



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

CgMs Newsletter: Part 2

This second part of our newsletter highlights the recent instructions that our respective archaeology, planning and historic buildings teams have undertaken, as well as news relating to new members of staff and recent social events

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- New members of staff
- Social Events

Archaeology Team News

Listed below are our recent and noteworthy archaeology instructions:

Project: Conigers Meadow Flood Alleviation scheme, Bourton on the Water

Client: Environment Agency
CgMs contact: Greg Pugh

CgMs Consulting advised the Environment Agency in the development of flood defences at Cotswold idyllic village in Bourton on the Water. The historic nature of the village was a potential obstacle to allowing the much needed flood defences at Bourton from being built. However, CgMs Consulting's Archaeology team in Cheltenham produced a desk-based assessment and were able to negotiate a conditional planning permission to allow the scheme to go ahead. We continue to oversee the archaeological mitigation work.

Project: Copper Quarter, Swansea

Client: Barratt South Wales
CgMs Contact: Greg Pugh

The series 'Hidden Histories' is currently being aired on BBC Wales and on the BBC i-player. The programme celebrates 100 years of Royal Commission on the Ancient and Historical Monuments of Wales. Episode 2 focused on a large housing development being

built by Barratt South Wales in Swansea. The site was formerly the Addis Plastics Factory, but the concrete floor of the factory sealed the substantial remains of one of Swansea's biggest and oldest Copper works. The site has been described as 'A Welsh Industrial Pompeii'. CgMs Consulting advised Barratts in obtaining planning permission, consent to demolish a dilapidated listed building and then managed the archaeological mitigation works, prior to the construction of the new apartments and houses.

Project: Bickham Moor Wind Farm, Devon

Client: Coronation Power
CgMs Contact: Rob Bourn

Coronation Power appointed CgMs to assist them to resolve archaeological objections raised by Devon County Council in response to an application for three wind turbines. Following the submission of the application and ES, the LPA insisted on pre-determination evaluation. CgMs project managed a geophysical survey the results of which revealed few significant archaeological features. Using these results, CgMs negotiated with the County Council for any further archaeological work to be a conditional requirement. However, Devon County Council continued to insist on pre-determination evaluation trenching and the application was refused on archaeological and other grounds. In order to avoid unnecessary expense at the forthcoming Inquiry, CgMs undertook a limited programme of trenching of the scheme which failed to reveal any archaeological features at all leading to the withdrawal of the archaeological objection to the application and confirmation that no further archaeological work was required in the event that the appeal is upheld.

Project: Land to the West of Southbourne, Chichester

Client: Hallam Land Management
CgMs Contact: Rob Bourn

Hallam Land Management are promoting a 155 dwelling scheme to the west of Chichester for which CgMs are providing archaeological advice. Following the completion of an archaeological desk based assessment which established that this site had potential for prehistoric and Roman remains, CgMs

successfully negotiated with Chichester District Council that although the site requires evaluation trenching, all further archaeological investigations can be a condition of outline planning permission.

Planning Team News

CgMs sponsored, in association with Bircham Dyson Bell and Property Week, a major planning conference entitled "Fixing Planning" held on 3rd December 2008 in London's West End.

The key guest speakers were Tony Thompson and Michelle Witton from the Killian Pretty Secretariat, Steve Quartermain, Chief Planner within Communities and Local Government, Miles Gibson from the Planning Directorate. Other speakers and panel sessions included representatives from Network Rail, Hutchison Ports, The Argent Group, British Land and Rosemarie MacQueen, Director of Planning at Westminster City Council.

The conference created lively debate about how the Community Infrastructure Levy and the newly created Planning Infrastructure Commission would all work in practice, as well as the development industry's and providers of infrastructure increasing frustration of the failing of planning system and how adopted and emerging planning policy needs to reflect a completely different set of economic circumstances in order to deliver the Government's sustainable development agenda.

A full write up of the event will be in Property Week in the New Year.

Recent team instructions

1. Retail and Leisure Team

Our retail and leisure planning team continues to advise on numerous sites and pursuing applications, including preparing retail assessments where necessary on behalf of a number of national multiple retailers, developers and investors.

Our retail team have during the past few months obtained all of the necessary planning permissions enabling the opening of over 40 new "Tesco Express" stores throughout England.

