-cleveland.gov.uk.

Action 5 - The Council will resist the loss of a healthy tree which is considered to make an important contribution to the character of the conservation area. Mitigating the loss of a tree via replacement planting may be appropriate in certain cases.



Protected Tree, now gone, St Hilda's Place

Listed Buildings

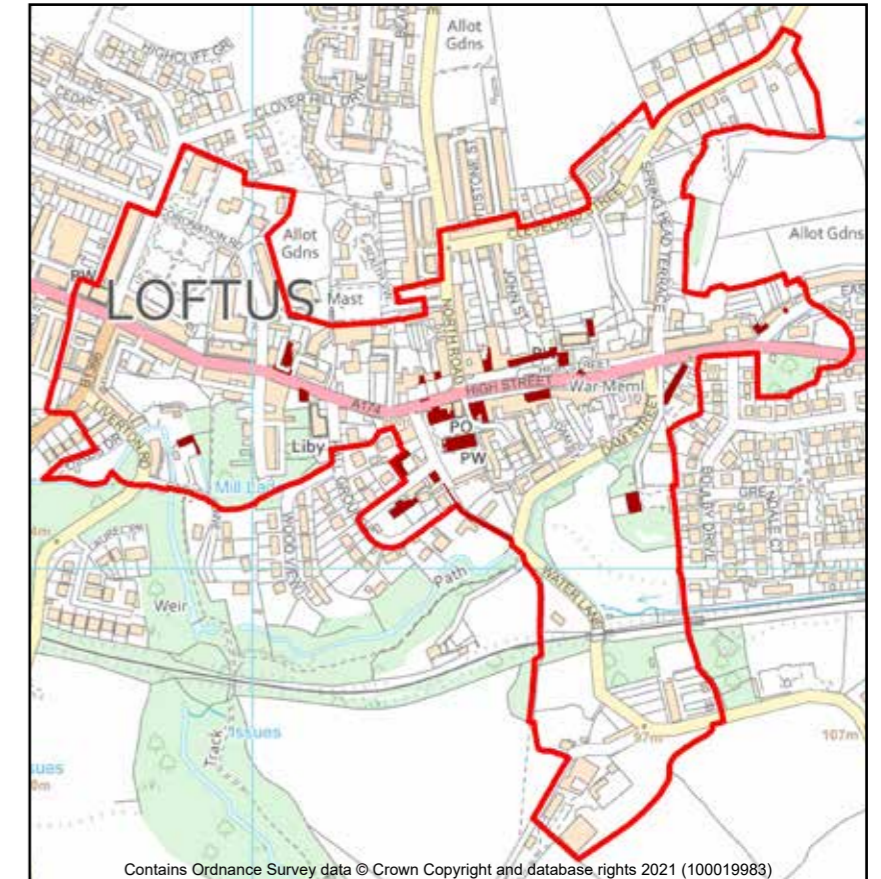
2.3 There are 31 scheduled listed buildings (buildings of special architectural or historic interest on the national register) within the Conservation Area, although some of these cover more than one property. A full list with photographs of each listed building is included in the Loftus Conservation Area Appraisal. The demolition of, and alterations to, listed buildings is controlled by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Significance can also be harmed through loss or development which affects the setting of heritage assets. Listed buildings are of national importance (Grade II), if not international importance (Grade II* and I) and proposals which harm significance or setting will be resisted as required by Policy HE2 of the adopted Local Plan.

Locally Important Landmark Buildings

2.4 There are a number of 'set-pieces' or landmark buildings within or close to the Conservation Area, many of which (but not all) are identified in the Conservation Area Appraisal. Some of these buildings will be on the statutory list of Listed Buildings and some may not. However, such buildings that are not designated heritage assets should be recognised.



Temperance Hall, a landmark building just beyond the conservation area boundary



LOCATION OF LISTED BUILDINGS WITHIN THE CONSERVATION AREA



The tower of Loftus Town Hall and the United Reform Church

Setting

- 2.5 The setting of Loftus Conservation Area is very important to its character but is somewhat protected from unsympathetic remote impacts due to its natural topography and existing encircling development. Set amidst rolling hills and valleys with substantial tree growth, the conservation area is relatively “self-contained” though the undeveloped rural nature of its surroundings plays a key part in setting the tone of the rural origins of the historic settlement.

Action 6 - The Council will ensure that consideration of the character of the conservation area is part of development proposals which may affect its setting.

Action 7 - Decisions on whether enforcement action should be commenced will take into account the actions outlined in this document and the associated Conservation Area Appraisal, together with planning policy set out in the NPPF and Redcar & Cleveland Local Plan and all other material planning considerations.



