

Strategic Planning Board

28 May 2025

Local Listed Building Consent Orders for Crewe Railway Cottages

Report of: David Malcolm, Head of Planning

Ward(s) Affected: Crewe Central

Purpose of Report

- 1 To give consent for 4 Local Listed Building Consent Orders for the 4 groups of grade II listed Railway Cottages in Crewe for a 10-year duration. This is a pro-active and blanket grant of listed building consent, which means that owners of those listed buildings specified in the order will not have to make individual applications, but will be able to proceed with the works, provided they comply with any conditions that may be attached to the order. The initiative aims to promote energy efficiency and reduce carbon emissions and facilitate a grant scheme while protecting historic architecture.
- 2 This consent will enable a grant scheme to be managed and planned more easily and at less staff and consultant costs than would have otherwise been the case. It is therefore an effective scheme, the first of its kind in the borough developed in conjunction with several council departments and the residents of the properties affected.
- 3 The scheme will improve the health and wellbeing (commitment 2 of the Cheshire East Plan) for those residents who are a part of the scheme and will deliver holistic and lasting solutions to ensure that the future of these Grade II listed buildings in Crewe is secure and more energy efficient.

Executive Summary

- 4 Request for the committee to give consent for 4 Local Listed Building Consent Orders for the 4 groups of grade II listed Railway Cottages in Crewe for a 10-year duration. This is a blanket grant of listed building consent, which means that owners of those listed buildings specified in the order will not have to make individual applications, but will be able to proceed with the works, provided they comply with any conditions that may be attached to the order. The initiative aims to promote energy efficiency and reduce carbon emissions and facilitate 'The Warm and Healthy Homes' grant scheme while protecting historic architecture.

- The orders consist of 4 separate orders, one each for all properties on Betley, Dorfold, Tollitt Streets and one for 16 properties on Victoria Street. All the buildings within the order are Grade II listed. Attached to each order are appendices which include drawings and details to facilitate the orders.

RECOMMENDATIONS

The Strategic Planning Board is recommended to:

1. Approve the 4 Local Listed Building Consent Orders for the following:
 - All of Betley Street
 - All of Dorfold Street
 - All of Tollitt Street
 - 16 properties on Victoria Street
2. Conditions in relation to the order are delegated to Head of Planning level, in accordance with the principles of the Local Listed Building Consent.

Background

- 5 The grade II listed former railway workers cottages (Betley Street, Dorfold, Tollitt Street and parts of Victoria Street) in central Crewe have received grant aid under the Warm and Healthy Homes Scheme. Part of this requires works which will need Listed Building Consent. 65 Properties are eligible under the scheme and work is due to start on the 49 who have signed up this summer. To prevent multiple repetitive applications for Listed Building Consent (LBC) for every property it is proposed to give a multi-property consent via a Local Listed Building Consent Order (LLBCO) which replaces the need for Listed Building Consent for specific works. This will be subject to the same detailing and conditions as on a regular Listed Building Consent and will remain in place for 10 years.
- 6 The detailed drawings showing precisely what works would have consent have been drawn up by consultants (Purcell's), working with the Local Planning Authorities Heritage Officers. These details will form part of the order, as will written specifications and conditions. Full details of the works are in the draft order (see appendices), but subject to specific requirements and conditions include:
 - Replacement windows and external doors
 - Certain works to roofs and chimneys and rainwater goods
 - Relocation of loft hatch
 - Repointing and replacement bricks/stonework
 - Certain works to garden walls and gates