We have also secured planning permissions on behalf of Boots for new GP surgeries within their stores in High Street, Birmingham; Queensgate Shopping Centre, Peterborough; Market Street Halifax; High Street, Poole and the Pentagon Centre, Chatham. We have also secured planning permission for a new NHS "Walk In Centre" for Boots at the Cleveland Centre, Middlesbrough.

Maintaining the quality of retail space is important in this competitive market. We are therefore submitting

a series of applications for a retail warehouse improvement/enlargement programme for one major national operator. This includes provision of temporary stores within the car parks. Achieving prompt decisions without onerous conditions is essential to delivering the stores on target.

We have also been providing planning advice to the Alrov Group in assisting their purchase of Café Royal in London for a new 6* hotel from the Crown Estate and we are also providing advice to a national operator of conference and training facilities who is seeking to have the ability to use one of their key sites also for hotel use.

The team are also advising CBRE Investors in relation to a now vacated MFI unit in the north of England.

For further information about these and other retail and leisure projects please contact Malcolm Honour, head of our retail and leisure team.

2. Government and Public Sector Team

Our Government and Public Sector team is currently advising the UK Border Agency (UKBA), (the Home Office agency responsible for immigration policy) on planning applications for two Removal Centres. There are two separate planning applications and these will soon be submitted to planning authorities Cherwell in Oxfordshire and Bedford Borough.

The Removal Centres provide accommodation for immigration offenders in the final stage of procedures to remove them from the UK.

The new proposals are for centres built to Category B prison standards for male detainees only. UKBA have been advised by the custodial property group within the Ministry of Justice, whose main expertise is building prisons.

Both the sites - Bullingdon, near Bicester in Cherwell District and Yarl's Wood, near Bedford were the subject of earlier proposals for immigration accommodation. The Yarl's Wood scheme replaces the housing lost in 2002. There would be 492 bed spaces arranged in wings with a central core for each wing, sports and association areas both inside and outside each block. The proposal for Bullingdon would provide accommodation for 800 males in seven wings linked to a central facilities building. Both schemes include facilities such as a shop, library, faith areas and internet access. Each application is to be submitted with a range of supporting information including a landscape and lighting scheme, Green Travel Plan, an energy statement and statement of community involvement.

For further information please contact Mike Straw (mike.straw@cgms.co.uk), head of our public sector team

3. Commercial Team

The commercial team is working on a number of major projects throughout the UK. For Royal Mail, we have recently obtained full planning permission for a new East London Mail Distribution Centre at Thurrock. This comprises a 70,000sqft cross docking hub, 450 HGV vehicle operating centre and related workshops. In Blackburn we are advising SAPPI, one of the world's largest paper manufacturers, on the future of the 100a Sun Mill site which is being closed. In association with the Borough Council, we are working up a Planning Brief for the redevelopment of the site to include executive housing and employment. In Tonbridge, Kent we are advising Arrowcroft/United Utilities regarding the future of the Priory Works which has lay vacant for over 12 years. We hope to unlock development value from the site through a radically different planning approach. Finally for Helioslough we are promoting strategic rail freight interchange facilities at Doncaster and Radlett, Hertfordshire, involving B8 floorspace in excess of 8m sq ft.

The commercial team were also sponsors of the recently held Individual Agents Awards and Office Agents Awards, organised by Property Week.

For further information please contact Chris Hicks (chris.hicks@cgms.co.uk), head of our commercial team

4. Housing Team

The housing team are currently advising Countryside Properties on a scheme for up to 431 homes plus A1, B1 and D1 community use and off-site highway works on the site of Mid Kent College in Maidstone Road Chatham. There is currently a resolution to grant outline planning permission subject to the completion of a Section 106 agreement. The development is also part enabling the re-provision of the College on a new £76 million campus plus new public open space in the Medway Towns on the borders of Chatham and Gillingham.

The housing team is also advising Countryside Properties on the Crown and Manor Club in Wiltshire Row, Hackney, where planning permission was granted on appeal in September for an innovative regeneration project to redevelop the youth club. The planning permission should enable Countryside to develop 84 new homes. Importantly the permission should allow the redevelopment of the Club's facilities to Sport England specification, improvements that would not be possible without the redevelopment plans. The Club, which helps young people develop both mentally and physically through a range of educational and sporting activities, is proposed to be transformed to provide a multi-purpose indoor sports area, library and classroom facilities. The appeal decision is currently subject to a High Court challenge by the London Borough of Hackney in

respect of the conditions attached to the permission, and the case is due to be heard in the Spring.