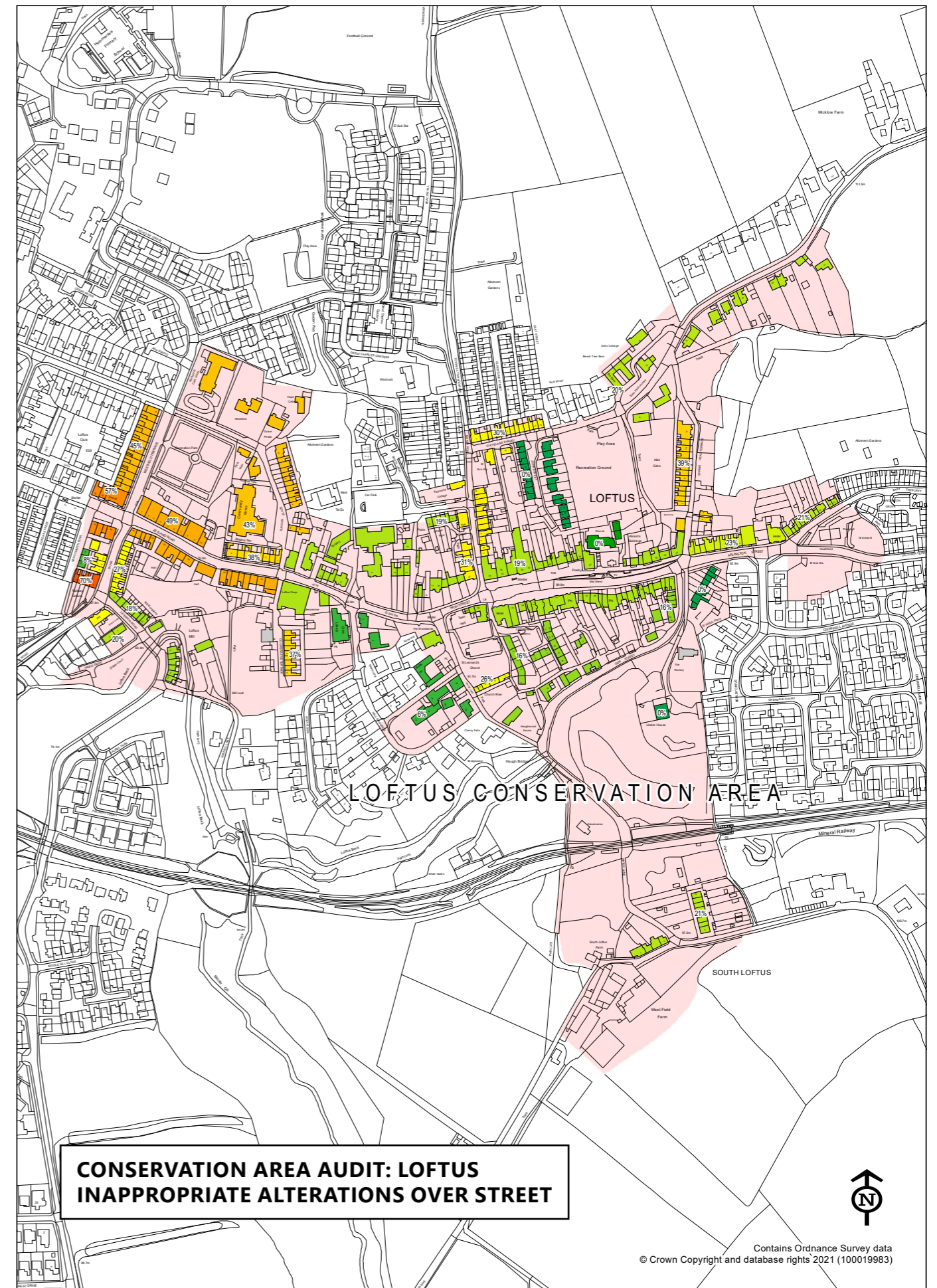
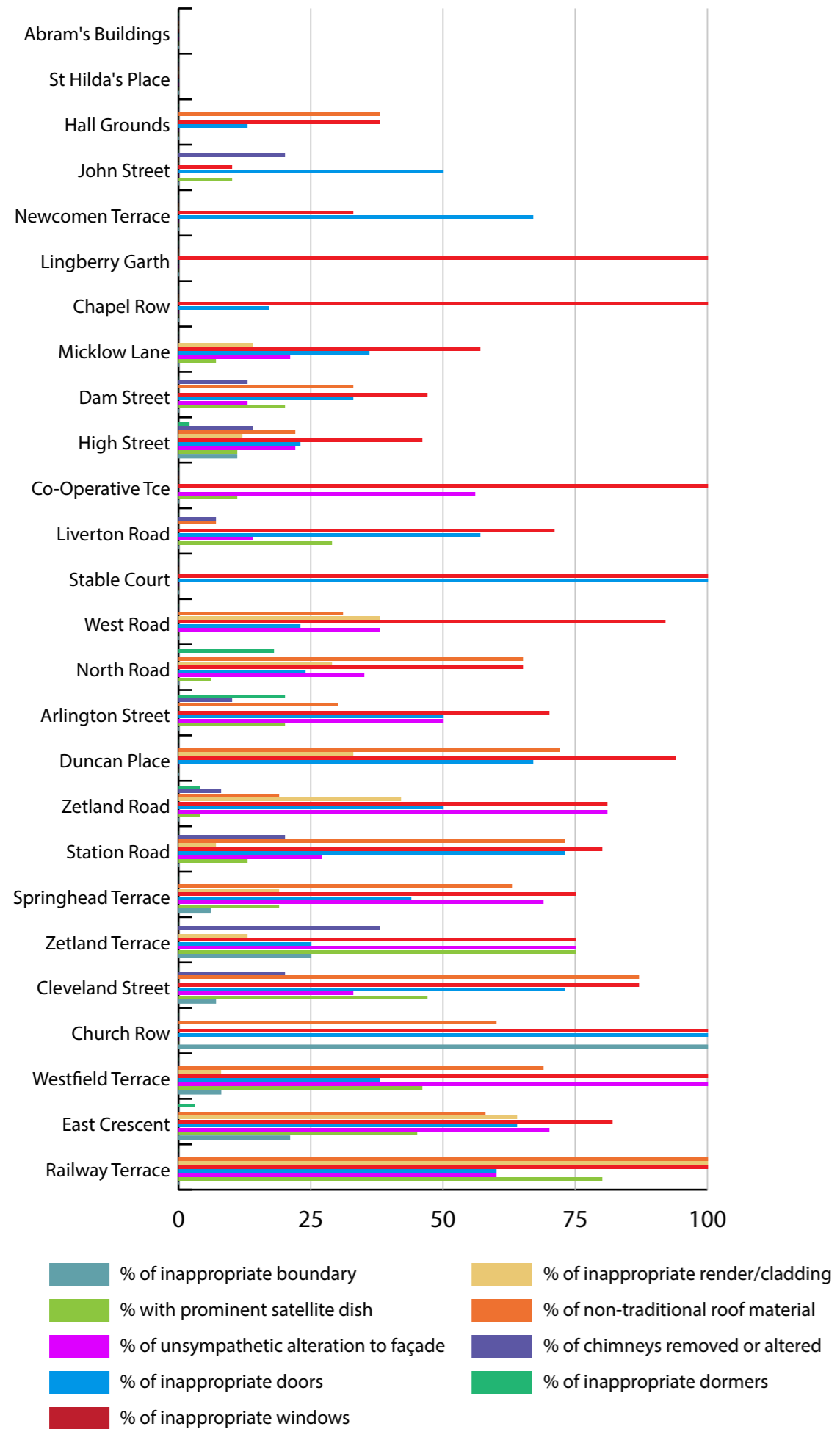
Zetland Road and West Road

