

Committee Report

Application No:	DC/18/00092/FUL
Case Officer	Lois Lovely
Date Application Valid	6 February 2018
Applicant	B&R Developments
Site:	Durham Road Baptist Church Gladstone Terrace Gateshead NE8 4EA
Ward:	Bridges
Proposal:	Conversion of Church, erection of mezzanine floor and installation of 10 rooflights to create 12 no apartments, demolition of single storey extension, erection of first floor extension in Church Hall, creation of a seating gallery, hall and office at first floor, replacement windows, to provide religious and community facilities, removal of section of existing wall and railings and erection of extension to existing ramp (additional information received 27/04/18 and 09/05/18 and amended 04.06.18).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF THE SITE**

Durham Road Baptist Church and Hall occupy a prominent corner plot at the junction of High West Street and Gladstone Terrace situated at the intersection of High Street West, Gateshead Highway (A167) and Durham Road. Directly opposite the north entrance to the church is the former Swallow Hotel.

Adjacent to this are Gateshead Indoor Bowling Club, a multi storey car park, and a garage/ car hand wash at the top of the street fronting Prince Consort Road. To the east is the elevated A167 with car showrooms beyond.

- 1.2 High West Street is one way, south to north. Recent highways improvements along Durham Road / High Street West have created an off road cycle path adjacent the footpath. The new treatment extends from the bus stop at the end of Hartington Street, past Durham Road Baptist Church, to the junction with the B1426 (High West Street). Outside the church, a grass verge provides a buffer between the cycle / footpath and High West Street. An embankment and retaining wall separates this street from the dual carriageway (A167).

100 metres from the site are footbridges which provide access across the large roundabout and Gateshead Highway (A167). There is a pedestrian crossing across Durham Road / Gateshead Highway 200 metres to the south of the church. There are three bus stops within three minutes walk of the church.

- 1.3 The Durham Road Baptist Church is listed Grade II. The listing comprises the large former Sanctuary to the north of the site (completed in 1878) that is physically linked to the Church Hall, adjoining to the south (former Sunday school and original place of worship, built in 1877).
- 1.4 **DESCRIPTION OF THE PROPOSAL**
The proposal is to create 12 residential units with a combined overall floor area of 788sqm comprising of studios, one beds and two beds (7 x 2 bed, 2 x 1 bed, 3 x 1 bed maisonettes) and a refurbished church hall with a floor area of 450sqm for worship and community use.
- 1.5 It is proposed to demolish the modern, single storey extension to provide safe access to the service yard from the rear lane.
- 1.6 The residential element is proposed within the former Sanctuary building. The number and size of units responds to the scale of the internal volume and the fenestration pattern.
- 1.7 The Church Hall to the rear of the Sanctuary building is proposed to be adapted to provide flexible gathering spaces for church and community use, improved catering facilities and better access to the upper level.
- 1.8 The access to the Church Hall is proposed to have a separate disabled access door. The ramp is to be adapted to reach the main entrance to create a single entrance for all users.
- 1.9 Repair and maintenance works are proposed throughout including the refurbishment of roofs and replacement of windows with matching conservation windows. These works are covered either through Ecclesiastical Exemption or Listed Building Consent.
- 1.10 **Layout**
Ten of the residential units are accessed from the shared historic entrance and lobby, and a new central corridor.
- 1.11 The ground floor level consists of two studio apartments, three one bed apartments and one two bed apartment.
- 1.12 There is also stair access to four of the two bed first floor apartments off the central corridor. The two remaining first floor units have dedicated entrances as they are accessed using the original gallery entrances and curved staircases.
- 1.13 The first floor apartments all include a mezzanine level to maximise appreciation of the volume while allowing the church windows to be read. The layout of the apartments creates living space with generous volumes and vibrant open plan spaces encompassing retained historic interior elements.