The housing team have also recently secured detailed planning permission for 55 dwellings on behalf of Broxbourne Housing Association and Barratt Homes North London. The scheme is for a wholly flatted development in 4 three-storey blocks will provide 40% affordable housing on what was a derelict site allocated for employment/residential purposes close to Hoddesdon town centre.

The team is also advising Barratt Homes North London in connection with the acquisition of an education site in Cheshunt for 95 dwellings. Whilst there is an existing outline planning permission with an indicative layout for only 75 dwellings the Council have accepted that a scheme for 95 dwellings can be submitted as reserved matters without the need to secure a new outline planning permission. The scheme will also only need to provide 30% affordable housing compared with the current requirement of 40%.

For further information please contact Richard Tilley (richard.tilley@cgms.co.uk), head of our housing team

5. Rural Team

The rural planning team provides a wide range of specialist planning services to landowners outside of urban areas.

The team has had a recent major success for the owner of Cirencester Cattle Market in securing planning permission at Appeal for a new agricultural machinery dealership facility at the site. The facility provides circa 1100 sq.m. of floorspace for sales, parts, workshop and bulk storage in addition to a significant area of hard standing. The facility was partly justified in terms of development plan policy and clear sustainability benefits in enabling linked trips to be made by farmers visiting the adjacent regionally significant cattle market and Countrywide Store.

Following on from a highly successful sponsorship of the CLA Game Fair at Blenheim Palace in the summer of 2008, the team recently co-sponsored another CLA event for the Association's West Midlands Branch. The planning update advised delegates on the current position of the formulation of development plans and explained the challenges which landowners would face in realising their aspirations. Other topic points included providing advice on maximising the chances of success through adopting an appropriate strategy for the submission of planning applications.

Don't Move - Improve! Since the amendment of permitted development rights for dwelling houses, the Rural Planning Team is advising a number of landowners of substantial properties on how the

amendments to permitted development rights affect their properties. This has been used to either secure extensions which otherwise would not be achievable under planning permission, or assist in advising agents and prospective purchasers on how a property could be enlarged without the need to obtain planning permission.

For more information contact Nathan McLoughlin (nathan.mcloughlin@cgms.co.uk).

6. Newark Planning Team

Our Newark planning team is working for clients Barratt Strategic and Building Partnerships Ltd to promote the allocation of a 288ha site at Rackheath, on the north east side of Norwich, as a sustainable community. The local planning authorities recommended to the Government that this could be considered as part of the Eco-towns programme. On 4th November 2008, the Government published its draft Eco-Towns Planning Policy Statement for consultation. The sustainability appraisal assessed the majority of the 12 shortlisted locations as Grade B sites, which would be suitable for Eco-towns subject to meeting specific planning and design objectives. Rackheath was the single location rated as Grade A, which is defined as "generally suitable for an Eco-town". CgMs is now working with the development team to bring forward this exciting proposal. The main components of the scheme include the integration of around 4000 new homes with the existing settlements, new employment uses, a biomass energy centre as part of a commitment to a low carbon agenda, and a range of local education and community facilities. The green infrastructure will incorporate new water bodies and extensive heathland re-creation. Masterplanning and public consultation is under way and for further information please see the web site at www.rackheatheco-community.com

The Newark planning team are also providing a consultant consents officer service to key client National Grid. In addition to managing the consents process for a large package of overhead line upgrades, sub-station extensions and related works in the Thames estuary area, our team is helping to deliver two 400kV cable tunnels between Bexley and New Cross in South London. We have recently been asked to provide a similar role for a 400kV gas insulated substation near Ipswich (also involving diversions to overhead lines) and for a substation at Kensal Green. The latter will eventually supply the Crossrail project.

Our team has also recently acted for the Bank of Cyprus UK, by undertaking a planning health check for a site near Milton Keynes in which their client has a financial interest. They have advised on a range of matters from physical constraints through to existing and emerging policy issues. The report concluded with advice on site promotion, both in terms of

the planning process and potential involvement of adjacent development interests.

The team have also recently been appointed by South Kesteven Council to assist them in their negotiations relating to a s106 agreement associated with a planning application for a major sustainable urban extension, comprising 1800 homes and associated facilities, at Barrowby Road, Grantham. Working with agents Nelson Bakewell, we considered the viability of the proposal and reviewed the planning gain package.