Condition of the Conservation Area

- 2.6 In order to ascertain the scale of threats to Loftus Conservation Area an audit of every building within the conservation area boundary was carried out to identify the degree of unsympathetic changes. Whilst the audit was limited to prominent elevations and not the rear of buildings, it is considered that it provides a sufficient overview of issues causing detriment to the character of the conservation area.
- 2.7 The audit clearly quantifies how many buildings have suffered from inappropriate alterations and what these alterations are. The map illustrates that the historic core of Loftus centred around the Market Place is best preserved, with the buildings forming the later Victorian extension at the western end of the conservation area having suffered more. A chart details the percentage of harmful interventions.
- 2.8 In many cases inappropriate changes are carried out to buildings that do not have ‘Permitted Development’ rights because the property owner/occupier is not aware of the need for permission or believes that they would be acceptable because similar changes are commonplace throughout the street or conservation area. Some of these inappropriate changes have been retained as it has not been expedient for the Council to carry out enforcement action or no complaints have been received in relation to the unauthorised works.
- 2.9 Similarly, in some cases planning applications for inappropriate and unsympathetic changes have been granted planning permission as the number of existing inappropriate alterations within the vicinity has been a key consideration.
- 2.10 This Conservation Area Management Plan is intended to address these issues by clearly illustrating the impact of cumulative and commonplace changes which combine to have a detrimental impact upon the character of the conservation area. The audit effectively sets out the current situation and, by taking the actions prescribed, will be instrumental in ensuring that the condition of Loftus Conservation Area will have improved by the time of the next appraisal. Whilst traditional character is paramount, matters of home security warrant consideration and the most up to date advice can be found on the Secured by Design website.



The Market Place



Windows

- 2.11 Many buildings within the conservation area have lost their original windows and as a result character has been eroded. It is often possible to repair and upgrade original windows; for example, experienced carpenters/joiners are often able to replace rotten sections with new timber and introduce draught proofing strips to increase energy efficiency. It should be noted that in many cases the windows have already survived over a century in an exposed environment when properly cared for and maintained.
- 2.12 Due to the existing Article 4 Direction and the lack of permitted development rights relating to properties that are not classed as "single dwelling houses", within the conservation area planning permission is required to install windows of different appearance. However, despite the existing restrictions, the conservation area audit shows that 64% of buildings have been fitted with inappropriate windows.
- 2.13 In the context of retaining conservation area character, inappropriate windows have been judged not on materials but solely on appearance. Windows have frequently been replaced with clumsy and bulky casement frames, generally replacing timber sliding sash windows. Replacement plastic windows often have fake horns on the upper casement in an attempt to replicate the appearance of a sliding sash but due to the different profiles of the frames and hinged opening method this is not effective, especially when opened.
- 2.14 A traditionally manufactured timber window is preferred where replacement is necessary. Historic timber windows, typically of pitch pine, can outlast a replacement window meaning that repair may be the best option. In the latter half of the 20th century timber windows gained a reputation for poor durability due to the practice of manufacturing them from cheap fast grown softwoods. However, manufacturers of high quality traditionally made windows, which are available with double glazing, use higher quality slow grown timber which, along with better paint protection, have greater longevity although maintenance is still required.
- 2.15 Whilst less sustainable and with greater environmental impacts, plastic sliding sash windows with correct proportions are now readily available. Plastic sliding sash windows can be manufactured to custom shapes, for example frames with curved heads, and can adequately replicate the finer frame and fenestration detail seen in traditional timber windows. Similarly, flush closing casement windows are also available which successfully mimic the appearance of timber. Whilst they can be manufactured in a variety of colours, care should be taken to specify a classical and timeless colour replicating a natural pigment as, unlike wood, it can be difficult to change the colour later meaning windows may look dated in time.

Action 8 - The Council will resist planning applications for replacement windows that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.



Sliding sash windows in Loftus, both vertical and "Yorkshire" horizontal types. Some are likely to be original pitch pine which if maintained properly can last indefinitely



Well preserved bay window

Doors

2.16 Within the conservation area, planning permission is required to replace doors with those of a different appearance. Over a third of buildings (38%) have been subject to inappropriate replacement doors. In most cases original timber doors were of solid construction, either batten type in earlier vernacular cottages and panelled doors in later Victorian and Edwardian era buildings. Whilst in some cases these have been adequately replicated in composite materials, there are many other cases where UPVC doors fail to provide an appropriate appearance. Otherwise, the proportions may be incorrect or the doors feature inappropriate glazing. In other cases, doors have been replaced by aluminium or timber framed doors which are glazed throughout having detrimental visual impact.

Action 9 - The Council will resist planning applications for replacement doors that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.



