



this is Guisborough Conservation Area Management Plan

September 2025



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 Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate plans for their conservation, hence the introduction of this Conservation Area Management Plan 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. 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 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 the highway and public environment to promote recognition of conservation area designation when alterations and repairs to these elements are under consideration. These include matters such as the use of traditional surfacing materials, the specification of suitable illumination and conservation of historic street signage. An introduction to imminent enhancement projects is also included. 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 complementary 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. Compliance with the actions within will ensure that the requirements of the National Planning Policy framework, conservation area legislation and the Council's Local Plan are met.

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CHAPTER 1: INTRODUCTION

Introduction to Guisborough Conservation Area

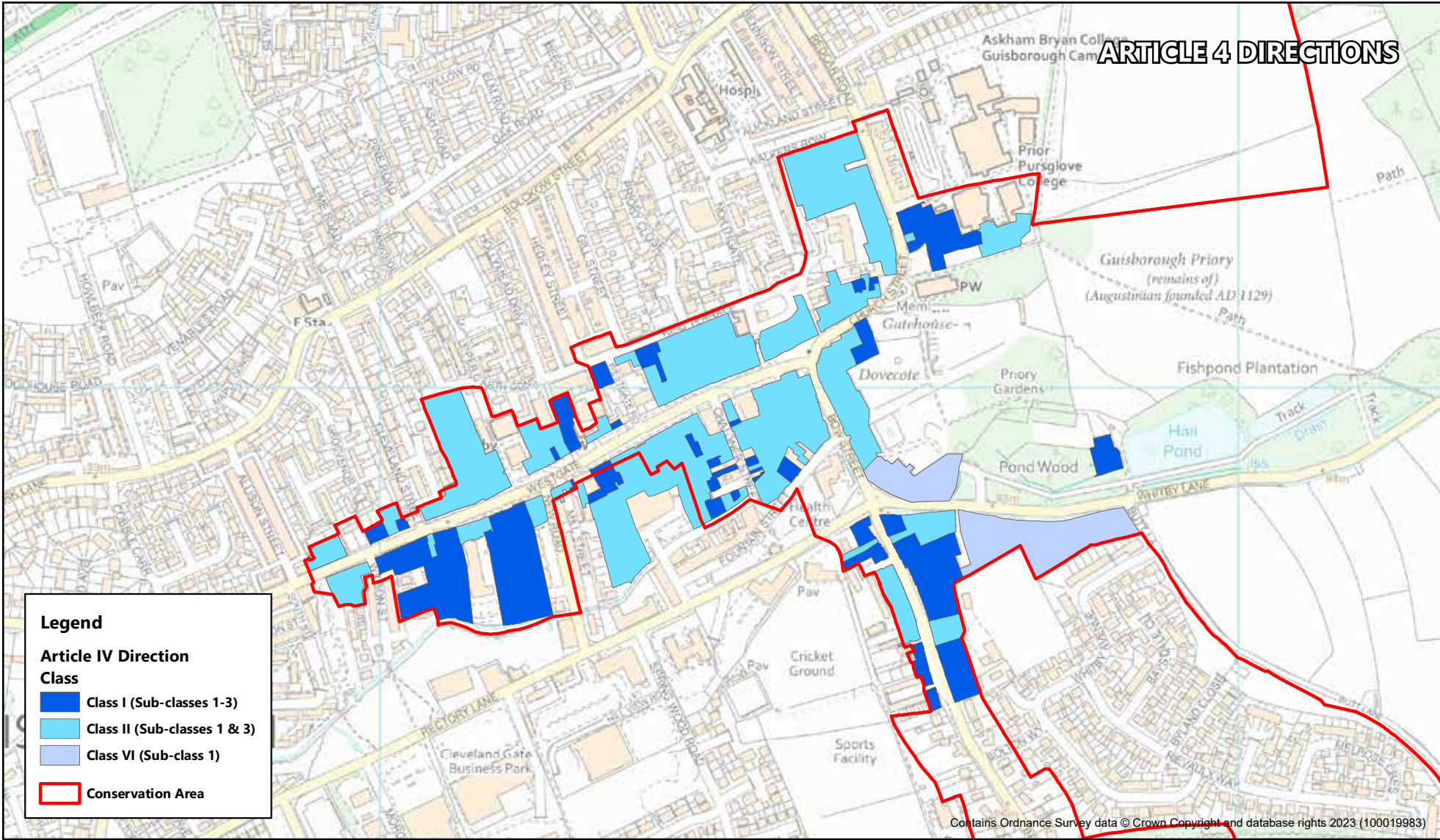
- 1.1
- Guisborough lies approximately 15-Km (9½ miles) south-east of Middlesbrough, 12-Km (7½ miles) south of Redcar and 9-Km (5½ miles) south-west of Saltburn. It has grown around the convergence of historic routes (A 173 and A 171) connecting Middlesbrough, Thirsk, Whitby, the East Cleveland coastal towns and villages and moorland settlements. The town is now relieved of much through-traffic by the Guisborough by-pass.
- 1.2
- A town that grew from its surrounding landscape, the earlier buildings of Guisborough are of 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 increased use of brick and importation of other materials, such as roofing slates from Cumbria and North Wales. Further information on the history and character of the area is available in the Guisborough Conservation Area Appraisal (RCBC 2024).

Introduction to Guisborough 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
- Publication of the 2024 Guisborough Conservation Area Appraisal is a key step in preserving and enhancing the character and appearance of Guisborough Conservation Area. That document gives a sound understanding of the key elements that make up the area’s special interest, character and appearance. It also identifies some negative features. This Conservation Area 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.

- 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 1978 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.
- 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 should be reviewed 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 document is therefore being consulted on with regard to potential adoption in order to provide further support for the preservation and enhancement of the Conservation Area and guidance on repair, restoration, and new development within the conservation area.
- 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 has consulted with residents, businesses and groups within and around the Conservation Area on the proposed Conservation Area Management Plan.

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.



Purpose and Content of the Management Plan

- 1.13 The management plan supports efforts to preserve and enhance the character of Guisborough 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. The key purposes of this document along with the accompanying Guisborough Conservation Area Appraisal are therefore to:
- Provide direction to owners, occupiers, developers and all those involved in the management of Guisborough Conservation Area. The management plan will guide future decision making in relation to Guisborough Conservation Area;
 - Provide a basis for those considering changes within Guisborough 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 Guisborough Conservation Area.

How this Document has been Prepared

- 1.14 This document has been prepared by Redcar and Cleveland Borough Council as the Local Planning Authority for Guisborough 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;
 - The Guisborough Conservation Area Appraisal which provides an overview of the current status of the conservation area and identifies key features that contribute to character.