- 1.14 The internal alterations to the Church Hall do not require planning permission, nor would it result in a material change of use and therefore this element of the development is not for consideration through this application.
- 1.15 **Landscape**
The mature trees and planting to the north of the site will be retained. The original gates, railings and boundary walls will be mostly retained. A small area of railing will be removed to the south east corner of the site to create a small area of hard standing for the church to engage with the recently improved public realm.
- 1.16 Shared bin storage for the church and residents and 19 cycle racks are proposed in the alley to the west of the Sanctuary. This will include the resurfacing of the curved path which leads to the alley, and some cutting back of vegetation which currently encroaches on this path to ensure safe, secure, level access for residents.
- 1.17 Although dealt with separately through the listed building consent process, the halls and former sanctuary are considered as a whole throughout the development of the proposals.
- 1.18 **PLANNING HISTORY**
DC/18/00093/LBC Conversion of Church, erection of mezzanine floor and installation of 10 rooflights to create 12 no apartments, demolition of single storey extension, erection of first floor extension in Church Hall, creation of a seating gallery, hall and office at first floor, replacement windows, to provide religious and community facilities, removal of section of existing wall and railings and erection of extension to existing ramp. Considered elsewhere on this agenda.
- 1.19 The application is supported by the following documents:
Design and Access and Heritage Statement
Mechanical and Electrical Survey report
Preliminary Risk Assessment
CMRA
Flood Risk Assessment
Transport Assessment and Travel Plan
Bat and Barn Owl Survey
Potential for contaminated land
Coal mining legacy
Drainage Information

2.0 Consultation Responses:

Historic England

In heritage terms the benefits of bringing this building back into use outweigh the harm caused by the subdivision and loss of space and in this regard satisfies the requirements of the NPPF on providing clear and convincing justification (paragraph 132) and securing its optimum viable

use (paragraph 134).

North Of England Civic Trust

This scheme involves painful compromise.

There is a grandeur to the present interior which would be almost wholly lost .The only internal feature that appears to be retained is the plaster decorative arch that frames the organ.

The building is important to the street scene and is to remain but does this offset the loss of internal features.

Has the search for an alternative use been extensively exhausted?

Northumbria Water

No comments

Tyne And Wear Archaeology Officer

The Durham Road Baptist Church will require an Historic England Level 3 Building Recording prior to its conversion. A specification can be written on request.

Coal Authority

No objection

3.0 Representations:

3.1 Publicity for this application was carried out in accordance with articles 15 (3) and 15 (4) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3.2 A press notice was published in The Journal on the 21st February and a notice was posted on site on the 12th February 2018 in addition to direct neighbour notification letters being sent.

3.3 Two letters of objection have been received. The concerns relate to car parking.

3.4 A letter of support has been received from the Minister of Durham Road Baptist Church on behalf of the congregation. The Minsiter has said that the plans allow the congregation to fund the repair and reordering the Hall and provide a modern, bright, comfortable and very flexible space that allows the Church to build a community, hold services and host a wide variety of different groups and activities.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS11 Providing a range and choice of housing

H9 Lifetime Homes

H10 Wheelchair Housing

CS17 Flood Risk and Waste Management

CFR20 Local Open Space

CFR21 Neighbourhood Open Spaces

CFR22 Area Parks

H15 Play Areas in Housing Developments

CFR28 Toddlers' Play Areas

H13 Local Open Space in Housing Developments

ENV3 The Built Environment - Character/Design

CS15 Place Making

ENV11 Listed Buildings

CS13 Transport

ENV61 New Noise-Generating Developments

CS14 Wellbeing and Health

DC2 Residential Amenity

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

CS18 Green Infrastructure/Natural Environment

5.0 Assessment of the Proposal:

5.1 PRINCIPLE

Range and choice of housing

The Local Plan seeks to increase the range and choice of housing across Gateshead by improving the balance of the Borough's housing stock in terms of dwelling size, type and tenure.

5.2 Family Homes

CSUCP policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms). The proposal is to create 12 apartments consisting of five x one bedroom and seven x two bedrooms, which does not satisfy this policy objective.

5.3 Affordable Homes

This proposal falls below the policy threshold within CSUCP CS11 (5).

5.4 Lifetime Homes and Wheelchair accessible homes

This proposal falls below the policy threshold within CSUCP CS11 (2) and saved UDP policies H9 and H10.