For further information on all of these projects please contact Richard Atkinson (richard.atkinson@cgms.co.uk) at our Newark office .

7. Cheltenham Planning Team

In addition to a number of on-going major instructions, the CgMs Cheltenham planning team has been involved in the following projects.

Junction 7 Worcester

The Cheltenham planning team has been instructed by Apha LLP, to promote land of approximately 132ha to the south east of Junction 7 of the M5 in Worcestershire for employment use. Of the 132ha, in the region of 100ha is being put forward to the emerging South Worcestershire Joint Core Strategy and West Midlands RSS Phase 2 Partial Review as available for employment use, comprising 45ha for a new Regional Investment Site (capable of being occupied by a single user) and 55ha of additional employment land to support the future economic prosperity of the Central Technology Belt.

Land SW of Leominster

The team have also been instructed by Mosaic Estates to promote an area of land to the south east of Leominster for a sustainable extension to this Herefordshire market town. The total site area is approximately 150ha and will deliver around 2,000 houses plus new employment development, community facilities and significant areas of land for formal and informal recreation. Key to the comprehensive development of the site will be the provision of a new 2.5km southern link road, which will serve the new development and ease town centre congestion. CgMs will lead all emerging Development Plan promotion activity and will project manage the commissioning and preparation of necessary supporting and technical material towards a likely EA planning application.

Tricorn House, Stroud

Just under two years ago the Cheltenham planning team were instructed to act in the redevelopment of Tricorn House, Stroud, Gloucestershire. This an early 1970s office building containing around 3500

sq.m. of accommodation. We have led extensive discussions with the Local Planning Authority, and tabled a number of different redevelopment schemes, culminating in the submission of a planning application in September 2008. Although this application was unsuccessful, the Council have been preparing a Compulsory Purchase Order for the site, which is likely to be served next year. We are now advising the client on how to take the site forward to ensure that the best value for the site is achieved, and this case will be made at the inevitable planning inquiry.

For more information contact David Keyte (david.keyte@cgms.co.uk).

8. Birmingham Planning Team

Our Birmingham planning team are advising not only on a range of planning projects in the Midlands but also on other projects outside the Midlands. For example, the planning team has been successful in securing a planning permission for an office scheme in Manchester on behalf of the British Rail Residuary Board. This was achieved despite protracted negotiations concerning the design of the scheme.

Planning applications have also been submitted for various housing schemes including the last phase of Bloor Homes development in Burnham on Sea and the redevelopment of a former college site in Watford for George Wimpey. In North Wales, CgMs is coordinating the preparation of a planning application for a mixed use scheme on the edge of a village. The application site is within an Area of Outstanding Natural Beauty which provides us with interesting challenges.

In the Midlands, representations have been made to promote strategic sites at various locations within the Midlands, including supporting an emerging allocation for 400 dwellings identified in the draft South Worcestershire Joint Core Strategy. On behalf of various clients, we have also made representations to the West Midland Regional Spatial Strategy Review and is seeking an invitation to attend the Examination in Public.

For more information contact David Barnes (david.barnes@cgms.co.uk).

Historic Buildings Team News

Listed below are some of our most recent and noteworthy instructions undertaken by our Historic Building's team

1. PROJECTS

(1) Middlemoor Wind Farm, North Charlton, Northumberland

Jonathan Edis provided expert witness at appeal,

handling cultural heritage matters on behalf of Npower Renewables Ltd. An 18 turbine scheme with associated plant and infrastructure was proposed. The Environmental Statement was prepared by Entec, but CgMs reviewed the material and concluded that the proposed wind farm would not harm the historic environment and as such were happy to defend the scheme at appeal. A variety of issues were tackled including impact on the setting of features such as the listed SAM Heiferlaw Tower, Charlton Hall (Grade II* listed) and Alnwick Castle Registered Park. CgMs argued there would be negligible harm to the historic environment arising from the wind farm.

The appeal was granted and the Inspector found the wind farm "would not materially harm the simple, large scale open nature of the landscape". Whilst some views and relationships between cultural heritage and their surroundings were acknowledged to be diminished by proposals, the Inspector concluded that "overall, I consider that the proposal is acceptable and recommend approval,

subject to conditions mitigating harm which might arise."

For further information please contact Jonathan Edis (jonathan.edis@cgms.co.uk).