Special Qualities and Character Summary

- 1.15 There is little evidence of the original settlement of Guisborough and it does not appear in written records until 1042 AD. Forty-four years later the Domesday Survey records a church, a mill and around 3,000 acres of farmland indicating the existence of a well-established Anglo Saxon or earlier settlement.
- 1.16 The original layout would have comprised farmhouses and cottages occupying tofts of land, in similar fashion to other moorland fringe villages. That characteristic of historic settlements can still be seen in Guisborough Conservation Area in the form of rows of buildings opening directly onto the street, maximising the useable land on the burgage strips at the rear.
- 1.17 Cottage type dwellings predominate in Guisborough Conservation Area with only a few better class town houses and inns, generally appearing later in the 18th century. In 1821 the ancient tollbooth in the Market Place was replaced by the existing Town Hall.
- 1.18 A church has existed in Guisborough since Saxon times, probably on the same site as the present Church of St Nicholas. In 1119 Robert de Brus II founded Guisborough’s Augustinian Priory, one of the most powerful monastic establishments in Yorkshire.
- 1.19 Mid 19th century development of the Teesside iron and steel industry saw the transformation of Guisborough. Mining brought in immigrant workers from across the British Isles, causing an increase in population that required many new houses, some of which survive in the streets off Westgate. The result is townscape of contrasting, characterful buildings reflective of Guisborough’s earliest origins and later expansion.



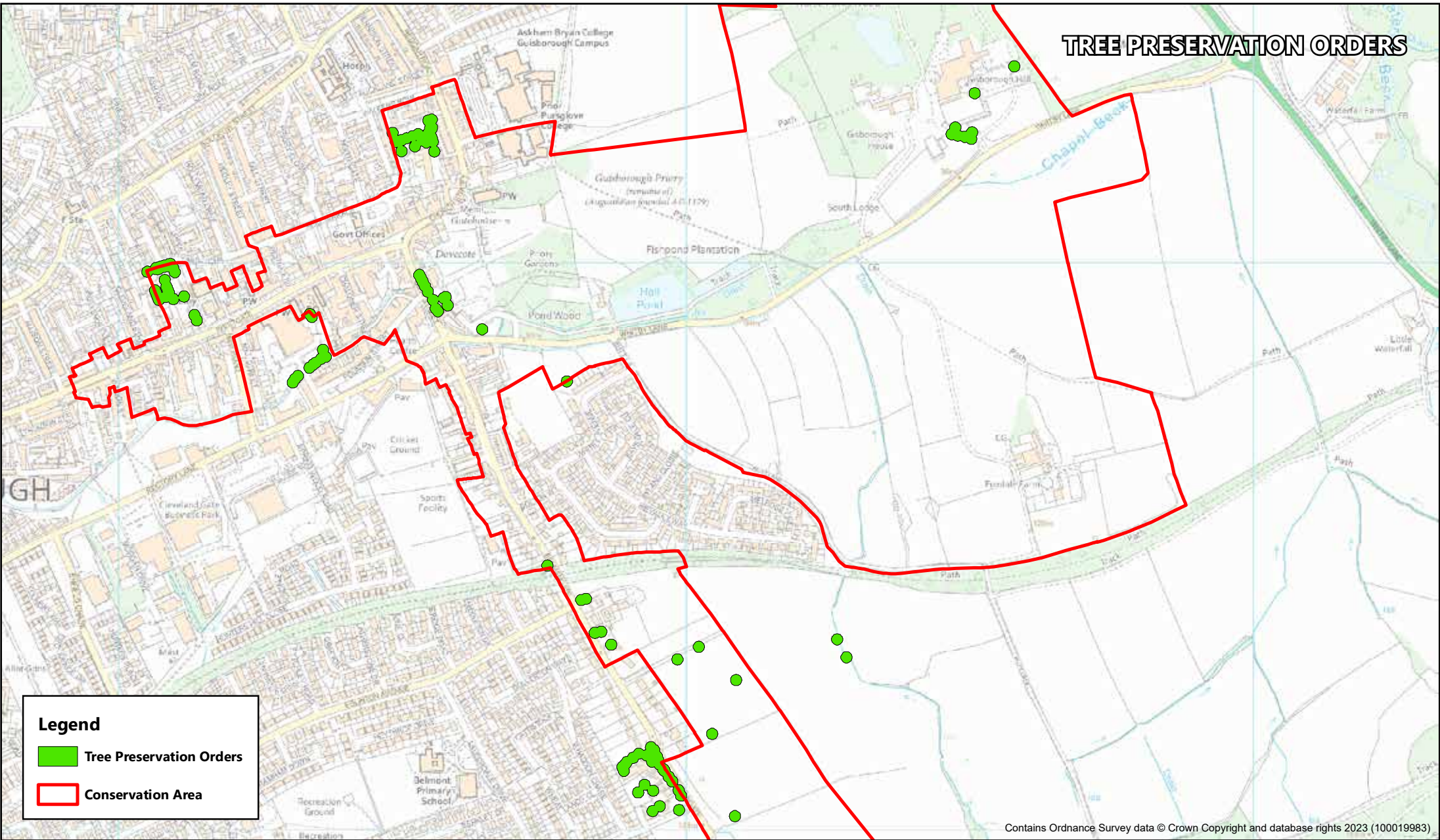
CHAPTER 2: PRESERVATION

2.1 Change is inevitable in a conservation area but can be managed in a way that conserves or enhances character. Key to preserving that character is an 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