A variety of traditional doors & doorcases

Facades

- 2.17 Changing the appearance of a house by altering the facade frequently results in harm to the character of the conservation area. Impacts are often related to replacement or removal of bay window structures, or changes in aperture orientation to accommodate larger windows. In many cases the heavy mullions of bay windows, which are an integral architectural feature, are removed and replaced with spindly plastic strips in connection with the installation of inappropriate plastic windows. The removal of the heavy timber or masonry mullions is a significant loss of architectural fabric which was a key element of the building and in some cases can lead to structural instability. In other cases, classically proportioned "portrait" orientated window openings are increased in size into large "landscape" openings, again in connection with the installation of inappropriate window frames.
- 2.18 Altering the facade in such a manner upsets the entire proportions of the building, resulting in what was once an attractive skilfully designed frontage being significantly compromised, affecting 33% of buildings within the conservation area. Such alterations can also result in the destruction of archways or lintels above the original openings resulting in further loss of character.
- 2.19 When replacing frames within a bay window there is no real reason to replace the entire bay. Instead replacement frames can be installed in the existing bay, meaning a key architectural feature is retained. Otherwise, any significant alteration to a facade is most likely to detract from the original or historic appearance and result in an inappropriate alteration.
- 2.20 Another vulnerability lies in the removal of decorative architectural detail which is a key facet of the later Victorian and Edwardian buildings within Loftus Conservation Area. However, there is rarely any reason to remove such items meaning that they have generally survived.

Action 10 - The Council will resist planning applications for alterations to the facades of buildings that are considered detrimental to the character and appearance of a building or the character and appearance of the conservation area.



Modified image showing harmful alterations to the façade of a classical building



Façades of the southern side of the Market Place

Boundary Treatments

- 2.21 Boundary treatments such as stone or brick walls, sometimes with pillars and gatepiers are a characteristic of older parts of the conservation area. In some cases the walls surrounding the rearward burgage plots or garths are also important features. Later streets from the Victorian and Edwardian period are often fronted with stone or brick walls with ornamental ironwork, with rear yards enclosed by high brick walls.
- 2.22 Throughout the conservation area, most front boundaries have survived without harmful alterations, although metal ornamental railings have doubtless been lost in connection with wartime salvage efforts. Nevertheless, only 6% of properties have suffered from inappropriate alterations to front boundaries.
- 2.23 Where there is a desire to re-instate former railings, care should be taken to ensure they are of appropriate form and materials. Ideally cast or, if appropriate, wrought iron should be specified and can be sourced relatively locally. If steel is specified, galvanised steel left with a bare metallic finish should be avoided. Further, modern steel replacement railings often also have different profiles with hollow square box section uprights not found in traditional railings and hollow metalwork is also more susceptible to corrosion.



Iron railings



Historic wall and pillars

Action 11 - The Council will resist planning applications for erection, alteration or demolition of boundary treatments which would be detrimental to the character and appearance of the building or the character and appearance of the conservation area.



Modified image showing the impact of unsympathetic boundary treatments

Render, Cladding or Painting of Facing Materials

- 2.24 The materials used for exterior walls establish the appearance of the conservation area. It is important to retain the consistency and unity of buildings that were designed as either a pair or terrace by resisting proposals to render or paint. It is also important that facing materials on vernacular buildings are appropriate, be they bare stone or lime renders and sheltercoats.
- 2.25 Application of render or cladding can be a result of misguided attempts to cure damp, or, along with painting of facing materials, as a damaging means of individualising a property. However, in certain cases relating to vernacular buildings a suitable render, or sheltercoat, may be historically appropriate. The application of render or cladding to dwelling houses within conservation areas is already controlled by planning legislation, and the existence of the Article 4 direction means that planning permission is required to paint the exterior of buildings.
- 2.26 Whilst the number of buildings suffering from the application of render or cladding is relatively low at 14%, the visual impact can be stark as an entire terrace that is uniform and balanced in proportion and detail can be severely disrupted by inappropriate facing materials on just one of the properties.
- 2.27 Decorative brickwork and the use of creamy white 'Pease' bricks are an important feature in the later parts of the conservation area. Aside from aesthetic impacts, applying render, cladding or paint to obscure those bricks also has a historic impact on connections with the industrial expansion of area.
- 2.28 Where bricks are badly damaged and unsightly this may be remedied by replacing some bricks, or mortar repairs. Similarly, in cases where the sandstone of vernacular buildings has been eroded, blocks can either be refaced with a thinner sandstone block or replaced entirely. Attempting to re-face spalled brick and stone with cement not only looks unsightly but will promote erosion of the surrounding materials. Re-pointing in hotlime mortar should also help to prevent damage to bricks and stone, where cement or hydraulic lime based mortars can lead to deterioration.

Action 12 - The Council will resist planning applications for the application of non historically authentic render, paint and cladding visible from the public realm. The council will encourage removal of inappropriate render.



Obscured Facing Materials, Loftus Market Place

Roofs

- 2.29 The roofscapes of Loftus influence the character of the conservation area due to both the readily visible roof slopes of the older vernacular buildings and the more distant aspects of the larger, taller buildings which come together to form a coherent townscape in views from nearby hillsides. With regard to the later terraces, uniformity of materials is particularly important on continuous roof slopes.
- 2.30 Pantiles on earlier buildings and grey blue Welsh and Cumbrian slate on later developments are the predominant and traditional historic roofing materials, but in over one third of cases (32%) re-roofing has seen replacement with inappropriate substitutes, the worst being concrete tiles. Whilst these may have initially been chosen due to their colour, that is where any similarities to slate or clay end. Many are the wrong shape to replicate the slates or clay pantiles and are often too thick resulting in an awkward stepped appearance to the roof slope. They also weather very differently to real slate and soon develop a rough, concrete like finish which encourages moss and lichen growth.
- 2.31 There is currently no substitute material that adequately matches the appearance of slate and has the same weathering qualities. Within the range of available slates, there are colour differences depending on whether slate is Welsh or Cumbrian, although either of these are acceptable. More recently, imported slate has become generally available. British Standard (BS EN12326) relates to slates, compliance with which should be sought by buyers. In some cases imported slates are likely to be acceptable, although efforts should be made to ensure that they are a good visual and geological match those historically used throughout the conservation area.

