

DRAFT Northgate Conservation Area Appraisal – Summary of Consultation Responses

No	Name	Organisation	Response type/date	Summary of comments
NCAA01	Leona White-Hannant	Darlington Borough Council	Email received 25/09/2024 (receipt acknowledged on 01/10/2024)	<ul style="list-style-type: none"> • Advises on accreditation of Dobbin painting (cover image) • Provides additional information regarding the North Road Station Museum
NCAA02	Peter Wylde	Cinema Theatre Organisation	Email received 26/09/2024 (receipt acknowledged on 01/10/2024)	<ul style="list-style-type: none"> • Advises that the whole site of the former Regal cinema should be included in the new boundary • Advises to also extend the new boundary eastwards along Wooler Street to include the whole curtilage of the cinema
NCAA03	Chris Mains	Darlington Borough Council	Email received 27/09/2024 (receipt acknowledged on 01/10/2024)	<ul style="list-style-type: none"> • Agrees with the suggestions made by NCAA02
NCAA04	Hugh Jackson	A1 Steam Locomotive Trust	Online form received 01/10/2024 (receipt acknowledged on 02/10/2024)	<ul style="list-style-type: none"> • Agrees that Northgate benefits from CA designation, as it preserves the architectural heritage of an important area and limits changes to buildings, if enforced • Agrees that the draft appraisal accurately describes the significance, character and appearance of the Northgate CA • States that green spaces and railway architectural heritage have a positive impact on the CA, which should be protected • Raises concerns about the condition of Skerne Bridge, Rise Carr Mill and Northgate, in particular the Pease House • Raises concerns about changes to buildings and lack of enforcement • Suggests engagement with residents and businesses to implement positive change • Agrees with proposed boundary changes
NCAA05	Caroline Hardie	Friends of the S&DR	Email received 06/10/2024 (replied on 14/10/2024)	<ul style="list-style-type: none"> • Forwards Matthew Pease's (architect) 2016 vision to underground the traffic at Northgate House roundabout, including his comments on how the proposal could now be implemented alongside other development in this location (also see NCAA06)
NCAA06	Matthew Pease	Friends of the S&DR	Email received 18/10/2024 (replied on 21/10/2024)	<ul style="list-style-type: none"> • Says the draft appraisal is a thorough and impressive document • Provides background information on his 2016 vision (see NCAA5) • Attaches his drawings showing the various historical stages of the main elevation of the Pease House and his proposed restoration (2021) of the exterior • Attaches a copy of historical painting of Pease and Stephenson inside the Pease House
NCAA07	Ross Chisholm	Friends of the S&DR	Email received 21/10/2024 (receipt acknowledged on 21/10/2024)	<ul style="list-style-type: none"> • Says the draft appraisal is a splendid piece of work • Asks whether text and photos need updating following recent developments • Provides plenty of additional information, incl. photos, about the existing CA and proposed extension area