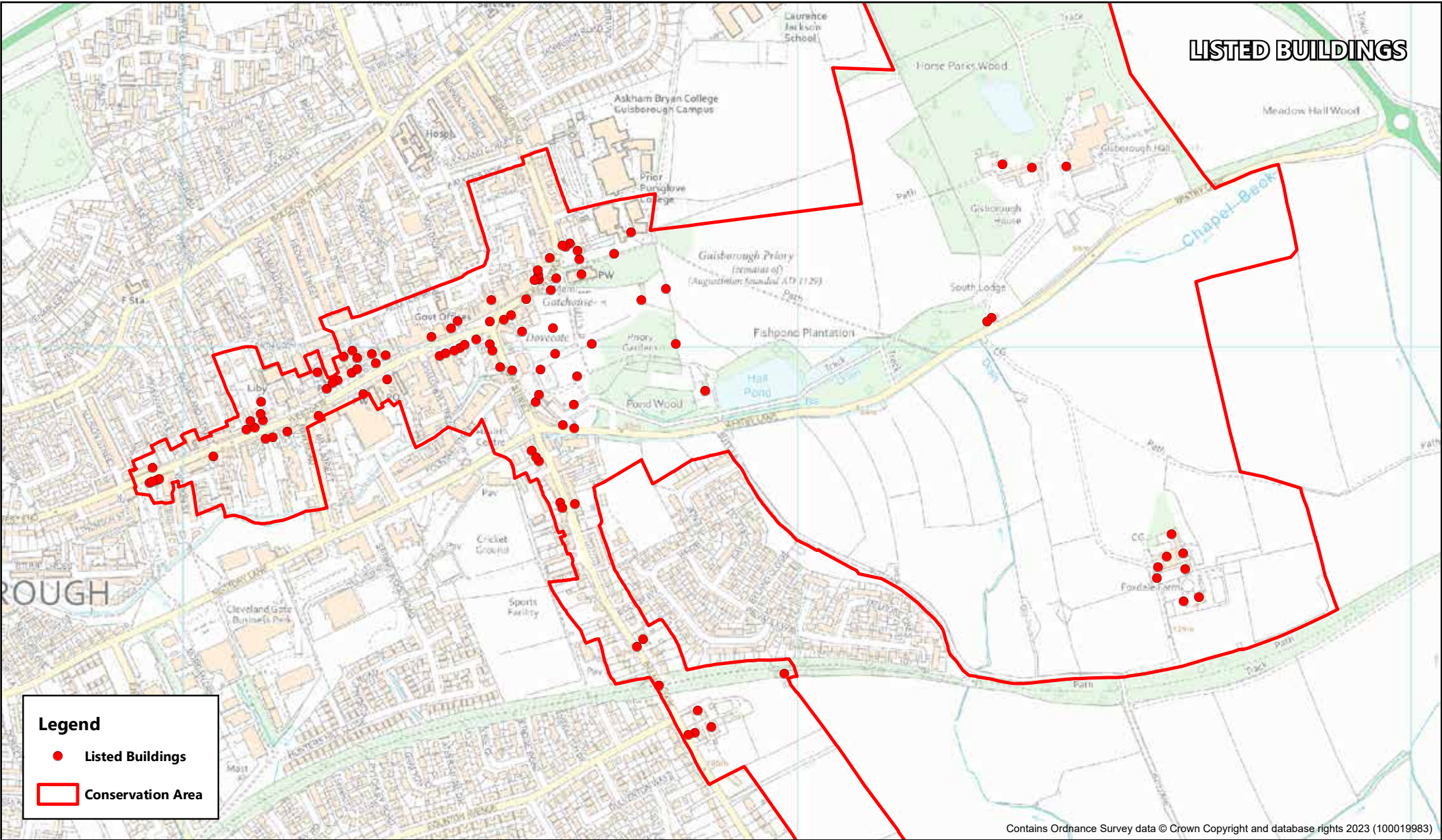
2.2 Trees can make an important contribution to the character and appearance of the conservation area and to its setting. Anyone proposing to cut down top or lop a tree in a conservation area, not covered by a Tree Preservation Order (TPO), has to give notice to the local authority. The authority can then consider the contribution the tree makes to the character of the area and, if necessary, make a TPO to protect it. There are a number of trees in the conservation area covered by TPO's, which are detailed in the Guisborough Conservation Area Appraisal.

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.



Listed Buildings

2.3 There are 105 scheduled listed buildings (buildings of special architectural or historic interest on the national register) within the Conservation Area, although some of these designations cover more than one property. 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 development which affects the setting of heritage assets and proposals which harm significance or setting will be resisted as required by Policy HE2 of the adopted Local Plan.



The National Heritage List for England (NHLE) - Guisborough Conservation Area

| List Entry | Name | Grade | NGR |
|------------|---|-------|----------------|
| 1139703 | FARM COTTAGE, 45 METRES TO SOUTH OF FOXDALE FARMHOUSE | II | NZ 62634 15638 |
| 1139704 | BARN, AND ADJOINING HORSE GIN, 25 METRES TO SOUTH EAST OF FOXDALE FARMHOUSE | II | NZ 62630 15664 |
| 1139705 | COVERED FOLD YARD, 110 METRES TO SOUTH EAST OF FOXDALE FARMHOUSE | II | NZ 62656 15593 |
| 1139723 | 12 AND 12A, WESTGATE | II | NZ 61405 16017 |
| 1139724 | THREE FIDDLES HOTEL | II | NZ 61330 15987 |
| 1139725 | BOUNDARY WALL AND GATEPIERS ADJOINING AND TO SOUTH OF NUMBER 36 | II | NZ 61314 15973 |
| 1139726 | COACH HOUSE, STABLES AND OUTBUILDING TO NORTH OF NUMBER 38 | II | NZ 61262 15985 |
| 1139727 | BOUNDARY WALL AND GATEPIER, ADJOINING AND TO NORTH OF NUMBER 38 | II | NZ 61285 15982 |
| 1139728 | 40 AND 42, WESTGATE | II | NZ 61276 15958 |
| 1139729 | BOUNDARY WALL AND GATEPIERS 30 METRES TO SOUTH OF NUMBERS 60 AND 62 | II | NZ 61234 15931 |
| 1139730 | BOUNDARY WALL AND GATEPIERS, TO SOUTH OF NUMBER 94 | II | NZ 61131 15881 |
| 1139731 | BOUNDARY WALL, RAILINGS AND GATES, TO SOUTH OF NUMBER 96 | II | NZ 61117 15869 |
| 1139732 | 7 AND 9, WESTGATE | II | NZ 61452 15998 |
| 1139733 | 51 AND 53, WESTGATE | II | NZ 61334 15947 |
| 1139734 | 95, 97 AND 99, WESTGATE | II | NZ 61222 15888 |
| 1139735 | 109 AND 111, WESTGATE | II | NZ 61146 15853 |
| 1139736 | 147, 149, 151 AND 153, WESTGATE | II | NZ 61050 15822 |
| 1139737 | NUMBER 183 AND COTTAGE ADJOINING SOUTH SIDE | II | NZ 60957 15783 |
| 1139738 | 187, WESTGATE | II | NZ 60946 15779 |
| 1139739 | SOUTH LODGE | II | NZ 62318 16048 |
| 1139740 | ENTRANCE GATES, PIERS AND BOUNDARY WALLS ADJOINING SOUTH SIDE OF SOUTH LODGE | II | NZ 62311 16042 |
| 1139741 | STABLE BLOCK (GISBOROUGH HOUSE) ADJOINING SCREEN WALL AND GATEPIERS, 45 METRES TO WEST OF GISBOROUGH HALL | II | NZ 62384 16292 |
| 1139743 | 9 AND 11, MARKET PLACE | II | NZ 61523 16044 |
| 1139744 | NUMBER 19 (THE SEVEN STARS), ADJOINING OUTBUILDING AND COTTAGE | II | NZ 61500 16004 |
| 1139745 | (THE BUCK HOTEL) AND EXTENSIONS AND OUTBUILDINGS ADJOINING NORTH SIDE | II | NZ 61503 16076 |
| 1139764 | BOUNDARY WALL ALONGSIDE GARDEN OF THE RECTORY | II | NZ 61560 16078 |
| 1139765 | ST MARY'S PRIORY GATEHOUSE (RUINS) | I | NZ 61600 16092 |
| 1139766 | PRIORY DOVECOTE, TO WEST OF ST MARY'S PRIORY RUINS | I | NZ 61604 16031 |
| 1139767 | BOUNDARY WALLS, ADJOINING AND TO NORTH EAST, EAST, AND SOUTH EAST, OF ST MARY'S PRIORY RUINS | II | NZ 61788 16095 |
| 1139768 | WAR MEMORIAL, TO WEST OF ST NICHOLAS CHURCH | II | NZ 61609 16112 |
| 1139769 | STUDLEY HOUSE | II | NZ 61647 16143 |
| 1139770 | 66, CHURCH STREET | II | NZ 61631 16169 |
| 1139771 | 47, 49 and 51, Church Street | II | NZ 61580 16110 |
| 1139772 | 63 AND 65, CHURCH STREET | II | NZ 61599 16144 |

