Report to the
West Area 19 January 2026
Planning Committee 20
January 2026,
Cabinet 26 January 2026

Wards: St Andrew's & Docklands

Georgian New Town Conservation Area Re-Survey

Report of the Assistant Director for Economic Development and Regeneration

Report Status:
This item is not exempt

This is a key decision. The matter is in the Forward Plan

0058/25

1. Purpose of the Report and Summary

1.1. The following report sets out work completed to undertake a re-survey of the Georgian New Town Conservation Area (GNTCA). The report provides background on the designation of the GNTCA and how it has changed to the present time of survey. It proposes to consult on a new Character Appraisal and Management Plan (CAMP) and outlines its content. It makes a further recommendation to consult on the introduction of an Article 4 Direction to introduce planning constraints for works involving the alteration or replacement of doors, windows and entrance lobbies/porches.

2. Recommendations

2.1 That Committee and Cabinet give permission to undertake public consultation on the following items:

2.1.1. To undertake consultation on the GNTCA draft Character Appraisal and Management Plan (as submitted at Appendix A).

2.1.2. To undertake consultation on the adoption of an Article 4 Direction for the GNTCA following which a report shall be presented to full Council with final recommendation(s).

3. Reasons for Recommendations

3.1. Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) advises that from time to time the Council should determine which parts of their area are of special architectural or historic interest and designate those areas as conservation areas. Section 69(2) advises that from time to time the Council should review this past function. It is common practice that a re-appraisal should take place within a period of five years.

3.2. Section 71(1) of the Act advises that it shall be the duty of the Council from time to time formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Such proposals usually take the form of a 'Character Appraisal' or 'Management Plan', and it is common practice to review any existing documents within a period of five years.

3.3. Policy 16 (4) of the Hull Local Plan states that where evidence supports it, Article 4 Directions removing permitted development rights will be introduced to preserve the character of an area.

4. Key Organisational Impacts

4.1. Impact on other Executive Committees (including Area Committees) and decision makers:

4.1.1. Area Committee to review the recommendations and determine if the report is issued to the Planning Committee.

4.1.2. Planning Committee and Cabinet to determine the recommendation for public consultations on the proposed CAMP and Article 4 Direction.

4.1.3. Following public consultation on an Article 4 Direction, final report shall be presented to full Council for consideration and determination of recommendation(s).

4.2. Contribution to the delivery of the Community Plan, the Council Plan and/or Area Plans:

4.2.1 The undertaking of the re-survey of the GNTCA complies with Ambition 6 – 'Out Culture, Our Heritage Our City.' The preparation of the Character Appraisal meets the objective of allowing understanding and appreciation of the city's heritage. The proposed Character Appraisal celebrates and identifies the unique characteristics of Hull's 'New Town' and the development of the city which took place between 1780 and 1900.

4.3. Impact on other key strategies/business plans:

4.3.1 None identified.

4.4. Equalities Impact Information

4.2.1 The CAMP introduces guidance on the significance of the built environment of the Georgian New Town Conservation Area. Additional planning controls are being proposed which would introduce requirements to apply for planning permission to change doors and windows. It is not identified that the proposals will introduce any additional impact upon an individual or groups with a protected characteristic.

5. Consultation

5.1. The report is at the pre-consultation stage and outlines below how public consultation will be completed following Committee and Cabinet's decision.

6. Background

6.1. The GNTCA was first adopted in 1975 as the Albion Street, Jarratt Street and Kingston Square Conservation Area. A character statement for the Conservation Area was published in 1987. The Conservation Area was extended and renamed to the 'Georgian New Town Conservation Area' in 1994 for which a Character Appraisal was adopted in 1996. It is identified that the GNTCA was last formerly re-appraised in 1997. As it is recommended that a conservation area is surveyed within a period of five years, the GNTCA is therefore overdue a re-appraisal.