NCAA08	Fiona Ellwood	(Resident outside NCA)	Online form received 22/10/2024 (receipt acknowledged on 23/10/2024)	<ul style="list-style-type: none"> • Raises concerns about the dilapidation of parts of the CA • Disagrees with Northgate benefitting from CA designation as it is not obvious that insensitive changes have been stopped and improvement money put in • Agrees that the draft appraisal accurately describes the significance, character and appearance of the Northgate CA • States that the historic buildings have a positive impact on the CA, which should be protected and restored • Raises concerns about the number of takeaways and shops along Northgate • Suggests that more appropriate uses of the buildings and the restoration of historical features could implement positive change • Agrees with proposed boundary changes
NCAA09	Andrew Casey	Darlington Borough Council	Email received 25/10/2024 (receipt acknowledged on 25/10/2024)	<ul style="list-style-type: none"> • Says the draft appraisal provides a comprehensive history of Darlington • Comments that there is no reference to public transport and the A167 being a major bus route • Provides a map showing relevant cycle routes • Asks to consider whether the suggested opportunities to improve the public realm are a priority for Council resources, to ensure highway safety is not compromised
NCAA10	Councillor Hilary Allen	Darlington Borough Council	Email received 25/10/2024 (receipt acknowledged on 28/10/2024)	<ul style="list-style-type: none"> • Suggests including Honeypot House and North Park in the boundary extension
NCAA11	Niall Hammond	Friends of the S&DR	Email received 28/10/2024 (receipt acknowledged on 28/10/2024)	<ul style="list-style-type: none"> • Welcomes the appraisal and proposed boundary extensions to include additional features of railway and industrial heritage • Says that it is vital to designate the proposed extension area to help protect what remains, as Darlington has lost much physical evidence of its railway and industrial past • Lists a number of options how the Friends of the S&DR can support the Council
NCAA12	Niall Hammond	Friends of the S&DR	Online form received 28/10/2024 (receipt acknowledged on 28/10/2024)	<ul style="list-style-type: none"> • States that Northgate is significant at a national if not international level • Agrees that Northgate benefits from CA designation • Advises that strong, informed planning and active promotion is essential to improving the CA, especially as it has low property values and is at risk of poor-quality development • Agrees that the draft appraisal accurately describes the significance, character and appearance of the Northgate CA, as it is well researched and uses significant supporting evidence • States that Georgian housing, railway heritage, the Edward Pease House, Skerne Bridge (its setting and views), Westbrook villas, North Road Station and former S&DR railway buildings are positive aspects of the CA which need protecting • Raises concerns about takeaway food outlets and modern development obscuring Georgian/ Victorian architecture, street clutter, signage, litter, and poor maintenance of historic buildings

				<ul style="list-style-type: none"> • Suggests the use of statutory powers to enforce maintenance on owners of listed buildings, a grant scheme to help building owners, supplemented by informed design/materials advice to implement positive change, and considered but strong use of CPO powers for key buildings • Agrees with proposed boundary changes, as they would bring in areas important to the heritage and management of Northgate
NCAA13	Irene Ord	(Resident outside NCA)	Email received 28/10/2024 (receipt acknowledged on 29/10/2024)	<ul style="list-style-type: none"> • Agrees to be in favour of the proposed scheme and appraisal of a number of variously linked yet increasingly threatened historic buildings, many of them suffering from neglect or poor, unguided and inappropriate repairs/alterations by commercial owners • States that it must be publicly seen that the DBC planners and conservation team possess sufficient local knowledge and the support and backing from the Planning Committee to consistently use their available powers • Asks questions about the Council's capacity to provide funding to support economic challenges and national guidance/heritage law, and the implications of not being able to • Provides a number of other/general comments on the Council and its staff, development and planning/conservation issues in Darlington • Suggests that chesnut (hair colour) may have represented Victorian cart-horses and stables in Victorian development area • Questions the omission of 2 listed iron bridges by Theodore Fry over the Skerne from the CA • Supports the proposed extension to include of the St James Vicarage by G.G. Hoskins
NCAA14	Amanda Woolley	Westbrook Area Residents' Association	Email/feedback form received 30/10/2024 (receipt acknowledged on 30/10/2024)	<ul style="list-style-type: none"> • Provides comments mainly on the Westbrook character zone • Agrees that Northgate benefits from being a CA, as designation has prevented some loss of heritage value and provided Victorian-style replacement streetlights at Westbrook • Disagrees that the draft appraisal accurately describes the significance, character and appearance of the Northgate CA with regards to vehicle access to Westbrook, the artwork and outbuildings along the back lane, the PEASE brick wall, and Cocker Beck • Considers the draft appraisal to be dismissive of community heritage celebrations • States that community pride in social and architectural history and a pleasant environment for residents to feel safe in and enjoy are positive aspects of the CA which need protecting • Raises concerns about absent landlords, HMOs, issues resulting from self-seeded mature trees and unchecked conifer hedging and refusals to carry out works to them • Says that Westbrook residents work hard to maintain and improve their properties and common areas where possible, whilst the Council is often far from a supportive player • Suggests that in order to implement positive change the appraisal must be supported by a clear, cross-council strategy with mechanisms for collaboration between various departments, financial support provided to owners for maintaining historic buildings, as well as clear guidance supplied on the Council's/other agencies' roles and responsibilities • Says that the article 4 direction is haphazardly enforced