| List Entry | Name | Grade | NGR |
|------------|--|-------|----------------|
| 1139773 | BOUNDARY WALL, BETWEEN NUMBER 46 CHURCH STREET AND PRIOR PURSGLOVE COLLEGE | II | NZ 61703 16152 |
| 1139794 | BELMONT FARMHOUSE AND EXTENSION (SOUTH EAST SIDE) | II | NZ 61835 15371 |
| 1139795 | STABLES, BARN AND BYRE, 15 METRES NORTH EAST OF BELMONT FARMHOUSE | II | NZ 61861 15381 |
| 1139796 | RAILWAY BRIDGE | II | NZ 61776 15449 |
| 1139797 | 50, BELMANGATE | II | NZ 61615 15747 |
| 1139798 | BOUNDARY WALL TO PARISH CHURCH HALL | II | NZ6154515945 |
| 1139799 | WORKSHOP, 50 METRES TO SOUTH EAST OF PRIORY GARDENS COTTAGE | II | NZ 61620 15873 |
| 1139800 | GARDEN WALL, 65 METRES TO EAST OF PRIORY GARDENS COTTAGE | II | NZ6165115910 |
| 1139801 | GARDEN WALL, 50 METRES TO NORTH OF PRIORY GARDENS COTTAGE | II | NZ6158315964 |
| 1139803 | BOUNDARY WALL, 250 METRES TO NORTH EAST OF PRIORY GARDENS COTTAGE | II | NZ6178516014 |
| 1159305 | BOUNDARY WALL TO SOUTH WEST OF NUMBERS 65 TO 67 | II | NZ 61740 15512 |
| 1159306 | BOUNDARY WALL TO GARDEN, WEST SIDE OF BELMONT FARMHOUSE | II | NZ 61824 15369 |
| 1159312 | 10, 12 AND 14, BELMANGATE | II | NZ 61569 15831 |
| 1159319 | 18 AND 20, BELMANGATE | II | NZ 61580 15814 |
| 1159335 | GARDEN ORNAMENT, 70 METRES TO NORTH EAST OF PRIORY GARDENS COTTAGE | II | NZ6164215952 |
| 1159343 | GARDEN WALL, APPROXIMATELY 100 METRES TO NORTH EAST OF PRIORY GARDENS COTTAGE | II | NZ6165115997 |
| 1159360 | MOUNTING BLOCK AT SOUTH EAST CORNER OF THE FOX INN | II | NZ 61517 15967 |
| 1159503 | PRIOR PURSGLOVE COLLEGE, INCLUDING MASTER'S HOUSE, GYMNASIUM AND ASSEMBLY HALL | II | NZ 61731 16187 |
| 1159840 | COACH HOUSE, 8 METRES TO NORTH OF NUMBER 94 | II | NZ 61128 15911 |
| 1159853 | 98 AND 100, WESTGATE | II | NZ 61104 15866 |
| 1159858 | 1, 3 AND 5, WESTGATE | II | NZ 61460 16003 |
| 1159863 | MERMAID INN | II | NZ 61443 15994 |
| 1159868 | 19, 21 and 23 Westgate | II | NZ 61418 15986 |
| 1159877 | KEMPLAH HOUSE, RAILINGS, ADJOINING EXTENSIONS, STABLE AND GATE PIERS | II | NZ 61171 15863 |
| 1159897 | 181, WESTGATE | II | NZ 60962 15785 |
| 1159904 | 185, WESTGATE | II | NZ 60950 15781 |
| 1159910 | PRIORY COTTAGE AND EAST EXTENSION | II | NZ 61852 15929 |
| 1159935 | HORSE GIN, 20 METRES TO NORTH WEST OF STABLE BLOCK (GISBOROUGH HOUSE) | II | NZ 62336 16298 |
| 1159960 | BOUNDARY WALLS, TO WEST OF FOXDALE FARMHOUSE | II | NZ 62588 15624 |
| 1159965 | BYRE, STABLES LOOSE BOXES AND COVERED FOLD YARD, 25 METRES TO SOUTH OF FOXDALE FARMHOUSE | II | NZ 62604 15659 |
| 1221864 | GARDEN WALL, 65 METRES TO NORTH OF PRIORY GARDENS COTTAGE | II | NZ6160715990 |
| 1310783 | PAIR OF ANIMAL SHELTERS, 40 AND 50 METRES TO SOUTH WEST OF FOXDALE FARMHOUSE | II | NZ 62589 15642 |
| 1310795 | GISBOROUGH HALL, AND RETAINING WALLS, BALUSTRADE, PIERS AND STEPS TO SOUTH | II | NZ 62440 16294 |
| 1310815 | 71 AND 73, WESTGATE | II | NZ 61294 15923 |
| 1310823 | 113 AND 115, WESTGATE | II | NZ 61135 15850 |
| 1310835 | 48 AND 50, WESTGATE | II | NZ 61252 15945 |

