

**STATE OF THE CITY'S HISTORIC BUILT ENVIRONMENT REVIEW****REPORT OF THE DEPUTY CHIEF EXECUTIVE****1.0 Why has the report come to the Committee?**

- 1.1 To inform the Sustainable Communities Scrutiny Committee of the current circumstances of the City's designated built heritage assets.
- 1.2 At its last meeting Committee requested that a report be prepared for its information on baseline information on the City's historic built environment and current issues affecting it. This report responds to that request.

**2.0 Background**

- 2.1 The Planning (Listed Buildings and Conservation Areas) (LB&CA) Act 1990 is the current piece of primary legislation relating to the designation, protection and enhancement of the UK's built heritage. The Act sets out the government's requirements in respect of both nationally designated and locally designated heritage assets. More detailed guidance is to be found in Planning Policy Guidance Note 15 : Planning and the Historic Environment (PPG15).
- 2.2 In April 2007, the Director of Development and Regeneration presented Council with a document titled 'State of the Historic Environment Report' that set out baseline information on scheduled monuments, listed buildings conservation areas, etc present in the City at that time, along with information on how they are designated and subsequently regulated, based upon the requirements and information in the above statute and guidance. The Report was brought up to date in 2008 and may be viewed online at [www.sunderland.gov.uk/conservation](http://www.sunderland.gov.uk/conservation) . Hard copies can be supplied on request.
- 2.3 To summarise the above document, it reports that the City features nine scheduled monuments, 692 listed buildings (of which nine are grade I), there are fourteen conservation areas and two historic parks on English Heritage's Register of Historic Parks and Gardens. In addition, work is progressing on the Wearmouth-Jarrow candidature for World Heritage Site status. A small percentage of these heritage assets are considered to be at risk; their circumstances are monitored and where possible, resources are brought to bear to address their circumstances. Information on these assets is supplied to English Heritage on an annual basis and is used to inform its 'Heritage at Risk Register' that is published annually.
- 2.4 It had been intended to republish an up-dated version of the State of the Historic Environment Report following the enactment of the anticipated Heritage Protection Act and associated (new style) Planning Policy Statement PPS15 as these documents are expected to change the legislative framework quite extensively. However, the Act has been withdrawn from the Parliamentary

Calendar and the PPS is in the process of being extensively re-drafted following consultation with amenity groups, local planning authorities, etc. and is not expected to be issued until late 2010.

### **3.0 Current Position**

- 3.1 The main areas where change has occurred since the last report was issued are listed below:
  - 3.1.1 *World Heritage Site candidature*: submission of the Nomination Document, Management Plan and other documentation in support of the Wearmouth-Jarrow Partnership's bid to UNESCO for inscription as a World Heritage Site will now take place in January 2011.
  - 3.1.2 *Conservation Area Appraisals and Management Strategies (CAMS)*: eleven of the fourteen conservation areas in the City now have appraisals and strategies adopted as formal planning guidance. The conservation areas that remain to be dealt with are Ryhope Village and the two Old Sunderland areas, which are to be completed and adopted in 2010 (the latter two being dealt with as one). See appendix 1 for a table of CAMS and their status as at March 2010;
  - 3.1.3 *Schemes of financial assistance*: only one such scheme will operate in 2010/2011, the Old Sunderland Townscape Heritage Initiative (THI). The current grant scheme operating in Sunnyside will finish in March 2010.
- 3.2 The ending of this type of partnership funding streams will significantly curtail the Planning Service's pro-active approach to historic buildings in terms of promoting the restoration of buildings through grant incentives, especially in Sunnyside, where the former THI and ONE-NorthEast backed schemes have proved very productive. (See appendix 2 for summary of outputs achieved). Whilst funding remains in place for 2010/11 in respect of the Old Sunderland THI, the effects of the recession have effectively depressed the property market in that part of the City and efforts to persuade the private sector property owners to take up the offer of grant for property restoration works have been fruitless to date, though there are a small number of very significant public / voluntary sector schemes in the pipeline that may progress.
- 3.3 Other than the above THI, there is no dedicated budget for assisting works of restoration or repair to historic buildings.
- 3.4 Matters relating to the built heritage of the City are largely dealt with by Planning and Environment's Conservation Team which consists of three permanent staff and the temporary post of THI project officer, which is currently vacant but which should have someone in post in April 2010. A further temporary post, which assisted in delivering a grant scheme in Sunnyside, was vacated in the autumn of 2008 in anticipation of its programmed completion in March 2009. However, the project was subsequently extended to April 2010, the extra work involved being carried out by the Team's core officers, supported by staff of the Sunnyside Partnership.