Action 13 - The Council will resist planning applications for replacement roof coverings visible from the public realm that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.



Grey concrete roof tiles contrast with the mature patina of natural clay and slate roofscapes

Chimneys

- 2.32 Chimney stacks contribute to the character of buildings within Loftus Conservation Area, from the stone and brick stacks of the earlier vernacular buildings to those forming a visual rooftop rhythm on top of the later terraces. Some make an architectural statement such as the tall pair of stacks on the Oddfellows Hall on Zetland Road. This contribution extends to the chimney pots themselves although over the years many pots have been lost and it is perhaps unrealistic to expect them to be replaced, especially if the chimney itself is no longer used.
- 2.33 Whilst there can be a tendency to simply take down or shorten chimney stacks when they are in need of repair, this is fortunately a rare occurrence within the conservation area with only 7% of chimneys affected. It is however important that chimneys are recognised as an integral feature of the building, rather than an accessory to be done away with once maintenance is required.

Action 14 - The Council will resist planning applications for the removal or reduction of chimneys visible from the public realm that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.



Oddfellows Hall



Modified image showing Zetland Terrace after removal of chimney stacks

Satellite Dishes

- 2.34 Due to the Article 4 direction and conservation area restrictions, planning permission is required for satellite dishes. However, in many cases those regulations have been breached leading to a proliferation of satellite dishes which are especially noticeable on street facing elevations. However, apart from in the case of listed buildings, many will be immune from enforcement if they have been in place for over 4 years.
- 2.35 The proliferation of dishes is especially harmful on buildings that have been converted into flats where, instead of a single communal dish, each flat has installed their own, sometimes without planning permission. The problem has been mitigated to a certain extent with the introduction of the black mesh type dishes which are less obtrusive and overall satellite dishes only affect 16% of buildings within the conservation area.
- 2.36 Whilst enforcement must be considered where possible, it does appear that technological progress is near to making dishes obsolete, with one of the main service providers announcing in early 2018 that by the end of that year their entire service will be available via broadband connection.

Action 15 - The Council will resist planning applications for the installation of satellite dishes which would be detrimental to the character and appearance of the building and the character and appearance of the conservation area.

Action 16 - The Council will encourage the installation of broadband in flats to facilitate the removal of redundant satellite dishes.

Dormer Windows

- 2.37 Small dormer windows with either a pitched or catslide roof are a traditional feature on older vernacular buildings, though they are a rare sight on front elevations in Loftus Conservation Area. The later Victorian and Edwardian structures often have ornate gabled dormers constructed as an integral part of the building, with later ad-hoc dormers being rare on front elevations. The erection of dormer windows in the front roof slope of a dwelling house which faces the highway is already controlled by planning legislation covering conservation areas and the existing Article 4 direction means that planning permission is required to erect dormer windows elsewhere on a roof.
- 2.38 Despite these controls, there are a few cases of overly large and unsympathetic dormer windows which are especially problematic when installed on forward facing roof slopes and thus impacting on the street scene. Whilst statistically this is a minor issue, with only 1% of buildings affected, the overall detriment is greater due to the prominent nature of dormer structures and the resulting interruption in the roofscape of a terrace. Unsuitable dormers are usually 'boxy' in design and are aimed to maximise roof space with little consideration of the outside aesthetics. Such structures are also likely to feature poorly proportioned landscape type windows which only act to magnify impacts. The introduction of inappropriate dormers of either a large-scale or non-traditional design should therefore be resisted.

- 2.39 Whilst the desire for increased living space is appreciated, this should be balanced against the visual attractiveness and the quality of the area as a whole. Sensitively designed dormers can be successful in adding character to a building, although it is accepted that the additional space may be compromised. Consideration should be given to the architectural features of the host building in question, such as fascia boards and the materials used. In most cases gabled dormers are likely to be appropriate, although other inspired design solutions may also be appropriate. Windows within dormers should reflect the historic window apertures of the house, especially with regard to proportion. Further design guidance on dormer windows can be found in the Council's *Residential Alterations and Extensions SPD* (RCBC, May 2013).

Action 17 - The Council will resist planning applications for dormer windows and roof extensions that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.