| List Entry | Name | Grade | NGR |
|------------|--|-----------|----------------|
| 1310837 | HOLLY GARTH HOLLY HOUSE | II | NZ 61219 15959 |
| 1310838 | LOWER GARTH | II | NZ 61110 15879 |
| 1310992 | 53, CHURCH STREET | II | NZ 61580 16117 |
| 1311027 | 70 AND 72, CHURCH STREET | II | NZ 61624 16163 |
| 1311029 | 45, CHURCH STREET | II | NZ 61574 16109 |
| 1311070 | 52 AND 54, BELMANGATE | II | NZ 61619 15738 |
| 1311072 | PRIORY GARDENS COTTAGE, ESTATE OFFICE, WORKSHOPS, STABLES AND COACH HOUSE | II | NZ 61575 15910 |
| 1311076 | BOUNDARY WALL, 75 METRES TO SOUTH EAST OF PRIORY GARDENS COTTAGE | II | NZ 61638 15868 |
| 1311086 | 8, BOW STREET | II | NZ 61505 15994 |
| 1311102 | 65 AND 67, BELMANGATE | II | NZ 61750 15524 |
| 1311106 | BARN, CART SHED, BYRE AND OUTBUILDING 20 METRES TO NORTH OF BELMONT FARMHOUSE | II | NZ 61839 15408 |
| 1329521 | 3 ARCHED RAILWAY BRIDGE | II | NZ 61980 15468 |
| 1329522 | ANCHOR INN | II | NZ 61576 15820 |
| 1329523 | ORNAMENTAL GATEWAY, 6 METRES TO NORTH OF PRIORY GARDENS COTTAGES | II | NZ 61580 15923 |
| 1329543 | ST MARY'S PRIORY RUINS | I | NZ 61658 16072 |
| 1329544 | BOUNDARY WALL, 100 METRES TO WEST OF ST MARY'S PRIORY RUINS | II | NZ 61553 16025 |
| 1329545 | CHURCH OF ST NICHOLAS | II* | NZ 61650 16118 |
| 1329546 | 50 AND 52, CHURCH STREET | II | NZ 61644 16157 |
| 1329547 | 76, CHURCH STREET | II | NZ 61619 16165 |
| 1329548 | NUMBERS 55 AND 57 AND OUTHUSE ADJOINING NORTH SIDE OF NUMBER 57 | II | NZ 61579 16125 |
| 1329553 | MARKET CROSS AND DRINKING FOUNTAIN | II | NZ 61500 16042 |
| 1329559 | 39, BELMANGATE | II | NZ 61639 15745 |
| 1329562 | THE BLACK SWAN | II | NZ 61437 16030 |
| 1329563 | SUNNYFIELD HOUSE AND EAST EXTENSION | II | NZ 61308 15988 |
| 1329564 | NUMBER 38, FRONT RAILINGS AND NORTH EXTENSION | II | NZ 61285 15964 |
| 1329565 | GAZEBO AND ADJOINING BOUNDARY WALL, 25 METRES NORTH OF NUMBER 38 | II | NZ 61276 15994 |
| 1329566 | 52 AND 54, WESTGATE | II | NZ 61245 15941 |
| 1329567 | WEST GARTH, EXTENSION AND ADJOINING OUTHUSE | II | NZ 61127 15892 |
| 1329568 | 134 AND 136, WESTGATE | II | NZ 60951 15803 |
| 1329569 | 15 AND 17, WESTGATE | II | NZ 61428 15990 |
| 1329571 | NUMBER 7 AND EXTENSION TO EAST | II | NZ 61535 16052 |
| 1329572 | TOWN HALL | II | NZ 61478 16013 |
| 1329573 | NUMBER 34 AND NORTH EXTENSION | II | NZ 61448 16043 |
| 1329592 | FOXDALE FARMHOUSE | II | NZ6261215695 |
| 1329593 | BOUNDARY WALL, 80 METRES TO SOUTH OF FOXDALE FARMHOUSE | II | NZ 62631 15586 |
| 1007506 | Gisborough Priory Augustinian monastery: late Saxon settlement, cemetery, monastic precinct and dovecote | SCHEDULED | NZ 61672 16057 |

Setting

2.4 The setting of Guisborough Conservation Area is very important to its character. 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 require that development proposals consider effects on the setting and character of the Conservation Area.



Condition of the Conservation Area

- 2.5 In order to ascertain the scale of threats to Guisborough Conservation Area, an audit of every building within the conservation area 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.
- 2.6 The audit clearly quantifies how many buildings have suffered from inappropriate alterations and what these alterations are. The map illustrates that the centre of the conservation area around Church Street, the Market Place and Westgate is best preserved, with the parts of the town forming the outer extent of the conservation area having suffered more.
- 2.7 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 they are acceptable because similar changes are commonplace. 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.
- 2.8 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.
- 2.9 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 Guisborough 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.

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.



GUISBOROUGH CONSERVATION AUDIT 2023

Legend

Inappropriate Alterations

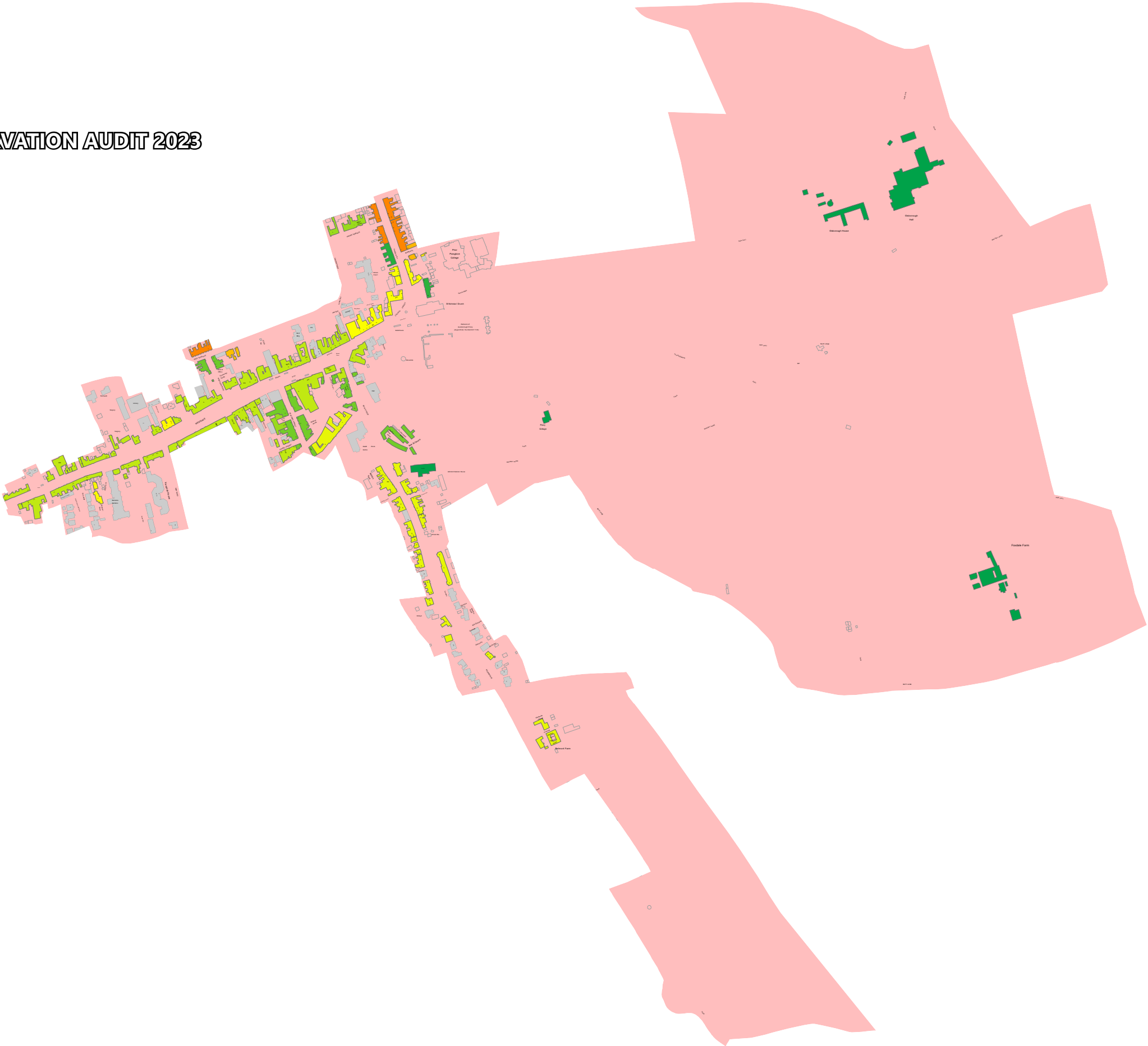
Average over street

| |
|-----|
| 0% |
| 3% |
| 5% |
| 11% |
| 13% |
| 14% |
| 16% |
| 20% |
| 21% |
| 22% |
| 26% |
| 27% |
| 28% |
| 32% |
| 42% |
| 45% |
| 50% |
| 55% |
| 72% |