(2) Places of Worship Survey

CgMs have recently been commissioned by English Heritage to carry out a survey of around 800 listed parish churches and other places of worship across England as part of a review of their overall condition and level of usage. The results will be thoroughly analysed as part of a report CgMs will be writing to inform English Heritage of the success of the methodology used and its potential wider application. This is likely to lead to a clearer understanding of the many difficult issues facing one of the country's most important building types in the next few years.

For further information please contact Nick Doggett (nicholas.doggett@cgms.co.uk).

(3) Marlowe Theatre, Canterbury

CgMs' Archaeology and Historic Building Teams prepared archaeological, built heritage and townscape chapters for an Environmental Statement for the redevelopment of the Marlowe Theatre, Canterbury. The site is owned by Canterbury City Council and the EIA was project managed by Drivers Jonas LLP.

Proposals included the demolition of the majority of the existing structure, just retaining its flytower. The building will be replaced with a significantly larger state of the art theatre building, with improved facilities for performers and audience along with education facilities.

CgMs addressed a raft of heritage considerations including the impact upon the World Heritage Site of Canterbury Christchurch Cathedral, St Augustine's Abbey and St Martin's Church, and the impact upon the Blackfriars Scheduled Ancient Monument which the site fully wholly within. The site was also located within the Canterbury City Conservation Area and had some 920 listed buildings located within a 2km radius of the site.

The City Council wished to create a new cultural flagship landmark for the city. The scheme was granted in August 2008 and CgMs continue to advise the City Council on archaeology and built heritage issues.

For further information please contact Jon Lowe (jon.lowe@cgms.co.uk), Duncan Hawkins (duncan.hawkins@cgms.co.uk) or Jonathan Thompson (jonathan.thompson@cgms.co.uk).

(4) 24-26 Hereford Square, Kensington, London

CgMs' Historic Buildings Team successfully secured the de-listing of the above 1950s property on behalf of the owner. The property had been added Grade II to the statutory list in May 2007 though it was alleged that EH had failed to consult the owner prior to the listing of the property. CgMs was approached by the owner's solicitors Reed Smith who were pursuing a review of the listing based on this procedural error.

CgMs undertook thorough historical and architectural research on the terraced duplex and appraised the relative merits of the building. The property had been cited as of interest by EH in 2007 as an early example of the lauded architect Colin St John Wilson. CgMs' review concluded that the property had undergone significant alteration, with the removal of much integral 1950s detailing thus detracting from its significance.

The Secretary of State reviewed the case and having considered "new significant and relevant evidence" he concluded to de-list the property. The decision notice says "the secretary of state notes CgMs' argument that the alterations made to the flats and duplexes reduce the architectural interest of the building".

In response to the complaint, the Inspector commented that EH are not statutorily required to consult owners when listing. As part of the new review English Heritage re-affirmed their position that the building should be listed. Whilst many of their points were acknowledged in the decision letter, ultimately "the secretary of state prefers the view of CgMs that alterations to the interior have significantly affected the level of architectural interest of the whole building".

For further information contact Elizabeth Stephen (elizabeth.stephen@cgms.co.uk).

(5) Doon Street Tower, London

In March 2008 CgMs provided expert witness at Public Inquiry into a high profile case relating to the erection of a 44-storey residential tower and leisure centre on the South Bank. CgMs gave evidence on behalf of the London Borough of Lambeth who had approved the scheme before it was called in by the Secretary of State.

In August 2008 Communities Secretary Hazel Blears declined the planning inspector's decision, granting consent and claiming that the scheme would bring "substantial" benefits for the community.

The site is owned by Coin Street Community Builders. Designed by Lifschutz Davidson Sandilands, the appeal scheme is for a 144 metre high, largely residential tower, standing above a new swimming pool and other health and leisure facilities. The residential tower will be sited on a largely derelict 13 acre site immediately behind the National Theatre on London's South Bank. Team GB's medal haul in Beijing is believed to have given added impetus to the proposed community swimming facility.

CgMs identified the main issues to be the effect of the proposed tower on the skyline above the Royal Festival Hall, listed grade I, and the Royal National Theatre, Listed Grade II*. Following site assessment and a thorough analysis of impacts, CgMs provided evidence to suggest that these listed buildings and their associated historic assets are robust and dynamic structures set within an evolving urban environment. It was stated that their character, appearance and setting would be changed, but they would not be harmed by the application proposals.