Integral correctly proportioned dormer windows

Shopfronts

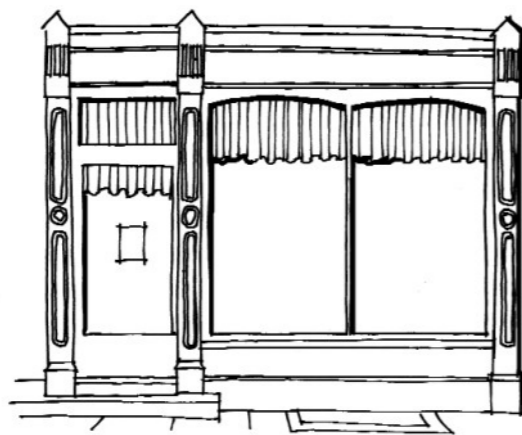
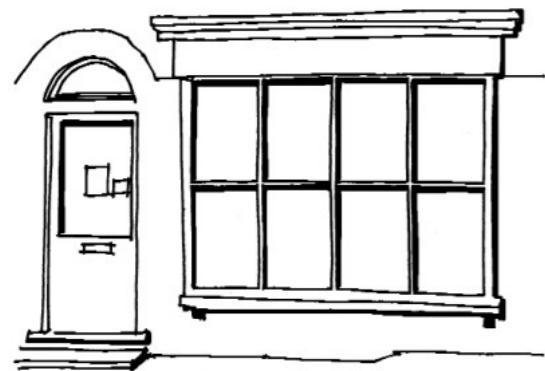
- 2.40 Loftus Conservation Area has lost many historic shopfronts, most noticeably in the second commercial hub along Zetland Road. There is however a rare survivor found at Wadsworth's fruit shop and other smaller historic shopfronts can be seen on the southern side of Zetland Road, although many are obscured with roller shutters due to long term vacancy.
- 2.41 In the historic core centred on the market place some sensitive redevelopment and restoration has returned historic commercial character. In the 1990's the shopfront of the former Post Office was restored and the Regal Cinema was replaced with a traditionally designed retail development, now occupied by Stonehouse Bakery. Away from the High Street, on North Road, can be found a few traditionally styled shops, with the character of the hardware shop strengthened by the once common but now rare habit of displaying goods externally.
- 2.42 As commercial premises, shops and public houses do not benefit from permitted development rights so planning permission is required to make any material alterations, although the colour of a non-listed shopfront can be changed without authorisation. It is however important that the components and proportions that form a traditional shopfront are recognised.



Historic shopfront at Wadsworth's Fruiterers



Roller shutters on Zetland Road



Design Guidance



Traditionally styled shopfronts



2.43 The Council has produced guidance set out in the Redcar & Cleveland *Shop Fronts and Advertisements* Supplementary Planning Document (RCBC 2012). When proposals are submitted for changes to commercial buildings, retention or reinstatement of traditional shopfronts should be encouraged as part of the planning application process. Whilst traditional character is paramount, matters of security warrant consideration and the most up to date advice on commercial developments can be found on the Secured by Design website.

2.44 There are regrettable examples of non-traditional shop front signs which detract from the appearance and character of the conservation area. as they may be over-large, of inappropriate materials or simply inappropriate in composition. Whilst some may benefit from 'deemed consent' under the Control of Advertisements 2007 legislation, they are an integral part of a shopfront and should be given sufficient consideration to ensure a coherent and sympathetic appearance.

Action 18 - The Council will resist planning applications that propose damaging changes to traditional shopfronts.

Action 19 - Where an application is made for alterations to business premises where unsympathetic alterations have been carried out previously, the Council will seek the reinstatement of lost features and traditional shopfronts as part of the planning process.



Traditional and non-traditional shopfront advertisements



CHAPTER 3: ENHANCEMENT

- 3.1 In addition to their responsibility for the preservation of conservation areas, local planning authorities are also required to propose policies and actions that promote enhancement.

Reinstatement of Features

- 3.2 Many buildings within the conservation area have lost their original doors, windows and other features. As a result their character has been eroded, together with that of the wider area. As proposals come forward for alterations and extensions to these buildings there may be an opportunity to encourage the reinstatement of such features. Grant funding could also be sought to enable the reinstatement of lost features.

Action 20 - The Council will encourage reinstatement of lost architectural features.

Action 21 - The Council will consider action to access any future internal or external funding streams that support the enhancement of heritage assets.



Re-introduction of traditional proportioning and sliding sash windows, North Road.

Use of Traditional Materials and Techniques

- 3.3 Generally, old houses and buildings without cavity walls have a reputation for being cold and damp. This is generally a result of mis-guided interventions and the use of inappropriate materials, which can directly cause those exact problems.
- 3.4 Such issues can be resolved by re-introducing the natural materials that these buildings were initially constructed with. Research is also being carried out into how historic houses were kept warm in earlier times when fuel had to be gathered by hand rather than delivered by a utility company. That ancient wisdom was set aside during the second half of the 20th century with newer materials such as cement mortar, gypsum plaster and concrete floors resulting in damp walls and condensation, often mis-ascribed to "rising damp".
- 3.5 Therefore, to alter perceptions of old buildings and promote good conservation practice whilst simultaneously encouraging thermal efficiency and a reduction of a household's carbon footprint, it is important that the benefits of proper materials and practices are promoted to tradespeople and property owners / occupiers. As well as dissemination of information, the Council will investigate the possibility of running training events in conjunction with the North York Moors National Park and Historic England, both of whom are active in promoting the practical benefits of conservation.

Action 22 - In the interests of thermal efficiency, the Council will promote the benefits of the use of traditional materials that allow historic buildings to function correctly.



1990's re-development of the former Regal Cinema, replaced by traditionally styled commercial premises.

New Development

- 3.6 All proposals for new development are opportunities to enhance the character and appearance of the conservation area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that, in making a decision, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. Case law has established this test is met where the impact of a development is "neutral".
- 3.7 In order to meet this policy test, applications must be supported by sufficient information to allow the Council to come to an informed planning decision. For this reason, development proposals that require planning permission should normally be the subject of a full application. Outline applications in conservation areas will only be acceptable where the proposal does not involve the demolition or alteration of existing buildings. Outline planning applications are not acceptable in a Conservation Area unless sufficient detail is provided to allow the application to be adequately assessed.



New garage reflecting traditional character and materials



Rear of High Street before and after re-development

Boundary Walls and Hedges

- 3.8 Where boundary structures have been lost entirely the street scene is significantly impaired. Such features are visually important in the streetscape and contribute positively to the character of the conservation area.
- 3.9 Whilst most boundary walls remain, hedges are also key features over which there is generally no planning control is possible. They are however still a common site throughout the conservation area and their retention should be encouraged.
- 3.10 Much historic ironwork has been lost from front boundaries, ostensibly due to wartime reclamation initiatives. Every opportunity should therefore be taken to provide or restore railings using traditional cast and wrought iron. Where available the Council will seek internal and external funding opportunities to support the reinstatement of features.