5.5 Suitable accommodation for the elderly

Policy CS11(3) relates to increasing the choice of suitable accommodation for the elderly population. No specific provision has been made in relation to this policy, nevertheless, it would be desirable to request that some of the proposed dwellings are designed to Lifetime Homes Standard, or M4(2) "accessible and adaptable" Building Regulations Standard, in lieu of this policy requirement, so increasing the range of housing that sustains independent living.

5.6 Residential space standards

The proposal should satisfy Policy CS11(4) which requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents". With regard to this requirement, it should be noted that in March 2015 DCLG published nationally described space standards for new housing. The dimensions of individual rooms do not accord with NDSS. However, as the Council does not have adopted space standards this cannot be given any weight.

5.7 Given the above, the constraints of this as a listed building mean that the development has been designed to work with the building rather than necessarily incorporate specific features such as being to Wheelchair or Lifetime Home Standards and the dwelling sizes have been dictated by the form of the building. The family homes objective is a Borough wide target over the whole plan period. Therefore whilst the proposal is contrary to CSUCP policy CS11 and Saved UDP policies H9 and H10 the proposal to convert the Sanctuary into residential use is considered to be acceptable as it will bring the listed building back into use and stop the process of deterioration..

5.8 FLOOD RISK AND DRAINAGE

The application site is within flood zone 1 so has low flood risk probability.

5.9 Surface water flow routes are identified at the 1 in 1000 year storm event within the highway of Gladstone Terrace and rear lane and High West Street.

5.10 The submitted flood risk assessment concludes that there is a low flood risk for the application and reflects the Council mapping data.

- 5.11 The drainage proposals are acceptable and there is no requirement for conditions.
- 5.12 Given the above the proposal is acceptable in terms of flood risk and in accordance with national and local policies.
- 5.13 **PLAY AND OPEN SPACE**
Provision should be made for play facilities and open space provision as a result of this development. However, in accordance with paragraph 173 of the National Planning Policy Framework (NPPF), policies H9, H10, H13, H15 and CS11 should not be applied without taking due account of viability. However, if the contributions in question are required to make the development acceptable (see paras. 203 to 206 of the NPPF), it may be that the development is unable to proceed unless they are secured.
- 5.14 Pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which means that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project, unless specific projects can be identified.
- 5.15 The Council has already exceeded the five obligation maximum in respect of all three types of play and for open space in this area and therefore cannot seek any further obligations in respect of these matters. Therefore, whilst the proposal is considered to be unacceptable in terms of on-site open space and play space provision and does not accord with saved UDP policies CFR 20, CFR21, CFR22, CFR28, CFR29 and CFR30, it is also not possible to require any contribution for either play or open space provision in this case, based on the above assessment. The provision of an on-site toddler play area, to be maintained by the developer is however to be welcomed as part complying with saved UDP policy H15.
- 5.16 **HERITAGE ASSETS**
The proposal is for the conversion of the Sanctuary into residential use and the modernisation of the Hall. The adaptation of places of worship for high impact uses such as residential, most notably, multiple residential uses, proves particularly challenging, as the loss of public access, the fragmentation of the space and loss of fixtures and fittings required for its adaptation can have a strong negative impact upon its significance.
- 5.17 However, the proposal to convert the church into residential use will bring it back into use and stop the process of deterioration of the building. The proposal has sought to minimise the harm to the building at many levels
- a number of significant internal details are retained within the new units including panelling and dado, window reveals, curved gallery stairs and the organ arch.
 - the structural system of choice; a load bearing timber stud system, ensures its reversibility and guarantees that the impacts upon the building's fabric are kept to a minimum; floors and partitions take account of existing architectural features;

- the proposal retains some fixtures and fittings and incorporates them into the design of the proposal; and finally,
- the proposed opening of the west alley will result on a positive improvement for the building and the street scene.