6.2. As part of the Council's ongoing objective since January 2023 to re-appraise all its conservation areas, the Georgian New Town is the next area to have undergone a re-appraisal. Several CAMP documents have been approved for publication by Committee and form the template for the proposed GNTCA CAMP.

7. Issues for Consideration

7.1. At time of survey in 1996 the special interest of the GNTCA was identified as including areas of Georgian Terraces and Victorian public and commercial buildings, but with negative elements associated with condition, poor quality alteration and the design of in-fill buildings. The 1996 Character Appraisal (Appendix B) identifies key elements of special interest and character; however, due to the passage of time, it is considered to be out of date and does not recognise the current character and appearance of the GNTCA. The 1997 appraisal also does not comply with current national and local planning policy or feature the Hull Local Heritage List.

7.2. A survey of the GNTCA was completed between April and September 2025. This identified that the character and appearance of the Conservation Area is fair to good, but with negative trends. The character of the Conservation Area has changed since 1997 because of demolitions, new in-fill developments and trends for the removal of retail frontages. Whilst the developments have ensured that the Conservation Area maintains a good level of occupancy, negative changes have

been introduced as a result of the prominence and type of new developments and the quality of ground floor alterations.

7.3. The survey did not identify any requirements for changes to the designated boundary of the GNTCA.

7.4. A new CAMP has been drafted for the GNTCA. Part One of the document forms a Character Appraisal which assesses the current special interest of the Georgian New Town and individual elements of its character and appearance. Focus is given to identifying the significance of the different forms of buildings, which positively and negatively contributes towards the special interest of the Conservation Area.

7.5. Part Two of the CAMP provides a Management Plan (the Plan). The Plan undertakes analysis of changes within the area and reasons for the positive and negative trends within the GNTCA, and how its character can be 'enhanced' and 'preserved'. The Plan makes particular reference to what form new development should take within the Conservation Area, and how ground floor conversion should be completed.

7.6. To guide on the future management of the GNTCA, the Plan provides design guidance, which advises on how works within the Conservation Area should be formulated, and how planning applications should be determined.

7.7. A review of the Conservation Area has identified that the character of windows contributes significantly to its character and appearance. The alteration of windows has the potential to negatively impact upon its special interest.

7.8. In 2024, works of alteration took place to 27 John Street to remove existing timber windows, door and door frame and replace them with uPVC examples. The works were a permitted development pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). To remove this permitted development right, the Council have the option of introducing an Article 4 Direction.

7.9. Appendix C sets out a draft schedule of the rights to be withdrawn for which a planning permission requirement will be introduced. Additional guidance is provided within Part Two of the CAMP on appropriate works of alteration.

7.10 It is considered that the adoption of the Article 4 Direction will assist in managing the special interest of the Conservation Area and to achieve the statutory obligation to 'preserve or enhance' its character and appearance.

7.11 Subject to Committee & Cabinet approval, a six-week public consultation will be completed to gather feedback on the proposed updates to the GNTCA. Consultation will take the form of:

7.11.1. Hosting an online survey via the Hull Yoursay website.

7.11.2. Issuing a letter to each building and key building owners.

7.11.3. Hosting a public meeting.

7.11.4. Press release and social media posts.

7.11.5. Press Notice

7.11.6. Site Notice

7.11.7. Notifying local and national historic bodies and community groups.

7.12 Upon completion of public consultation submitted feedback will be reviewed and relevant amendments made to the CAMP. A report will then be returned to Committee for the adoption and publication of the CAMP and approval to progress the report to full Council for adoption of the proposed Article 4 Direction.

8. Options and Risk Assessment

8.1 By agreeing to the recommendations, the Council will complete the first step in complying with the requirements of Sections 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the GNTCA.

