

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
15 April 2014

Subject: CENTRAL NORTHALLERTON MASTERPLAN – LISTING IMPLICATIONS

Northallerton Wards
Portfolio Holder for Support Service & Economic Development: Councillor Peter Wilkinson

1.0 PURPOSE AND BACKGROUND:

- 1.1 To obtain authority for additional consultancy input to augment the Central Northallerton Masterplan to take account of the implications of the listing of a number of buildings within the site.
- 1.2 The Masterplan covers a series of sites in the centre of Northallerton. It includes adjacent sites occupied by the Rural Payments Agency and Northallerton Prison which have been vacated following their closure. The Masterplanning exercise, which is nearing completion, seeks to ensure that uses for the sites are brought forward in a co-ordinated way, rather than developed piecemeal. This will ensure that they provide maximum benefit to the town and its economy for a site that is strategically important to the town.
- 1.3 During the process the Staff Tenement range, Governors House, Female Wings and link building in the northern quadrant of the prison site were given Grade 2 listed status by the Secretary of State. This presents new challenges in terms of finding economic uses for the buildings and for the viability of the site which will require more work from the Council to facilitate their re-use. The listed buildings are illustrated in the plan attached at Annex 1.
- 1.4 To enable appropriate uses to be explored for these buildings and give developers confidence about the viability of developing them it is proposed further more detailed work is done on the re-use of the buildings encompassing their protection and the extent to which they could be altered and added to. This work would have five key elements to it:
 - Technical – undertaking surveys and examining how the buildings are constructed
 - Masterplanning context and engagement including with the voluntary sector
 - Architectural and listing considerations – producing options for re-use, alterations and extensions
 - Property and financial research – including testing with operators
 - Business Planning – to assist with potential voluntary sector uses and help in gaining external investment

It is proposed that the Council leads on this work but works closely with the Ministry of Justice and English Heritage as key stakeholders. The work would be set within the framework provided by the Masterplan and would provide more detailed guidance for the northern quadrant.

- 1.5 This proposal has been arrived at through discussion with the Ministry of Justice and English Heritage. The Ministry of Justice has an imposed deadline to dispose of the site by March 2015 and aims to commence marketing in April 2014. It is therefore eager to get this work underway and has agreed that the cost of the work can be shared or that elements may be apportioned to it or the Council.

- 1.6 The Ministry of Justice has indicated strong support for a Heritage Partnership Agreement with the Council. Heritage Partnership Agreements were made possible under the recent Enterprise and Regulatory Reform Act, 2013 and in effect give prior Listed Building Consent for works of alteration to a listed building. The Act requires secondary legislation before Heritage Partnership Agreements can be fully implemented. English Heritage expect this to be in place in April 2014.
- 1.7 The Heritage Partnership Agreement would highlight key features of each building and specify what works could be undertaken without the need for separate Listed Building Consent applications. This could include works such as replacement windows, roofs, rainwater goods, the forming of new openings and internal reorganisation. The intention of such an agreement is to de-risk the project, allowing a degree of certainty in the redevelopment process.
- 1.8 Members will continue to be engaged in the project to ensure that their views and ideas are properly considered as part of the overall process.

2.0 LINK TO COUNCIL PRIORITIES:

- 2.1 The study will help deliver Council priorities for supporting local economic growth by providing additional evidence augmenting the Masterplan which will guide the development of this strategically important site in the centre of Northallerton.

3.0 RISK ASSESSMENT:

- 3.1 There are no significant risks in approving the recommendations. The significant risk in not approving the recommendations is shown in the table below:-

| Risk | Implication | Prob* | Imp* | Total | Preventative action |
|---|---|--------------|-------------|--------------|---|
| The prison site is not successfully developed because developers consider the listed buildings are too great a risk | Public and stakeholder expectations are not met | 3 | 4 | 12 | Undertake a detailed study showing uses and alterations that are possible and acceptable to promote developer confidence. |

4.0 FINANCIAL IMPLICATIONS:

- 4.1 The overall the revenue effects of the study and additional works required will be as follows:-

| Revenue Effects | 2013/14 £ | 2014/15 £ | 2015/16 £ | 2016/17 £ |
|---|----------------------|----------------------|----------------------|----------------------|
| Cost of | | | | |
| Masterplan | <u>30,000</u> | | <u>0</u> | <u>0</u> |
| A detailed study of the listed buildings and suitable viable re-uses and additional consultation and engagement | | <u>20,000</u> | | |
| Financed by: | | | | |
| Contribution from LEP | | <u>20,000</u> | <u>0</u> | <u>0</u> |
| One-off Fund (approved at 3/12/13 Cabinet) | <u>30,000</u> | | | |
| | <u>50,000</u> | <u>20,000</u> | <u>0</u> | <u>0</u> |

5.0 LEGAL IMPLICATIONS:

5.1 The Council will need to follow the new procedure for Heritage Partnership Agreements.

6.0 EQUALITY/DIVERSITY ISSUES:

6.1 None.

7.0 RECOMMENDATION(S):

7.1 It is recommended that:

- (1) a detailed study of the listed buildings on the prison site is undertaken; and
- (2) a Heritage Partnership Agreement for the listed buildings on the former prison site is developed.

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Background papers: Nil

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