- 5.18 In heritage terms, the benefits of bringing this building back into use outweigh the harm caused by the subdivision and loss of space, and in this regard, the proposal satisfies the requirements of the National Planning Policy Framework on providing clear and convincing justification (paragraph 132) and securing its optimum viable use (paragraph 134).
- 5.19 Given the relevance of the building as a landmark in the area, the success of the scheme will depend on its careful detailing in particular in respect of the windows and the proposed solution for the exhaustion and ventilation ducts from bathrooms and kitchens through the roof. These details are important to guarantee that the appearance of the building is not impacted negatively.
- 5.20 The application is supported by a structural report, details of the timber structure, schedules of roof repairs, stonework repairs and repointing, a method statement and materials including samples of any new slate or stone and mortar mix to be used, window repairs, all of which are recommended to be secured by conditions on the listed building consent (DC/18/00093/LBC) considered separately on this agenda.
- 5.21 The scheme proposes 12 units each with, central heating, a kitchen and a bathroom all of which will require a flue and extract grille/vent. No outputs onto either the East or the North elevations are proposed as these have significant architectural value within the street scene. The final details are recommended to be secured by conditions on the listed building consent (DC/18/00093/LBC) considered separately on this agenda.
- 5.22 Details of the 10 conservation roof lights have been provided, however, they are considered to be too large and a further, smaller rooflight detail is required. The final details are recommended to be secured by conditions on the listed building consent (DC/18/00093/LBC) considered separately on this agenda.
- 5.23 Given the above and subject to the recommended conditions the proposal is considered to be acceptable and in accordance with the heritage requirements of the NPPF, particularly of paragraphs 132 and 134 and Saved UDP policies ENV3 and ENV11 and CSUCP policy CS15.
- 5.24 HIGHWAYS
The twelve proposed flats will not be provided with off-street parking spaces. There is no scope to introduce parking however the site is in a highly sustainable location on the edge of Gateshead Town Centre with its wide variety of amenities and fronts onto the A167 Durham road which is a major bus route with very regular services, and it is also a major cycle route that has recently been the subject of significant upgrade works.

- 5.25 The applicant has submitted an evening parking survey (completed by an independent Transport Consultant) which demonstrates that on-road parking is available in the streets adjacent to the development site. To verify this, officers completed an independent parking survey on the evening of 26 February 2018 between approximately 20:15 to 21:15 hours that confirmed that the applicant's surveys and subsequent conclusions are valid.
- 5.26 Whilst it is acknowledged that weekday morning and afternoon parking can be very heavy in the adjacent streets due to commuter parking, the peak periods for residential parking are likely to fall outside the peak periods for daytime/commuter parking.
- 5.27 As mitigation for the absence of private parking facilities, it is important that excellent cycle storage is provided on the site and that a strong Travel Plan is put in place to encourage the use of sustainable modes of travel.
- 5.28 **Cycle Storage**
The service yard area to the west of the building has secure/lockable gates at both its southern and northern ends that use a keypad entry system as part of the cycle storage strategy. The northern gates are wide enough to allow a cycle through and of a type that remain open whilst users manoeuvre cycles through. It is recommended that the proposed cycle storage is in place prior to occupation of the flats (CONDITION 9).
- 5.29 A full travel plan is not normally an absolute requirement for developments of this size, but due to the absence of any private parking a resident's Travel Guide and Welcome Homes pack that explains the absence of parking and promotes local facilities, bus and metro access is required and can be secured by condition (CONDITION 10).
- 5.30 Given the above and subject to the recommended conditions the proposal is considered to be acceptable in highway terms and is in accordance with CSUCP policy CS13.
- 5.31 **URBAN DESIGN / VISUAL AMENITY**
The scheme does not propose any significant changes visually to the exterior of the building.
- 5.32 **RESIDENTIAL AMENITY / NOISE**
There is a potential for noise disturbance from traffic affecting residential amenity to the apartments facing east overlooking the A167 flyover. The applicant has referred to replacement windows with narrow cavity double glazing units. It is considered necessary to impose a condition to require the internal noise values of properties do not exceed British Standard levels (CONDITION 11).
- 5.33 To the west of the building is a large extension to the rear of the adjoining building on Gladstone Terrace. It is understood that these are dormitories and as such the privacy and overlooking of these windows is a consideration to ensure the residential amenities of these rooms are not harmed. Obscure

glazing to the west elevation would protect the amenities of the adjacent building whilst not resulting in an inadequate outlook to the proposed habitable rooms. As such it is recommended that a condition requiring details of obscure glazing be imposed (CONDITIONS 17 - 18).