				<ul style="list-style-type: none"> • Observes that while external landlords seem to exploit the low cost of property for financial gain offering poor-quality housing, residents are denied permission to improve their homes • Agrees with proposed boundary changes • Says engagement with residents in the draft's preparation was minimal and superficial • Advises the Council to recognise that members of the community are their key partners in managing, maintaining, promoting and improving the Northgate CA
NCAA15	Jules Brown	Historic England	Email received 30/10/2024 (receipt acknowledged on 30/10/2024)	<ul style="list-style-type: none"> • Says the draft is very comprehensive, well-referenced, and clearly/persuasively written with strong attention to detail, showing a clear understanding of the relationship between history, townscape components and special interest, containing evaluation as well as description • States that enhancement is a very important part for this area, and that many points are persuasively made, such as the need for attention to potentially enforceable works • Encourages to reference the 2021 Urban Design Framework & Masterplan by Forever Consulting, as it provides evidence on points already made and opportunities for enhancement • Welcomes the proposed name change for the CA as it reflects its place in a wider historic environment beyond the Council's boundaries • States that the revised CA boundary would have sufficient special architectural or historic interest to justify designation, but advises to retain the highway on Gladstone Street and North Lodge Terrace, even if excluding the modern housing and Kendrew Street car-park • Suggests quoting further points from HEAN1 guidance for the boundary review • Suggests changes to the layout of the appraisal
NCAA16	Tom Betts	Durham County Council	Email received 31/10/2024 (receipt acknowledged on 01/11/2024)	<ul style="list-style-type: none"> • Welcomes that the work undertaken by DCC has been taken into account • Agrees that there is more to the special qualities of the CA beyond the existing boundary around North Road/Northgate that focussed on the very early development of the S&DR • Agrees that there remains a significant amount of character to the proposed extension area of later 19th century (and beyond) development associated with the railways/related industries • Mentions DCC's Local Listing project with one of the pilot areas being the route of the S&DR; this included a number of assets in the proposed enlarged CA boundary
NCAA17	Priscilla Hollamby	Westbrook Area Residents' Association	Email/feedback form received 31/10/2024 (receipt acknowledged on 01/11/2024)	<ul style="list-style-type: none"> • Provides comments mainly on the Westbrook character zone • Agrees that Northgate benefits from CA designation, as it has helped maintain some of the heritage value • Disagrees that the draft appraisal accurately describes the significance, character and appearance of the Northgate CA with regards to vehicle access, parking and Cocker Beck • States that taking pride in social/architectural history and a pleasant area for residents to enjoy the quietness/nature and to feel safe are positive aspects of the CA which need protecting • Raises concerns about absent landlords, HMOs, issues resulting from self-seeded mature trees and refusals to carry out works to them

				<ul style="list-style-type: none"> • Says that residents strive to maintain the common areas and homes but would appreciate a more supportive Council to maintain the area and keep it safe • Suggests that in order to implement positive change, the appraisal must be seen to clearly show collaboration between the agencies involved • Says that Art 4 direction seems to be ignored, and that external landlords buying/converting properties take no heed of it while residents are denied permission to improve their properties • Requests clear guidance on how to preserve the heritage and how to access funding • Agrees with proposed boundary changes
NCCA18	Angela Pickering	Darlington Interest Group (part of FS&DR)	Online form received 01/11/2024 (receipt acknowledged on 01/11/2024)	<ul style="list-style-type: none"> • Agrees that Northgate benefits from CA designation, as residents will be more inclined to take pride in its appearance and be more informed about the importance of its history • Agrees that draft appraisal accurately describes the significance, character and appearance of the Northgate CA as it is detailed, descriptive and illustrated by photos • Agrees that everything that has been proposed in the draft are positive aspects to be protected • Says that it is important to preserve as much of our heritage that is still in situ • Suggests educating local people, using volunteer groups to keep it tidy and report issues, and involving local schools, colleges, businesses to implement positive change • Agrees with proposed boundary changes