- 7 Crewe has been allocated a total of £22.9m through the government's Towns Fund to deliver a package of projects to support the town's ongoing regeneration, The Warm and Healthy Homes project has been allocated £2.1m. The Warm and Healthy Homes project is a targeted housing improvement programme and aims to fund repairs to older energy inefficient homes, focusing on external works – including windows, doors and roofs – and introducing carbon saving measures.
- 8 This project will deliver a grant scheme so that improvements can be made to targeted heritage properties in Crewe town centre. The project will also deliver improvements to the public space around these properties.
- 9 Due to the number of properties included in the scheme it was considered expedient for the council to create its first LLBCO.
- 10 Each order is specific to:
- 20 properties on Betley Street (all properties on the street)
 - 20 properties on Dorfold Street (all properties on the street)
 - 9 properties on Tollitt Street (all properties on the street)
 - 16 properties on Victoria Street (street numbers:
76, 76a, 78, 78a, 80, 80a, 82, 82a, 84, 84a, 86, 86a, 88, 88a, 90 & 90a)
- 11 The orders will ensure consistency as a part of the special interest of the buildings which is their symmetry and uniformity. If confirmed, the orders will allow grant works to progress quickly as consent will only be required for discharging certain details.
- 12 The Enterprise and Regulatory Reform Act 2013 introduced Local Listed Building Consent Orders, inserting sections 26 A-K and Schedule 2A into the Planning (Listed Building and Conservation Areas) Act 1990. On 6th April 2014, the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014 (SI 2014/551) came into force. Those regulations provide for procedures connected to a Local Listed Building Consent Order and make provision for their preparation and revocation.
- 13 Under Section 26 of the Planning (Listed Building and Conservation Areas) Act 1990, Local Planning Authorities (LPA) can grant consent for listed building for works of any description for the alteration or extension of groups of listed buildings in all or part of their area. This is a pro-active and blanket grant of consent, which means that owners of those listed buildings will not have to make individual applications, but will be able to proceed with the works, subject to any conditions that may be attached to the Order.
- 14 The Council recognises its role in the climate emergency and this Order is an opportunity for residents to extend the service life and improve energy efficiency of the properties covered within this Order, whilst recognising the

importance they play in the town's history. One of the most efficient ways to eliminate unnecessary energy use is to improve a building's condition. Defects such as damp walls and poorly fitting doors or windows can substantially reduce thermal performance; and repairs are an important energy-saving measure in their own right, and an essential prerequisite for some thermal improvements, such as the addition of loft insulation.

- 15 The initial group of works will relate to the 'Warm and Healthy Homes' Grant Scheme works. However it is anticipated that many of the works proposed under the order would be of benefit for all residents in seeking to improve the condition of the buildings. It is therefore proposed that the order be in place for 10 years to allow time for works at other properties to be undertaken outside of the grant scheme.
- 16 The buildings contained within the order are all Grade II listed and as such would require individual consents for the works. This would create repetitive and almost identical applications for each individual property as each property within its row is to a matching design. The symmetry of the rows is an important part of the significance of the buildings and this order allows for a uniform approach to each row to preserve and enhance that uniformity.

Consultation and Engagement

- 17 The LLBCO has been publicised for 21 days and under that public consultation the Amenity Societies and Historic England have been consulted. The Ward Councillor has also been consulted. Emails were sent to the Amenity Societies and Historic England and letter sent to all the properties with 2 notices per order also put up on lamp posts adjacent to the properties. Paper copies were available at Delamere House reception and Crewe Library and were also available electronically on the Council's website. The consultation ran from 14th April until midnight on the 12th May 2025 and responses were collected via email or letter. Crewe Town Council were also consulted, however due to their meetings schedule were not able to respond within the time frame set out above, therefore their comments will be added as a verbal update at the meeting.
- 18 5 consultation responses were received.
- 19 Consultation responses:

Cllr Morris - requesting clarification regarding paint colours
The Residents Association - requesting clarification regarding paint colours and a request to consider including porch colours for Tollitt and Dorfold Streets in the order.
Betley Street resident – asking for further information regarding the grant and window replacements

Victoria Street resident – supplied generally supportive comments
Historic England – No Objection - The proposed orders will maintain adequate protections for these listed buildings.

- 20 Following the consultation a change to colours is proposed for windows and rainwater goods in response to the residents' concerns. Whilst the proposed colour palette was taking from historic photos it is not the colour palette currently in use and would create a lack of symmetry amongst the rows. There has been some discussion over the use of colour names, and this has been resolved by using British Standard (BS) numbers rather than a brand name or RAL numbers to identify colours (see appendices for details) This change has been implemented into the draft orders attached.
- 21 The porches mentioned in the consultation responses are almost completely enclosed, each with a window and a door which, for the most part, has a metal gate. Most are painted shades of cream/white however a couple are painted in brighter colours. It is not proposed to include a paint colour for the porches in the orders as the painting of the porches does not affect the special character and appearance so it would not require Listed Building Consent. Only elements which require Listed Building Consent can be included in the orders.

Reasons for Recommendation

- 22 The order has been put forward as an innovative tool to reduce future workload for council staff and enable the grant scheme to run smoothly to create more sustainable buildings.
- 23 The proposal will improve the health and wellbeing (commitment 2 of the Cheshire East Plan) for those residents who are a part of the scheme.

Other Options Considered

- 24 The only other option is to do nothing, and the consultants/grants team would then need to apply for over 40 separate Listed Building Consent applications. However, this would not allow the Council to provide additional practical guidance on this matter or give clarity to the approach that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers.