- 5.34 Condition 5 is proposed to protect residential amenity during construction.
- 5.35 Given the above and subject to the recommended condition the proposal is considered to be acceptable and in accordance with Saved UDP policies DC2 and ENV61 and CSUCP policy CS14.
- 5.36 ECOLOGY
A Bat Survey undertaken in November 2017 has been submitted in support of the application. The survey work was not undertaken at an ideal time and thus a number of conditions are recommended to ensure protection of bats and roosts and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18 (CONDITIONS 7 and 12 - 16).
- 5.37 A condition is recommended to ensure any vegetation clearance is undertaken outside of the bird breeding season (CONDITION 8).
- 5.38 Tree protection measures are recommended to be conditioned to protect the prominent mature tree to the front of the building (CONDITION 3, 4 and 6).
- 5.39 Given the above and subject to the recommended conditions the proposal is considered to be acceptable and in accordance with Saved UDP policies ENV46 and ENV47 and CSUCP policy CS18.
- 5.40 CONTAMINATED LAND
The earliest historic OS plans show that the site was a Nursery garden until a Baptist Church was constructed on the site from 1895. The area surrounding the site was heavily developed from 1895 with residential properties, other places of worship, railway infrastructure and schools. The A167 was built in the early 1970s which is located to the east of the site.
- 5.41 The risk of contamination affecting the proposed development is low. The only potential area of risk to site end users would be in the area of proposed soft landscaping.
- 5.42 The Coal Mining Risk Assessment submitted in support of the application has highlighted that there is a high risk that shallow coal mining is evident underlying the site. To ensure shallow coal mining is not present underlying the site, it is recommended that intrusive investigation is carried out in the form of rotary open-hole drilling. This can be secured by condition (CONDITIONS 27 - 29). This will confirm if voids broken ground etc. (all indicative of shallow coal mine workings) are indeed present. If this is the case, the drilling will also inform if the workings are open, collapsed or backfilled which will have a direct effect on the grout quantities that potentially may be used as a mitigation strategy to ensure the site is safe and stable prior to the proposed conversion of the existing church building.

5.43 Due to the change of end use to residential, ground contamination testing, within the soft landscaping to the side of the existing building, needs be included into the design of any intrusive investigation works. Therefore considering the above, conditions are recommended for a Phase 2 intrusive site investigation requiring the submission of a Phase 2 Detailed Risk Assessment report to assess potential contamination at the site (in future soft landscaping areas), inform foundation matters and to investigate potential shallow mine workings; submission of a Remediation Strategy and a Remediation Verification Report (CONDITIONS 21 - 26).

5.44 Given the above, subject to the recommended conditions, the proposal is considered to be acceptable and in accordance with Saved UDP policies DC1 and ENV54 and CSUCP policy CS14.

5.45 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development as it is for housing related development. The development is located within a charging zone with a levy of £0 per square metre for this type of development.

6.0 CONCLUSION

6.1 Taking all of the above into consideration, the proposal to convert the former Sanctuary into residential use will bring the building back into use and stop the process of deterioration whilst minimising the impacts upon the building's fabric. Subject to the recommended conditions the proposal is considered to be acceptable and in accordance with national and local planning policies.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

DR-A-1001 REV P2 LOCATION PLAN

DR-A-3007 REV P2 PROPOSED SITE PLAN

DR-A-3004 REV P14 PROPOSED GA PLANS - CHURCH HALL
GROUND FLOOR

DR-A-3005 REV P11 PROPOSED GA PLANS - CHURCH HALL FIRST
FLOOR

DR-A-3006 REV P7 PROPOSED GA PLANS – ROOF

DR-A-3603 REV P3 PROPOSED EAST ELEVATION

DR-A-3604 REV P3 PROPOSED NORTH AND WEST ELEVATIONS

DR-A-3001 REV P6 PROPOSED GA PLANS - RESIDENTIAL
DR-A-3801 REV P6 PROPOSED SECTIONS - RESIDENTIAL
DR-A-9004 REV P1 INTERNAL DETAILS