## **4.0 Priorities for 2010 / 2011**

- 4.1 The following priorities will be addressed by the Conservation Team in 2010/2011:
- 1 Support the Council's Development Control function;
  - 2 Contribute to the City's Local Development Framework Core Strategy and heritage Supplementary Planning Documents;
  - 3 Support the Wearmouth-Jarrow World Heritage Site candidature;
  - 4 Progress to adoption the Ryhope Village CAMS;
  - 5 Progress to adoption the Old Sunderland CAMS;
  - 6 Progress to completion (June 2011) the Old Sunderland THI grant scheme;
  - 7 Continue to support the development of Bowes Railway Museum;
  - 8 Initiate the identification and declaration of new conservation areas;
  - 9 Initiate a List of locally significant heritage assets for the City, subject to relevant government guidance being put in place.
  - 10 Liaise with the County Archaeologist in the development of the Historic Environment Record for the City.
  - 11 Liaise with English Heritage in the monitoring of Heritage at Risk.
- 4.2 Meeting all of these priorities in 2010/11 will be dependant upon a number of factors including resource availability. Items 8 and 9 above require an intense input of staff time and are likely to be brought forward over a longer period of time. In particular, work on the Local List is being held back pending the publication of new guidance, expected to be published by English Heritage in summer 2010.
- 4.3 The draft Planning Policy Statement PPS15 : Planning for the Historic Environment was issued for consultation purposes in the autumn of 2009 and has not been well received nationally; the government has agreed to reconsider many of its provisions following strong representations made by many amenity and professional groups, as well as local authorities. One of the grounds for criticism is that there were significant resource implications for local planning authorities, particularly in the areas of scrutinising and validating applications for planning and listed building consents and ensuring that sufficient information and understanding is obtained prior to any decision being made that affects a heritage asset. It remains to be seen to what extent this is addressed in the re-issued PPS15 which is expected late in 2010 and thus represents an uncertain source of additional responsibility.
- 4.4 Members are invited to make comment on the above report and officers will endeavour to answer any questions arising.

## **Background Papers**

- Adopted City of Sunderland Unitary Development Plan
- Planning Policy Guidance Note (PPG) 15 'Planning and the Historic Environment'
- ODPM / English Heritage publication 'Guidance on conservation area appraisals'
- ODPM/ English Heritage publication 'Guidance on the management of conservation areas'

## Appendix 1: Progress on Character Appraisal and Management Strategy (CAMS) – March 2010

Conservation Area	Designation Statement	In preparation	First draft consultation	Final draft consultation	Formally adopted Planning Guidance	Date adopted
<b>1. Sunnyside</b>	•	•	•	•	•	<b>November 2009</b>
<b>2. Old Sunderland</b>	•	•				
<b>3. Bishopwearmouth</b>	•	•	•	•	•	<b>March 2007</b>
<b>4. Ashbrooke (SPG)</b>	•	•	•	•	•	<b>December 2004</b>
<b>5. Silksworth Hall</b>	•	•	•	•	•	<b>February 2010</b>
<b>6. Whitburn Bents</b>	•	•	•	•	•	<b>December 2007</b>
<b>7. The Green, Ryhope</b>	•	•				
<b>8. St. Michael's (Houghton)</b>	•	•	•	•	•	<b>December 2007</b>
<b>9. Nesham Place (Houghton)</b>	•	•	•	•	•	<b>December 2007</b>
<b>10. Washington Village</b>	•	•	•	•	•	<b>January 2009</b>
<b>11. Newbottle Village</b>	•	•	•	•	•	<b>March 2009</b>
<b>12. Old Sunderland Riverside</b>	•	•				
<b>13. Roker Park</b>	•	•	•	•	•	<b>February 2007</b>
<b>14. The Cedars</b>	•	•	•	•	•	<b>March 2008</b>
Total	14	14	11	11	11	

## APPENDIX 2

### OUTPUTS FROM RECENT GRANT SCHEMES OPERATED IN SUNNISIDE 2001 TO 2010

#### **Sunniside Townscape Heritage Initiative.**

*(A partnership between the City Council and Heritage Lottery Fund)*

Buildings Improved	32
Commercial Floorspace Improved (sq m)	8,815
Commercial Floorspace Created (sq m)	120
Residences Created	81
Jobs Created	41
Jobs Safeguarded	78

#### **Sunniside Commercial Property Grant Scheme**

*(A partnership between the City Council and Sunniside Partnership funded by ONE North-East)*

Buildings Improved	36
Commercial Floorspace Improved (sq m)	4,897
Commercial Floorspace Created (sq m)	1091
Residences Created	0
Jobs Created	104.5
Jobs Safeguarded	41

#### **Cumulative Totals of above**

Buildings Improved	68
Commercial Floorspace Improved (sq m)	13,997
Commercial Floorspace Created (sq m)	1211
Residences Created	81
Jobs Created	145.5
Jobs Safeguarded	119