English Heritage and Westminster City Council have issued a joint legal challenge on Hazel Blears decision and further involvement is pending.

For further information please contact Jonathan Edis (jonathan.edis@cgms.co.uk).

(6) Leith Hill Place and Estate, Surrey.

CgMs has been working for the National Trust to provide an historic building record of Leith Hill Place and estate. Leith Hill Place is an 18th-century country house with an older 16th or 17th-century core. It is sited within a small estate and with a series of spectacular views. It is the policy of the National Trust to improve understanding of the architectural and social history of their houses and estates so that they may more fully realise the potential of their significance and importance. At Leith Hill Place for example there are important cultural connections with the Wedgwood, Vaughan Williams and Darwin families.

For further information please contact Jody Morris (jody.morris@cgms.co.uk)

(7) Waitrose Store, Wimborne, Dorset

On 29 September 2008 East Dorset District Council's Planning Committee resolved to grant planning consent for development in principle for a proposed Waitrose Store in Wimborne.

The proposed store is located within the Wimborne Minster Town Conservation Area. The application area is on the site of an open grassed space, used as a cricket ground that contained some sheds and a small pavilion.

CgMs supported the application appraising the character and appearance of the conservation area and the impact of the proposed scheme both upon the conservation area and nearby listed buildings. Our Historic Buildings Team concluded that there would be some loss of open space, some loss of historical association between the cricket ground and the pub, and some visual impact on views of the listed buildings. However, some aspects of the development would be significantly positive. There will be considerable investment, which will be in the wider interests of the conservation area as a whole. There would also be an opportunity to provide new public access to a landscaped area on the western side of the site, creating permeability and activity in a currently featureless and relatively lifeless part of the conservation area.

On balance, the overall impacts of the proposal were considered to be neutral. However, the Waitrose proposal offered the potential for significant enhancement through good design, high quality landscaping, and increased public access.

For further information please contact Jonathan Edis (jonathan.edis@cgms.co.uk).

(8) 7 Cavendish Square, London

CgMs' Historic Buildings and Planning Teams successfully secured permission for the creation of a roof terrace at this Grade II listed building within the Harley St Conservation Area.

An initial assessment of the building's significance and role within the conservation area was carried out along with a review of proposals. CgMs supported an application to Westminster City Council which was refused. Subsequently an appeal by way of written representation was prepared. The Inspector found in favour of CgMs' evidence and granted the scheme.

For further information please contact Lucy Jarvis (lucy.jarvis@cgms.co.uk) or Steve Forman (steven.forman@cgms.co.uk).

(9) RAF Upper Heyford, Oxfordshire

CgMs recently acted on behalf of Cherwell District Council at an extremely complex public inquiry over the future of RAF Upper Heyford.

Used from 1918 by the Royal Flying Corps, Heyford was then used by the RAF in World War II as a training facility. During the Cold War it served as a base for United States Air Force Strategic Air Command. The site is now a conservation area. Cherwell District Council has identified the site as opportunity area for housing and mixed used proposals, subject to satisfying specific local policy relating to the site.

CgMs' Historic Buildings Team first considered the site in 2002 at the time of another appealed application. In October 2008 CgMs provided expert witness for the council considering, amongst other things, the demolition of 13 Hardened Aircraft Shelters attributed to the 2nd Cold War. CgMs supported the loss of the structures which was in accordance with local policy, but opposed other impacts arising from the proposed application by the North Oxfordshire Consortium.

The outcome is awaited.

For further information please contact Jonathan Edis (jonathan.edis@cgms.co.uk) or Julien Bagg (julian.bagg@cgms.co.uk).

(10) College Farm and Chapel at St Joseph's College, Upholland

CgMs supported Anglo-International Upholland at appeal in Autumn 08. CgMs had previously helped secure consent at appeal for enabling development in the grounds of St Joseph's College - a listed former seminary and chapel in Lancashire. This latest appeal related to College Farm; a listed grade II building the forms part of the wider estate of St Joseph's College.

A planning application was submitted for the erection of eight dwellings on the site of redundant agricultural outbuildings (to be demolished) at College Farm. The proposals were refused by West Lancashire District Council fundamentally on the basis of inappropriate development within the green belt. Although the reason for refusal did not suggest harm to the adjacent listed farm, CgMs offered heritage evidence at appeal supporting the scheme which fell within the English Heritage definition of Enabling Development. Funds generated were proposed to go towards the repair of the College Chapel, which is a building of considerable historic importance.