Option	Impact	Risk
Do nothing	Variation quality of designs and work – loss of significance of grade II listed buildings	Would increase workload of Heritage and Planning staff Risk of losing grant aid due to delays

	<p>Would be hard to enforce such a large scheme</p> <p>Delay grant scheme as individual consents would be required</p>	
Approve Order	<p>Expedite works</p> <p>Reduce delays</p>	<p>Risk of inappropriate modifications if the order is not carefully drafted and implemented.</p> <p>Risk of compensation if order revoked or revised, see below</p>

Implications and Comments

Monitoring Officer/Legal

- 25 Where an end date has been set and an Order expires, or where an Order is revised or revoked, there is a very small risk of compensation liability if abortive works have been carried out or any loss sustained which may be attributed to the expiry, revision or revocation. This liability can be avoided if the procedures in regulation 7 of the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014 are followed.
- 26 As soon as reasonably practicable after the LLBCO is adopted, the LPA must send a copy of the LLBCO to Historic England.

Section 151 Officer/Finance

- 27 Historic England's advice note 6 states:
Where an end date has been set and an Order expires, or where an Order is revised or revoked, there is a very small risk of compensation liability if abortive works have been carried out or any loss sustained which may be attributed to the expiry, revision or revocation. This liability can be avoided if the procedures in regulation 7 of the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014 are followed.
'Drawing up a Local Listed Building Consent Order Historic England Advice Note 6'
- 28 The overall cost of declaring the order and managing the applications and works as a part of the order will be met from within the Heritage Team and Planning Teams core budget and work. No additional funding is required.

- 29 The drawings/documentation for the LLBCO written by consultants have been funded by the grant scheme.
- 30 The proposals will not impact the Council's approved budget/ Medium Term Financial Strategy as the order aims to reduce the potential workload of council staff allowing the work to be covered under the current core budget and work.

Policy

- 31 The order will enable the repair and improvement of the 65 Grade II listed properties that form part of the core heritage within Crewe Town Centre. This scheme will regenerate and improve the thermal efficiency of the buildings and therefore make them better places to live.

Commitment 1: Unlocking prosperity for all	Commitment 2: Improving health and wellbeing	Commitment 3: An effective and enabling council.
The scheme will improve the public realm and historic houses for the communities within the town centre of Crewe.	The scheme aims to reduce drafts, improve thermal efficiency and reduce damp issues to the properties.	The order is a novel one for the borough, made to enable the grant scheme to fit within the existing core workload of the Planning Team and Conservation Officers.
The scheme will improve the thermal efficiency of the buildings and make them better places to live.	The scheme aims to improve the external condition of the buildings and their setting.	The order will make getting consent for the works contained within it easier for residents.
		The order was subject to a public consultation.

Equality, Diversity and Inclusion

- 32 The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a "relevant protected characteristic" and persons who do not share it; foster good relations between persons who share a "relevant protected characteristic" and persons who do not share it

- 33 The approach to the public consultation has been considered and has provided opportunities for all within each of the communities to engage and provide an input. There are no Equalities implications for the adoption of the LLBCO.

Human Resources

- 34 Work will be met by staff under existing core workload.

Risk Management

- 35 Where an end date has been set and an Order expires, or where an Order is revised or revoked, there is a very small risk of compensation liability if abortive works have been carried out or any loss sustained which may be attributed to the expiry, revision or revocation. This liability can be avoided if the procedures in regulation 7 of the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014 are followed.

Rural Communities

- 36 The properties are all within Crewe Town Centre.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

- 37 The LLBCO is proposed to improve the living conditions of the properties within it which will be a benefit to all residents.

Public Health

- 38 The proposals are likely to have a positive impact on the health and wellbeing of Cheshire East residents within the Order.

Climate Change

- 39 The grant scheme is predominantly to improve the energy efficiency of the residential grade II listed buildings within Crewe Town Centre. This order is to support that scheme and will therefore improve the sustainability of the buildings.

Access to Information	
Contact Officer:	Katherine Bailey Senior Conservation Officer katherine.bailey@cheshireeast.gov.uk
Appendices:	<p>Draft Local Listed Building Consent Order plus appendices/drawing pack - Betley Street</p> <p>Draft Local Listed Building Consent Order plus appendices/drawing pack - Dorfold Street</p> <p>Draft Local Listed Building Consent Order plus appendices/drawing pack - Tollitt Street</p> <p>Draft Local Listed Building Consent Order plus appendices/drawing pack - Victoria Street</p> <p>Details of the paint colour alterations</p>
Background Papers:	Historic England Good Practice Advice note 6: Drawing up a Local Listed Building Consent Order