Modern

Mapped Buildings/Structures

Conservation Area



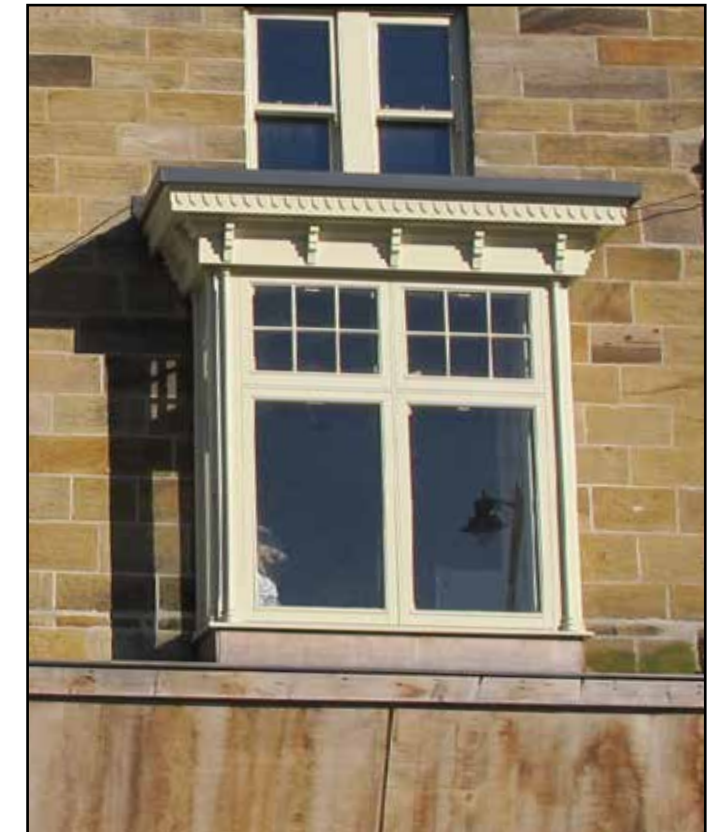
Windows

- 2.10 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.
- 2.11 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 44% of buildings have been fitted with inappropriate windows.
- 2.12 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.
- 2.13 A traditionally manufactured timber window is preferred where replacement is necessary. Historic or original timber windows, typically of pitch pine, can outlast a replacement window meaning that repair may be the best option and replacement of such windows requires strong justification.
- 2.14 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 to replace historic windows unless it can be demonstrated that they are beyond economical repair. The Council will also 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.



Horizontal sliding sash windows, known as "Yorkshire" sliding sash



A well preserved bay window (left) and a recent timber replacement (right)

Doors

- 2.16 Within the conservation area, planning permission is required to replace doors with those of a different appearance. Nearly a quarter of buildings (23%) have been subject to inappropriate replacement doors. In most cases original timber doors were of solid wood construction, either batten type in earlier vernacular cottages and panelled doors in other more architecturally refined 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.
- 2.17 Door frames are another important aspect. Only timber door frames have sufficient depth and suitable profiles, plastic and aluminium frames generally having insufficient rebate and inappropriate bevelled profiles.

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



Facades

- 2.18 Changing the appearance of a building 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.
- 2.19 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 26% 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.
- 2.20 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.
- 2.21 Another vulnerability lies in the removal of decorative architectural detail which is a key facet of the later Victorian and Edwardian buildings within Guisborough Conservation Area. However, there is rarely any reason to remove such items meaning that they have generally survived.



Well preserved residential facades

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.

Boundary Treatments

- 2.22 Due to the street front positioning of many buildings in Guisborough Conservation Area, front boundaries are a relatively minor issue. Reclamation activities during the two world wars did however wipe out most of the wrought iron railings in the town, making the rare survivals all the more precious.
- 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 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 have different profiles with hollow square box section uprights not found in traditional railings and hollow metalwork is also more susceptible to corrosion.

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.



Reproduction Chinoiserie fence



Historic gate pillar and dwarf wall



Historic iron railings

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 inappropriate 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 Over a quarter of buildings (27%) in the conservation area have suffered detriment from the inappropriate application of render or cladding. Aside from aesthetic impacts, applying render, cladding or paint which obscures facing materials has an impact upon historic character. As well as the characterful local sandstone, diverse forms and uses of brick are evident, from the early imported and locally manufactured orange/red handmade bricks to the early machine made bricks. High quality stone, bricks and terracotta/faience, of various textures, hues and dimensions, were imported from other parts of the UK, often for higher status buildings and their concealment can hide indications of historic origins.
- 2.27 Where bricks are badly damaged and unsightly this may be remedied by replacing some bricks, or by mortar repairs. Similarly, in cases where the sandstone 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.



A historically appropriate render, though care should be taken to specify appropriate traditional materials.



Purposefully contrasting materials of red engineering brick and golden sandstone.

Roofs

- 2.28 The roofscape of Guisborough Conservation Area is especially noticeable along Westgate as the north side of the street is elevated above the south, affording a different perspective of the buildings opposite and giving prominence to the roof slopes. Whilst some of the earliest buildings would have originally been thatched, orange/red clay pantiles and, from the mid 19th century onwards, slate from Wales and Cumbria are the traditional characteristic.
- 2.29 23% of roofs within the conservation area have suffered 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.
- 2.30 Eaves are another important element that warrant sensitive consideration. Victorian and Edwardian era buildings often have notably over-hanging eaves, the visual merit of which can be lost via the inappropriate use of soffits to enclose such spaces. Such interventions can also mean the loss of nesting sites for migratory birds, whose absence in spring and summer can harm local character.
- 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 to 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.



Contrast between natural slate (right) and weathered concrete tiles



Red pantiles, Whitby Road

Chimneys

- 2.32 Chimney stacks of all shapes and sizes contribute to the character of buildings within Guisborough Conservation Area. 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 limited occurrence within the conservation area with only 11% 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 historic chimneys visible from the public realm where the loss is considered detrimental to the character and appearance of a building.



Satellite Dishes

- 2.34 Due to the Article 4 direction and conservation area restrictions, planning permission is required for satellite dishes. 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. 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 7% of buildings within the conservation area.