The Inspector found in favour and the appeal was granted.

For further information please contact Jonathan Edis (jonathan.edis@cgms.co.uk).

(11) Bow Street Magistrates Court and Police Station

CgMs Historic Buildings team have been advising the development team on the redevelopment, conversion

and restoration of the Grade II listed London landmark on behalf of Edward Holdings. The building was granted listed building consent and planning permission in October 2008 for the conversion and extension within the parade courtyard for a luxury hotel.

CgMs provided detailed assessment and analysis of the building to better understand the historic and architectural interests and to inform a sensitive proposal. The proposals were praised by English Heritage and Westminster City Council for their conservation led approach. CgMs continue involvement in the project and are to embark on a programme of historic building recording and archaeology required by condition.

For further information please contact Jon Lowe (jon.lowe@cgms.co.uk).

(12) Stamford, Lincolnshire

Our HB Newark office team have provided a detailed appraisal of the viability of converting a Grade II* listed dwelling in the historic core of Stamford, Lincolnshire, for use as a luxury hotel and restaurant. The project has involved close working between the planning and historic buildings specialists in the office and has provided comprehensive advice to the private client and their architect. The team has also liaised extensively with the local authority planning, conservation and highways officers and a planning application is imminent.

Working with a local architect to develop a scheme for a small residential development in Lound, Nottinghamshire. This involved advising on the scale and nature of the development and its landscape setting and the preparation of a design and access statement.

Other Historic Buildings News

Roy Lewis on BBC Radio Wales

Roy Lewis of CgMs Newark was a guest speaker on BBC Radio Wales on Wednesday 10th September. Roy shared his views on World Heritage Sites with presenter Oliver Hyde following criticism of the UK's protection her sites by the World Heritage Committee.

The item was stimulated by an article in the Daily Mail and Roy responded to questions relating to the management of change at World Heritage Sites. Conceding that there seemed to be some substance in the concerns raised by the World Heritage Committee, Roy described the way in which sites are subject to various pressures for change. These pressures cannot always be resisted and that change has to be managed sensitively. Articulating how WHSs vary greatly in their nature - from whole cities like Edinburgh to remote rural prehistoric

landscapes like Orkney - Roy went on to explain how the issues that affect them vary also - e.g. from control of large scale new development in places like Edinburgh to matters such as government funding cut-backs resulting in the failure to deal with the impact of the heavily trafficked A344 on the setting of Stonehenge.

Agnieszka Sadraei Appointed Board Director of British Archaeological Association

We are pleased to announce Agnieszka's appointment in October 2008 as a Board Director of the BAA.

The British Archaeological Association was founded in 1843 to promote the study of archaeology, art and architecture and the preservation of our national antiquities. It encourages original research and publishes new work on art and antiquities of Roman to post-medieval date. The association embraces a wide spectrum of antiquarian and art historical interests (with architectural history strongly represented) and its capacity to engage in debate across these disciplines is a major strength. Regular lectures held in London provide one channel of communication; others include an annual conference held over several days (whose proceedings are published for the benefit of members at large) and an annual journal.

Agnieszka, an Assistant Historic Buildings Consultant in Birmingham, has been a member of the association for several years and looks forward to her new role. The first task will be to organise the Association's annual conference in Krakow in July 2011.

<http://www.britarch.ac.uk/baa/index.html>

Jon Lowe gives talk on the former Harris Lebus Furniture Factory Air Raid Shelters

In October 2007 CgMs undertook a detailed building assessment and record of the buried concrete structures at the Hale Village Tottenham development site. The structures discovered comprised a comprehensive network of WWII air raid shelters built to house 3000 factory staff and included 2.5km of tunnels, first aid room, control rooms and artefacts. The findings were presented at a talk at the Bruce Castle Museum to an audience that included three generations of the Lebus family and interested local groups.

Jon Lowe gives paper at the Modern Military Matters seminar

Modern military sites pose new and interesting challenges to the heritage sector. With an increased threat to these sites, through development, neglect or a lack of understanding, the role of analysis and archaeology has become valuable in the decision making process and in the securing of adequate records. The paper examined when, why and how

the archaeological consultant/contractor might contribute to an understanding of the material legacy and the roles they undertake. The talk illustrated the issues, influencing factors and experiences of CgMs at such sites at USAF/RAF Greenham Common, the WWII Harris Lebus air raid shelter and the Maze Prison.