DR-A-3011 REV P1 DEMOLITION PLANS

DR-A-3012 REV P1 SITE ACCESS DIAGRAM
DR-A-9003 REV P4 PROPOSED CYCLE STORAGE
DR-A-6302 REV P01 WINDOW AND GLAZING BAR DETAILS
DR-A-6303 REV P1 ROOFLIGHT DETAIL
DR-A-6301 REV P01 EXTERNAL GLAZING SCHEDULE
DR-A-6001 REV P01 EXTERNAL DOOR SCHEDULE

DR-A-3702 REV P1 WEST ELEVATION STONEMWORK REPAIR
SCHEDULE
DR-A-3701 REV P1 NORTH AND EAST ELEVATION STONEMWORK
REPAIR SCHEDULE

S.001 PROPOSED GROUND FLOOR LOAD BEARING STUD
LAYOUT
S.002 PROPOSED GROUND FLOOR LAYOUT SHOWING
STRUCTURE SUPPORTING FIRST FLOOR
S.003 PROPOSED FIRST FLOOR LOAD BEARING STUD LAYOUT
S.004 PROPOSED FIRST FLOOR LAYOUT SHOWING STRUCTURE
SUPPORTING MEZZANINE FLOOR

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

No development or any other operations shall commence on site until a scheme for the protection of the existing trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in

writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with policies DC1 and ENV44 of the Unitary Development Plan and CSUCP policy CS18.

4

The protective fencing approved under condition 3 must be installed prior to the commencement of the development and thereafter retained intact for the full duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with policies DC1 and ENV44 of the Unitary Development Plan and CSUCP policy CS18.

5

The following construction control measures shall be implemented and maintained at all times during the construction of the development hereby approved.

a) Unless otherwise approved in writing by the local planning authority, all works and ancillary operations in connection with the construction of the development, including the use of any noisy equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

b) Before the development hereby permitted commences a scheme for the control of noise and dust during construction shall be submitted to and approved by the local planning authority.

c) Details of the location and layout of the compound area shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on site.

Reason

In order to protect the amenities of local residents during construction and in order to comply with policy DC2 of the UDP and CSUCP policy CS14.

6

Prior to commencement of development a Careful Working Method Statement shall be submitted for the consideration and written approval of the Local Planning Authority. The Method statement shall thereafter

be implemented with all contractors involved in undertaking tree works on site being made aware of the potential presence of bats prior to commencing works on site and must adhere at all times to the approved Careful Working Method Statement.

The removal/replacement of roof covering (roof tiles, ridge tiles, sarking, roofing timbers, roofing felt, soffits, fascia, barge-boards and guttering, etc.) will be done carefully by hand, checking for evidence of bats.

Should bats be encountered at any time during the works work in that area must cease immediately and a qualified ecologist and licensed bat worker must be contacted for urgent advice.

All contractors undertaking roofing works on site shall receive a 'tool box talk' on bats delivered by a suitably qualified ecologist/licensed bat worker in advance of commencing works on site.

Reason

In order to protect the bats and roosts and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18.

7

All demolition, renovation (external) and roofing works, including the removal/replacement of windows and doors, dismantling of external stone/brick work and the removal/replacement of existing roofing materials, will be undertaken outside the hibernation period for bats (November to March inclusive).

Reason

In order to protect the bats and roosts and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18.

8

All vegetation clearance works will be undertaken outside the breeding season for birds (March to August inclusive). Where this is not possible a checking survey for breeding birds must first be undertaken by a suitably qualified ecologist to determine the presence or otherwise of breeding birds. Where breeding birds are found to be present the area must remain undisturbed until the young have fledged and the nest is no longer in use.

Reason

In order to protect breeding birds and their habitats and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18.

9

The cycle storage indicated on DR-A-9003 REV P4 PROPOSED CYCLE STORAGE shall be implemented wholly in accordance with the

details prior to first occupation of the development hereby permitted and retained and maintained in accordance with the approved details.

Reason

In order to encourage sustainable travel and cycling and to comply with Saved UDP policy DC2 and CSUCP policy CS13.