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

- 2.35 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 Guisborough Conservation Area. A few of the later buildings have gabled dormers, some constructed as an integral part of the building, with later ad-hoc dormers also 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.
- 2.36 There are thus few cases of overly large and unsympathetic dormer Windows, affecting only 1% of buildings within the conservation area. They are however especially problematic when installed on forward facing roof slopes and the overall detriment is greater due to the prominent nature of such interventions. 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.
- 2.37 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.



A row of ornate dormers, Highcliffe view

Shopfronts

- 2.38 Guisborough Conservation Area has lost many historic shopfronts, though some survive in the Market Place and on Westgate. A few modern shopfronts are in keeping with their historic settings, but some do a disservice to their host buildings and the conservation area, being of poor design and inappropriate materials. For longevity and a truly authentic appearance, there is no substitute for traditional joinery and solid wood when the desire is to reflect 18th and 19th century character.
- 2.39 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.
- 2.40 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.

- 2.41 There are regrettable examples of non-traditional shop front signs which detract from the appearance and character of the conservation area, many of which are illuminated thus worsening the harm during hours of darkness. Some signage is also over-sized, 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 and / or the imposition of non-traditional signage that is detrimental to the character of the conservation area.

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.



Restored shopfront, Westgate



Newly introduced traditionally styled shopfront



Well maintained historic shopfront



Examples of intrusive shopfront illumination, Westgate

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, shopfronts 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 and the Town Centre Commercial Grant Scheme has already resulted in material enhancements.

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.

New Development

3.3 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".

3.4 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.



Potential shopfront enhancements



Boundary Walls and Hedges

- 3.5 Whilst many boundary walls remain, hedges are also key features which may be legally protected and more information can be found at www.gov.uk/guidance/countryside-hedgerows-regulation-and-management#check-if-a-hedgerow-is-protected. They are still a common site throughout the conservation area and their retention should be encouraged.
- 3.6 Much historic ironwork has been lost from front boundaries. 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 22 - The Council will aim to take opportunity of funding schemes which aid the enhancement of historic boundary treatments.



Mature Hedges, Belmangate

Scheduled Monuments and Archaeology

- 3.7 On top of protection via listing, Gisborough Priory and its surrounding curtilage, including buildings such as the dovecote, is a Scheduled Ancient Monument. The local authority's Historic Environment Record has 41 separate records within the conservation area, covering archaeological finds.

Trees

- 3.8 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 23 - 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.



CHAPTER 4: HIGHWAYS AND PUBLIC SPACES

- 4.1 Historic England’s Streets for All Guidance (Historic England, 2018) 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.

Surfacing and Street Furniture

- 4.3 Many examples of original traditional hard surfacing materials survive within the conservation area, as described in the Guisborough Conservation Area Appraisal. Examples are the ‘hard shoulders’ seen along both sides of Westgate, surfaced in a mixture of traditional cobbles and black/grey whinstone setts, bordered with gulleys of scoria blocks, most of these being re-laid from Feb 2000. Historic surfacing can also be seen lining roadside drainage gulleys and yards and lanes off the main thoroughfares, such as Chaloner Mews and Prospect Place.
- 4.4 In places historic floorscape character has been re-introduced with traditional stone setts and flags used to resurface a number of pedestrian environments, the most important being the areas in front of the parish church and the commercial premises opposite. Yorkstone paving enhances the surroundings of the Market Cross, though there is still much scope for further improvement.
- 4.5 Some street furniture makes a positive contribution, such as the traditionally designed street lights found along Westgate, together with cast iron bollards and litter bins, metal tree guards and attractively designed information panels. Some clutter however remains, mainly in the form of statutory undertaker’s awkwardly located distribution cabinets, which detract from local character.
- 4.6 Some historic metal, enamelled, and carved stone street name signs can still occasionally be found on buildings in the town centre. After many years most of these are still serviceable and in design terms they are appropriate models for imitation.
- 4.7 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 24 - 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 25 - 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 26 - The Council as Local Highway Authority will ensure that permanent repairs to the local highway network use traditional materials wherever practicable.



Highway Development

- 4.8 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.
- 4.9 In line with Historic England’s Streets for All Guidance (2018) which states that ‘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 traditionally styled street lighting columns found along Westgate and the Market Place into the rest of the conservation area.

Action 27 - Consideration should be given to the character of the conservation area when designing lighting schemes.



Signage

- 4.10 Whilst the 2011 Guisborough Conservation Area appraisal mentions a proliferation of signage, this appears to have been addressed since that time. 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 sign design, ideally inspired by remaining historic signage, and management would safeguard the current situation and promote enhancement in the future.

Action 28 - 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.



Capital Projects

- 4.11 Funding has been awarded to Guisborough through the Ministry of Housing, Communities and Local Government. Our focus centres around regeneration and accessibility through the delivery of a package of town centre public realm, active travel and accessibility interventions which will improve the economic performance, sustainability and vitality of Guisborough Town Centre and accessibility via active modes of travel to the North York Moors National Park and Teesworks, which is set to bring job opportunities to the region.
- 4.12 Redcar & Cleveland Borough Council, along with our partners, are working to deliver all these improvements by March 2026.

A total of £15million will now go towards the regeneration of Guisborough town centre. Within the conservation area, this includes:

- improvement works on Westgate, Bakehouse Square and Chaloner Street by realigning car parking areas, providing outdoor retail space, street furniture, signage, trees and CCTV;
- environmental improvements to Chapel Beck to increase active usage of and create an attractive recreation space for visitors;
- introducing a Town Centre Commercial Grant Scheme – to attract and assist private businesses with shopfront and commercial property improvement works to enhance Guisborough's appearance.