Heritage Protection Bill Dropped from 2009 Parliamentary Programme

As reported in our Part 1 Newsletter, the November 2008 Queen's Speech confirmed that the Government has dropped the Heritage Protection Bill from next year's parliamentary programme.

The move has seen criticism from MPs and heritage bodies and is seen as a result of the prioritisation of legislation in response to the credit crunch.

The draft Heritage Protection Bill, was published for pre-legislative scrutiny on 2nd of April 2008 following extensive consultation. Proposals requiring legislative approval include protection for buildings in the process of being considered for listing and the creation of a single register of listed assets.

English Heritage described the axing of the bill as "disappointing, but understandable" due to the current economic climate, though many in the sector are now dubious as to when the widely publicised legislation will come into force. Simon Thurley, EH chief executive is expected to be in talks with heritage groups to see what can be salvaged of the draft bill.

A joint Ministerial Statement from Andy Burnham (Secretary of State for Culture, Media & Sport), Barbara Follett (Minister for Culture) and Baroness Kay Andrews (Parliamentary Under Secretary of State for Communities and Local Government) was released on 3 December 2008 confirmed that "the Government is 100 per cent committed to preserving and protecting our precious historic environment."

The statement provided the following reassurance to the heritage sector:

"The important thing now is that reform work on a range of fronts continues, and the momentum built up since the publication of the White Paper in March last year is maintained.

Protecting heritage is an integral part of the planning system. One key area of reform will be the development of a new Policy Planning Statement which is clear and up to date and brings together planning policy on all aspects of the historic environment – the built environment, archaeology and landscape – and underlines their essential place in the planning context. We will work together to produce a draft PPS for public consultation before the Easter recess. Alongside this, we will next year publish a clear

statement of the Government's vision and priorities for the historic environment – a statement that properly captures its value in the widest sense across government.

Next year will also see consultation begin on the English Heritage Strategic Designation Programme, and the continuation of their programme of training and capacity building for local authority historic environment staff.

So there is much to get on with and far to go. We hope that those working in – and for – the heritage sector will continue to engage with us, and we look forward to hearing your views as the reform programme continues into 2009 and beyond."

New Members of staff

CgMs are pleased to welcome the following new members of staff

Planning

Alex Abbott, Associate Director, based in our London office

James Armitage Hobbs, Assistant planner, based in our London office

Nick Rawlings, Senior Associate Director, based in our Cheltenham Office

Historic Buildings

Roy Lewis, Senior Historic Building Consultant, based in our Newark office

Archaeology

James Gidman, Archaeological Researcher, based in our Birmingham office

Social Events

Shop Agent's Society Quiz

CgMs took a team of 5 hopefuls to the first Annual Shop Agents Society Quiz Night held in October in London's West End.. With 13 teams in the running competition was expected to be fierce and it was.

CgMs scratched their heads and pondered some of the more tricky questions, although proudly scored 100% in the geography round (phew!).

The quiz ended in a nail-biting tie break – sadly without CgMs involved. Just as well really, as none of the team had any clue as to when Mozambique gained independence. (For all of you wondering, it was of course 1975...)

CgMs finished up with a solid mid table finish and left

with the aim to be back next year and improve on this years performance.

CgMs Football Team!

CgMs joined planners from across London to take part in the annual RTPI London five-a-side football tournament, at 'Goals' in Wimbledon, on 16 May 2008. Sixteen teams were present, as well as a certain Michael Ballack (Chelsea FC) who was there to see his son play - albeit not in the RTPI tournament!

CgMs took to the pitch for their first match and looked sprightly and energetic, in both attack and defence. Unfortunately, a goal keeping error paid heavily and the team were left chasing a 1-0 lead. However, thanks to some fancy footwork and good link up play with Nick Lawrence (Associate Director), Alex Christopher (Planner) slotted the equaliser past the keeper at the stroke of half time.

Buoyed by this, CgMs came out strongly in the second half. However, despite a courageous display by the team in orange and blue, the deadlock remained until late in the second half, when another defensive error let the opposition in and the score ended 2-1.

CgMs rued this missed opportunity to claim a win early on and despite efforts in all areas, it was an early bath for the team. The team manager's summary of the day was that effort and team moral was high throughout, the lesson learnt for next season is to get in some pre-tournament training and tactics (particularly in defence!).

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