8.2 By not progressing with public consultation the Council will retain an out-of-date Character Appraisal for the GNTCA, which does not comply with current national and local planning policy or recognise its extant character and appearance. Therefore, at present, the Council does not have a relevant and accurate evidence base for the determination of planning applications within the GNTCA, which leaves the Council open to legal challenges on the basis that decisions within the Conservation Area are not being made based on an up-to-date evidence base. Any subsequent decisions could therefore be challenged at appeal. Undertaking public consultation will allow the Council to progress towards formerly adopting the CAMP and having an up-to-date evidence base for the determination of its planning applications.

8.3 The proposed Article 4 Direction will allow for the better preservation of the GNTCA by introducing a planning permission requirement, with associated fees, for local residents. By not adopting the Article 4 proposal, there will be no additional restrictions on the residents of the area; thus, leaving the GNTCA at risk of negative changes to its character and appearance.

9. Comments of the Monitoring Officer (Town Clerk)

9.1 The content of the report is noted. At this stage, the report requests approval to begin public consultation on the proposed GNTCA CAMP and proposed adoption of an Article 4 Direction for the area.

9.2 The proposal reflects the statutory requirement under Sections 69 and 71 of the Planning (Listed Building and Conservation Areas) Act 1990.

9.3 At this stage, recommendations carry minimal risks to the Council, as further report will be put forward summarising consultation responses and making

firm proposals for the GNTCA CAMP and the Article 4 Direction for the area (which will require approval of full Council).

Therefore, recommendations at paragraph 2 of the report are supported.

10 Comments of the Section 151 Officer (Director of Finance and Transformation)

10.1 The Section 151 Officer notes the decision to undertake public consultation on the areas mentioned in the report.

11 Comments of the Assistant Director OD & HR and compliance with the Equality Duty

11.1 The content of the report is noted. There are no staffing or equalities issues arising for the council from this decision.

12. Comments of Overview and Scrutiny

12.1 This report has not been subject to pre-decision scrutiny. (Sc8995)

13. Comments of the Portfolio Holder

13.1 The Georgian New Town has great old Georgian houses and Victorian buildings. A new study reconfirmed that this area is architecturally important and highlights what is good and bad about it. The proposed new rules will help the council develop the area while keeping its special look. The suggested special protection measure (an Article 4 Direction) is intended to make sure the area's value is protected and that new development meets the city's goals for good design.

I therefore look forward to seeing the feedback from the public consultation.

Chris Jackson Executive Director of Regeneration

Contact Officer: Stephen Walker Telephone No.: 01482 612124

Officer Interests: None

Background Documents: -

Appendix A – GNTCA Camp

Appendix B – 1996 Character Appraisal

Appendix C – Article 4 Direction Schedule

Implications Matrix

I have informed and sought advice from HR, Legal, Finance, Overview and Scrutiny and the Climate Change Advisor and any other key stakeholders i.e. Portfolio Holder, relevant Ward Members etc prior to submitting this report for official comments	Yes
I have considered whether this report requests a decision that is outside the Budget and Policy Framework approved by Council	Yes
Value for money considerations have been accounted for within the report	Yes
The report is approved by the relevant Director/Assistant Director	Yes
I have included any procurement/commercial issues/implications within the report	N/A
I have considered the potential media interest in this report and liaised with the Media Team to ensure that they are briefed to respond to media interest.	Yes
I have included any equalities and diversity implications within the report and where necessary I have completed an Equalities Impact Assessment and the outcomes are included within the report	Yes
Any Health and Safety implications are included within the report	N/A
Any human rights implications are included within the report	N/A
I have included any community safety implications and paid regard to Section 17 of the Crime and Disorder Act within the report	N/A
I have liaised with the Climate Change Advisor and any environmental and climate change issues/sustainability implications are included within the report	Yes

I have considered how the decision may contribute or impact on culture and heritage within the city.	Yes
I have included information about how this report contributes to the Community Plan/ Area priorities within the report	Yes
I have considered the impact on air quality, carried out an appropriate assessment and included any resulting actions or opportunities necessary to improve air quality in the report.	N/A
I have considered the impact on Children Looked After and Care Leavers and any resulting actions/implications have been included within the report.	N/A