Action 23 - The Council will aim to take opportunity of funding schemes which aid the enhancement of historic boundary treatments.

Scheduled Monuments and Archaeology

- 3.11 There are no scheduled monuments in the conservation area and the Historic Environment Record currently shows no sites of archaeological interest within the conservation area. There is however potential for archaeological remains in the area, not least with the Saxon Princess (see The Lost Royal Cult of Street House, Yorkshire, Sherlock, 2008). There is clearly significant archaeological potential in some parts of the Conservation Area. Archaeological reports and building surveys should be submitted to the Historic Environment Record.

Trees

- 3.12 Trees are an integral part of the appearance and character of the conservation area, whether on private land or street trees. The protection and preservation of existing trees is provided for by legislation and planning policy and new tree planting may be sought as part of new development. Trees become diseased and die and some therefore will be lost over time. The Council will use its powers to protect existing trees where required and seek new tree planting that will contribute to the appearance and character of the conservation area.

Action 24 - The Council will keep under review current Tree Preservation Orders, and make new Orders for any tree under threat or identified as important for the character of the conservation area where appropriate. In addition, the Council will seek the planting of new trees as part of new development or as part of the Council's public realm programme where appropriate.



Historic Listed Wall, Jessemine Cottage



Trees in St Leonard's churchyard

CHAPTER 4: HIGHWAYS AND PUBLIC SPACES

- 4.1 Historic England's *Streets for All* (Historic England, 2018) guidance shows how street and traffic management can be managed to retain and enhance the character of a conservation area. Early engagement with the Highways Department can help to identify sympathetic traffic management design.
- 4.2 Where new features are introduced the observance of existing design principles and use of local traditional materials will ensure they do not appear intrusive. *Manual for Streets* (DfT, 2007) provides guidance on highway safety and street and road design, which considers historic context.

Highway Surfaces and Street Furniture

- 4.3 Only a few examples of original traditional hard surfacing materials survive within the conservation area, as identified within the Loftus Conservation Area Appraisal. There are sections of scoria block surfaced back lanes, for example Co-Operative Terrace off Albion Terrace. Scoria block can also be seen still lining drainage gulleys and lining the channel of the stream running along Dam Street. Elsewhere, for example on the lane joining the south side of Zetland Road to the back alley, historic setts can be found.
- 4.4 A 1990's improvement scheme centred around the market place saw the re-introduction of stone flags and cobbles, demonstrating the effectiveness of traditional materials in enhancing character. Traditional street furniture was also installed, including Victorian style lighting columns. These improvements are a clear positive step and should be capitalised upon as an effective way of enhancing other parts of the conservation area.
- 4.5 There are some negative issues in the market place, such as bus shelters which impact on the traditionally open character and simultaneously obscure the frontages of two separate listed buildings. The tendency for refuse containers to be stored on the street also has a negative impact.
- 4.6 Outside the market place area, the highway tends to be cluttered with a plethora of utilitarian street furniture and statutory undertakers' aesthetically unsympathetic, pole-mounted service wires and distribution cabinets. Especially noticeable around Zetland Road, the poles and profusion of cables are particular eyesores creating a sense of visual clutter, hindering maintenance and repair of buildings as well as lending a uniquely industrial feel to the Victorian street.



Traditional materials re-introduced in the 1990's



Highway infrastructure obscuring the façade of a key historic building



Traditional style lamp column and bollards

4.7 Other more minor issues that could be addressed in the future are the utilitarian galvanised steel railings guarding the culvert at the junction of Dam Street and the High Street, and the utilitarian replacement Haugh Bridge where Dam Street meets Water Lane. Made entirely of steel, it is at odds with the rural character of its surroundings.

4.8 The opportunity presents itself for special highway standards in the conservation area and closer and more effective working relationships with service providers, to address unsightly infrastructure and ensure utility companies are aware of the conservation area designation. Such arrangements should aim to achieve improvements in the streetscape and to extend to other parts of the conservation area the high standards already achieved in the market place area.

Action 25 - An audit of highway features and street furniture should be carried out to identify exactly which elements are considered to have a positive and negative impact. Those identified as positive shall be incorporated into a palette to be employed in future maintenance work. Negative elements shall be recorded as in need of improvement.

Action 26 - The Council will take appropriate opportunities to conserve the character of the conservation area through the use of traditional materials when undertaking highway maintenance or improvements. It will keep under review the impact of signage and the use of street furniture to ensure neither detract from the appearance and character of the conservation area.

Action 27 - The Council as Local Highway Authority will ensure that permanent repairs to the local highway network use traditional materials wherever practicable.



Yorkshire Paving



Historic scoria block surfacing



Historic scoria block surfacing



Unsympathetic steel bridge and railings, Dam Street



Intrusive infrastructure, Zetland Road

Highway Development

- 4.9 When considering proposals for highway development, care should be taken to ensure the design for the highway component is visually sensitive and in keeping with the character of the conservation area. Designers should refer to the palette of materials identified as a result of Action 24.
- 4.10 In line with Historic England's *Streets for All* (2018) Guidance 'Lights can be effective while still being unobtrusive. Avoid the temptation to over-provide as this can lead to clutter and unnecessary light pollution. Consideration should be given to extending the use of the existing Victorian style street lighting columns found around the Market Place into the rest of the conservation area.

Action 28 - Consideration should be given to the character of the conservation area when designing lighting schemes.