10

The Travel Plan prepared by Tim Speed Consulting dated 26th April 2018 and a Welcome Travel Pack as set out at paragraph 4.4 of the Travel Plan shall be provided to all initial and successive residents by the Management Company at the time of marketing the apartments.

Evidence of the travel plans implementation over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

Reason

In order to encourage sustainable travel and in accordance with CSUCP policy CS13.

11

Internal noise levels to bedrooms of the development hereby permitted shall not exceed 35 dB LAeq, 16 hours between 07:00 - 23:00 (daytime); and 30 dB LAeq, 8 hour / 45 dB LAmax between 23:00 - 07:00 (night time) in accordance with BS 8233:2014.

Reason

In the interests of the amenity of nearby occupiers and in accordance with Policies DC1, DC2 and ENV61 of the Unitary Development Plan and CSUCP policy CS14.

12

Works during periods of cold weather (night time temperatures below 5 degrees Celsius) outside the hibernation period must be avoided to prevent the disturbance of any torpid bats that may be present.

Reason

In order to protect the bats and roosts and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18.

13

All contractors working on site will be made aware of the potential presence of bats and will be expected to work in accordance with the agreed Method Statement

Reason

In order to protect the bats and roosts and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18.

14

All new and existing roofing timbers must be treated using only 'bat friendly' products such as permethrin or cypermethrin. If a membrane is to be provided beneath the roofing slates, a traditional bituminous sarking felt and appropriate system of ventilation will be used. Prior to their use, details of these products (or similar bat friendly timber treatments) must be submitted for the consideration and written approval of the Local Planning Authority. Thereafter the approved details shall be so implemented.

Reason

In order to protect the bats and roosts and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18.

15

Prior to commencement of development a methodology and plan detailing the creation of no less than two new bat roosts permitting access to the internal roof void(s) of the building must be submitted for the consideration and written approval of the Local Planning Authority. All new bat roost(s) shall be created prior to first occupation and retained for the remaining life of the building.

Reason

In order to create bats roosts and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18.

16

The recommendations included in the Bat Survey report prepared by E3 Ecology Ltd dated November 2017 shall be wholly implemented throughout the construction period of the development hereby permitted

Reason

In order to create bats roosts and in order to comply with policies ENV46 and ENV47 of the UDP and CSUCP policy CS18.

17

Prior to commencement of development and notwithstanding the details of translucent film indicated on drawing DR A 3601 Rev P2 details of a permanent solution to obscure glazing to windows and indicating those windows that open on the west elevation of the development hereby permitted shall be submitted for the consideration and written approval of the Local Planning Authority

Reason

In the interests of protecting residential amenities of existing adjacent properties and in accordance with Saved UDP policy DC2 and CSUCP policy CS14.

18

The details approved under condition 17 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development

Reason

In the interests of protecting residential amenities of existing adjacent properties and in accordance with Saved UDP policy DC2 and CSUCP policy CS14.

19

Prior to commencement of development hereby permitted and notwithstanding the indication on drawing DR A 3601 Rev P2 of partial removal of the southern part of the boundary wall and railing on the east elevation, final details of the boundary treatment to include retention of the section identified for removal shall be submitted for the consideration and written approval of the Local Planning Authority

Reason

In order to minimise the impact of the proposal on the historic fabric of the building and to safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies DC2, ENV3 and ENV11 of the Unitary Development Plan and CSUCP policies CS14 and CS15.

20

The details approved under condition 19 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development

Reason

In order to minimise the impact of the proposal on the historic fabric of the building and to safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies DC2, ENV3 and ENV11 of the Unitary Development Plan and CSUCP policies CS14 and CS15.