CHAPTER 5: OPEN SPACE & GREEN INFRASTRUCTURE

- 5.1 Rural aspects are evident in the eastern extent of the conservation area along Whitby Road, with the grounds of Gisborough Hall on the northern side of the road and farmland to the south. Rural character is also prevalent at the southern extent, where the houses of Belmangate give way to farmsteads and the forestry of the hills. The first gives an impression of the influence of the estate upon the town and the second is an essence of the town's earliest origins, accessed via the surrounding moorland. These rural aspects should be borne in mind when considering future development proposals.
- 5.2 Bakehouse Square is a prime public green space near the historic heart of the conservation area. Tucked behind the Town Hall and enclosed by the backs of properties fronting the surrounding streets, it consists of a grassed square dissected by a footpath surfaced in traditional Yorkstone flags with whinstone sett edgings. The sense of tranquillity is enhanced by the proximity of Chapel Beck, with a track surfaced by setts running down to the Chapel Beck cart-wash and footbridge. Although enclosed by a number of properties with an untidy, down-at-heel appearance, Bakehouse Square and Chapel Beck has potential for regeneration and improvement.
- 5.3 Another secluded attractive green space tucked behind the Public Library is the historic Quaker burial ground. Its simple round headed gravestones are set in a grassed enclosure, bordered by well established vegetation acting as a boundary to a footpath and adjoining garden.
- 5.4 The North Eastern entrance into the conservation area, via Redcar Road, opens up dramatically where Church Street turns into the Market Place and features two open squares. The first is to the east of Church Street and is surrounded by 2 and 3 storey houses. It is regrettably tarmacked to facilitate its use as a car park, its utilitarian appearance compromising this key visual introduction to the conservation area.
- 5.5 Next, the carriageway curves to the right through nearly 90° crossing another square diagonally, leaving two triangular shaped spaces: one serving as the forecourt to GII* listed St Nicholas parish church and home to GII listed Guisborough War Memorial, backed by the entrance and boundary wall to Gisborough Priory, the other fronting the 'L-plan' block of shops. In the 1990's this space benefitted from environmental improvements consisting of laying of traditional stone setts, Yorkstone paving and new street furniture including street lighting and bollards, complemented by tree planting. This result is an attractive pedestrian environment which serves as inspiration.
- 5.6 The Priory grounds and the parkland surrounding Gisborough Hall represent over half of the conservation area and form part of the Gisborough Estate. The Priory grounds are under the guardianship of English Heritage and are managed in accordance with an English Heritage Management Plan. Both are however publicly accessible, the Priory Grounds being a "free to enter" site and The Applegarth is a thoroughfare through the parkland.
- 5.7 The western extent of the priory grounds are lined by the backs of the 2 and 3 storey buildings on Church Street, Market Place and Bow Street. A few of these rear elevations have an unsympathetic impact on the setting of the priory ruins and collective character owing to past alterations and the addition of curtilage buildings.

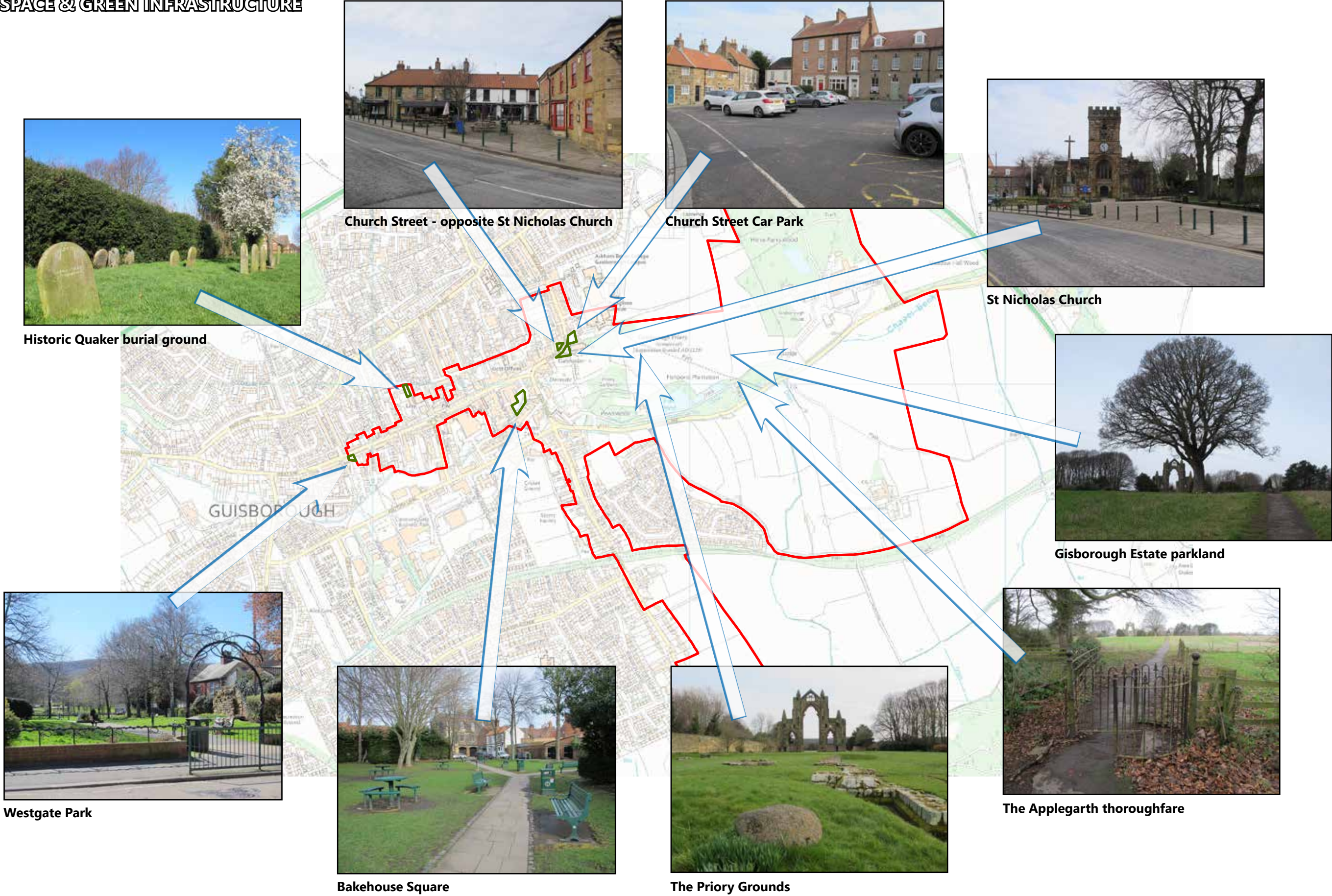
- 5.8 Although there are 11 Tree Preservation Orders within the conservation area, none of these relate to the trees in Bakehouse Square some of which cast shadows and may not necessarily be an entirely positive feature. Similarly, the avenue of trees along Westgate, originally planted to celebrate Queen Victoria's Golden Jubilee in 1887, are not subject to a TPO. Whilst they are an attractive townscape feature, as they become more established they can screen the building line and the need for management should be borne in mind. The lack of a TPO does not however mean an entire absence of protection as the conservation area designation means there is still a statutory requirement for 6 weeks notice to be given to the local planning authority to carry out any tree work.

Action 29 - When assessing development proposals, due consideration should be given to the contribution open spaces make to the character of the conservation area.

Action 30 - When assessing applications for works to trees, consideration should be given to restoring historic landscape character.



OPEN SPACE & GREEN INFRASTRUCTURE



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 require that development proposals consider effects on the setting and character of the Conservation Area.

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 and door frames 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. 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 historic chimneys visible from the public realm where the loss is 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 and / or the imposition of non-traditional signage that is detrimental to the character of the conservation area.

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.

Action 22 - The Council will aim to take opportunity of funding schemes which aid the enhancement of historic boundary treatments.

Action 23 - 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.

Action 24 - 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 25 - 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 26 - The Council as Local Highway Authority will ensure that permanent repairs to the local highway network use traditional materials wherever practicable.

Action 27 - Consideration should be given to the character of the conservation area when designing lighting schemes.

Action 28 - 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.

Action 29 - When assessing development proposals, due consideration should be given to the contribution open spaces make to the character of the conservation area.

Action 30 - When assessing applications for works to trees, consideration should be given to restoring historic landscape character.