Signage

- 4.11 Loftus Conservation Area has fortunately not suffered from an over proliferation of signage. That positive should be taken into account as the location, design and quality of materials used for traffic signage tends to result in visual clutter. Adoption of a coherent approach to highway design and management would safeguard the current situation and promote enhancement in the future.

Action 29 - Where the opportunity arises for renewing signage, all unnecessary/redundant signage will be removed and any new signage should conserve the character of the conservation area in line with Historic England's *Streets for All* (2018) or successor guidance.



Historic street sign



CHAPTER 5: OPEN SPACE & GREEN INFRASTRUCTURE

- 5.1 Views from the top of Springhead Terrace looking east into the open countryside contribute substantially to rural character, with the sloping topography of the fields and the livestock providing a strong bucolic reminder of the towns agricultural origins and surroundings. These should be borne in mind when considering future development proposals.
- 5.2 The grassed area off Liverton Road, fronting the modern development of Stable Court and bounded by Loftus Beck, is an informal open area with a village green ambience whose value as an amenity space should be recognised.
- 5.3 While some mature trees are protected by Tree Preservation Orders, others are not. In view of the major contribution trees and woodland make to the special character and setting of the conservation area, it is important to have a consistent level of protection provided by the current conservation area designation.
- 5.4 Whilst tree preservation is often desirable, there is however a danger of unmanaged tree growth impacting upon traditional landscapes. For example the surroundings of GII listed Loftus Mill are now entirely wooded, meaning its context and setting as a key historic infrastructure building has been diluted. Whilst these trees are on private land, should applications for tree and woodland management be received, consideration should be given to restoring previously open settings rather than wholesale insistence on preservation.

Action 30 - When assessing development proposals, due consideration should be given to the contribution open spaces make to the character of the conservation area.

Action 31 - When assessing applications for works to trees and woodland management, consideration should be given to restoring historic landscape character.



View towards Loftus Mill, now obscured by tree growth



Loftus Beck, fronted by Stable Court

Parks and Playing Fields

- 5.5 Coronation Park is being re-developed under a regeneration scheme to strengthen links between it and the former schoolhouse behind. Its open nature will be retained but the altered landscaping and boundary mean it will effectively form a foreground to the historic former schoolhouse, increasing the prominence of both assets.
- 5.6 The playing field and associated playground on Micklow Lane has a simple and open character that complements the rural outskirts of the town. The traditional stone boundary walls with agricultural style gate along with existing vegetation are key contributors to that sympathetic character.

Action 32 - Opportunities will be taken to address incongruous features in open spaces and due consideration will be given to their positive characteristics when considering alterations and maintenance.



Traditional gate at Micklow Lane playing field



Coronation Park Concept Masterplan



Micklow Lane playing field

List of Actions

Action 1 - The Council will review this Management Plan every 5 years subject to resources and Council priorities.

Action 2 - The Council will review and update the Article 4 Direction to ensure it is effective and consider the introduction of a Local Development Order to encourage sympathetic alterations.

Action 3 - The Council will make guidance available to residents and businesses on conserving the character and appearance of the Conservation Area. This will be achieved by signposting to existing guidance on the Council's website and the development and publication of additional guidance, where practicable.

Action 4 - The Council will continue to ensure that those involved in decision making that affects the conservation area have the necessary knowledge and skills to make such decisions and this will be achieved through Continued Professional Development (CPD) and training.

Action 5 - The Council will resist the loss of a healthy tree which is considered to make an important contribution to the character of the conservation area. Mitigating the loss of a tree via replacement planting may be appropriate in certain cases.

Action 6 - The Council will ensure that consideration of the character of the conservation area is part of development proposals which may affect its setting.

Action 7 - Decisions on whether enforcement action should be commenced will take into account the actions outlined in this document and the associated Conservation Area Appraisal, together with planning policy set out in the NPPF and Redcar & Cleveland Local Plan and all other material planning considerations.

Action 8 - The Council will resist planning applications for replacement windows that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

Action 9 - The Council will resist planning applications for replacement doors that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

Action 10 - The Council will resist planning applications for alterations to the facades of buildings that are considered detrimental to the character and appearance of a building or the character and appearance of the conservation area.

Action 11 - The Council will resist planning applications for erection, alteration or demolition of boundary treatments which would be detrimental to the character and appearance of the building or the character and appearance of the conservation area.

Action 12 - The Council will resist planning applications for the application of non historically authentic render, paint and cladding visible from the public realm due to the detrimental impact on the character on the building and on the character of the conservation area. The council will encourage removal of inappropriate render.

Action 13 - The Council will resist planning applications for replacement roof coverings visible from the public realm that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

Action 14 - The Council will resist planning applications for the removal or reduction of chimneys visible from the public realm that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

Action 15 - The Council will resist planning applications for the installation of satellite dishes which would be detrimental to the character and appearance of the building and the character and appearance of the conservation area.

Action 16 - The Council will encourage the installation of broadband in flats to facilitate the removal of redundant satellite dishes.

Action 17 - The Council will resist planning applications for dormer windows and roof extensions that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

Action 18 - The Council will resist planning applications that propose damaging changes to traditional shopfronts.

Action 19 - Where an application is made for alterations to business premises where unsympathetic alterations have been carried out previously, the Council will seek the reinstatement of lost features and traditional shopfronts as part of the planning process.

Action 20 - The Council will encourage reinstatement of lost architectural features.

Action 21 - The Council will consider action to access any future internal or external funding streams that support the enhancement of heritage assets.

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Action 23 - The Council will aim to take opportunity of funding schemes which aid the enhancement of historic boundary treatments.

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Action 32 - Opportunities will be taken to address incongruous features in open spaces and due consideration will be given to their positive characteristics when considering alterations and maintenance.



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