21

No development hereby permitted shall be commenced until an intrusive site investigation is undertaken, to investigate the potential for contamination to exist at the site that could pose a risk to site end users in proposed soft landscaping areas and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits insitu testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation matters.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide, where applicable, recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

22

The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 21 shall be implemented prior to commencement of the development hereby permitted.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

23

Prior to commencement of the development hereby permitted, where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

NB The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in any soft landscaping areas.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

24

The details of remediation measures approved under condition 23 shall be implemented prior to commencement of the development hereby permitted and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

25

Following completion of the remediation measures approved under condition 21 and 23 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted and maintained for the life of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

26

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Development must be halted on that part of the site affected by the unexpected contamination. Where required by the Local Authority an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1, and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

27

No development hereby permitted shall be commenced until an intrusive site investigation is undertaken, to investigate the existence of shallow coal mining at the site that may need grouting and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of rotary open-hole drilling to ensure shallow coal mining is not present underlying the site and inform foundation matters.

The site investigation and Phase 2 Risk Assessment report shall identify possible areas which may require remedial works in order to make the site suitable for its proposed end use.

Reason

To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1 and ENV54 of the Unitary Development Plan and CS14 of the CSUCP.

28

If the intrusive investigation approved under condition 27 it is confirmed that there is a need for further remedial works to treat areas of shallow mine workings to ensure the safety and stability of the proposed

development, full details of the remedial works shall be submitted to the Local Planning Authority for written approval.

Reason

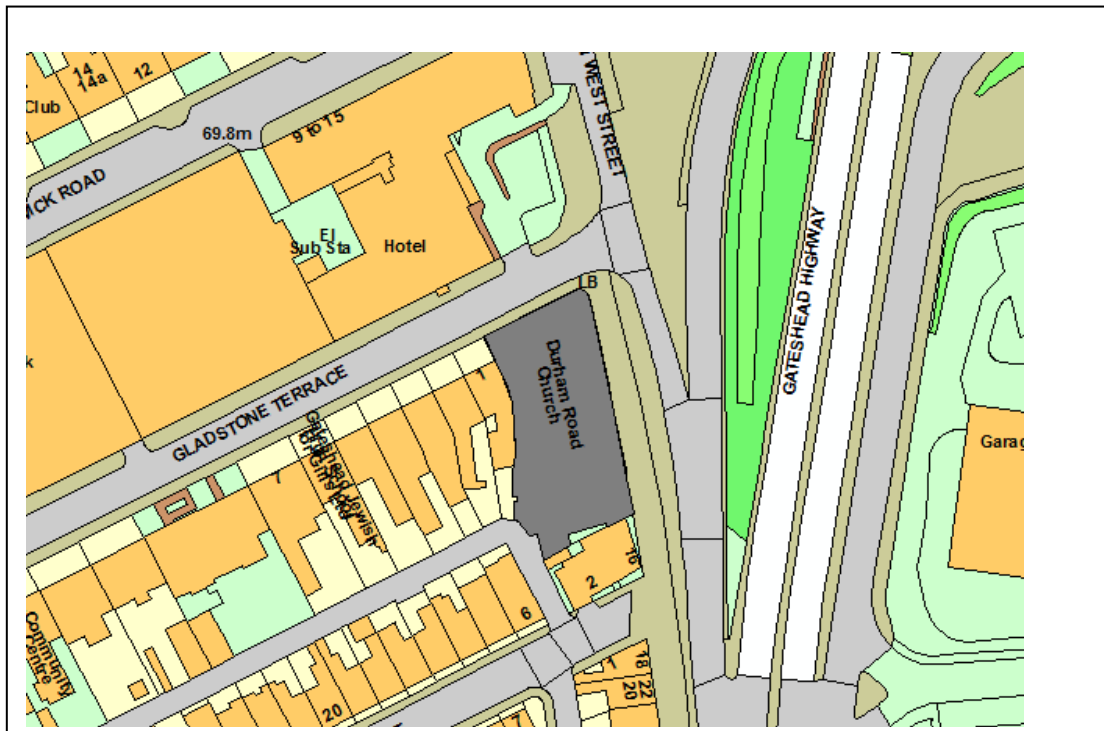
To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1 and ENV54 of the Unitary Development Plan and CS14 of the CSUCP.

29

The details of remedial measures approved under condition 28 shall be implemented as soon as practicable on discovery that they are required and maintained for the life of the development.

Reason

To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1 and ENV54 of the Unitary Development Plan and CS14 of the CSUCP.



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