

**Committee Report**

<b>Application No:</b>	<b>DC/18/00093/LBC</b>
<b>Case Officer</b>	<b>Lois Lovely</b>
<b>Date Application Valid</b>	<b>6 February 2018</b>
<b>Applicant</b>	<b>B&amp;R Developments</b>
<b>Site:</b>	<b>Durham Road Baptist Church Gladstone Terrace Gateshead NE8 4EA</b>
<b>Ward:</b>	<b>Bridges</b>
<b>Proposal:</b>	<b>LISTED BUILDING CONSENT: 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 to Church Hall, 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 amended 04/06/18).</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Listed Building Consent</b>

**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).

1.3 100 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.

- 1.4 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).
- 1.5 **BACKGROUND AND DESCRIPTION OF THE PROPOSAL**  
By the late twentieth century the congregation had dwindled to around 20. The Sanctuary, which can hold 850 people, became unsuitable for the church's needs. Therefore, around 15 years ago the congregation moved out of the Sanctuary for worship and back into the Hall.
- 1.6 Over the years the church group has explored a number of different options to enable them to sustain and grow the church and provide more community space. One of the options was to sell the Hall to finance the repair and reordering of the former Sanctuary. However, the cost of repairing and altering this part of the building to create the modern, comfortable, flexible spaces required far exceeds the potential proceeds from the sale of the Hall. This would also sacrifice the original worship area of the church (the Hall), which is the oldest part of the Grade II listed building.
- 1.7 The Church Hall is owned by the Baptist Union Corporation Limited. It has ecclesiastical exemption from LBC as it is a place of worship. Proposals for the Hall have therefore been submitted through the Baptist Union Listed Building Advisory Committee and approved in principle. The former Sanctuary is owned by B&R Developments and is not exempt from the need for LBC. Therefore, the proposals relating to the former Sanctuary require local planning authority LBC. Proposals for both parts of the building require planning permission.
- 1.8 B&R Developments is an organisation run by Baptist Christians who specialise in helping churches with unsustainable buildings. Working together, the church group, B&R and Ryder Architecture, have developed the scheme as submitted which provides:
- Improved and increased church and community facilities including a 200 capacity sanctuary / venue, separate rooms for children and youth work, kitchen and hospitality areas, a welcome area, library, office, storage and toilets
  - Improved accessibility to the church hall and community facilities
  - External social space for the church to interact with the local community
  - Repairs and refurbishment to the whole building including the church halls and former sanctuary, helping to conserve the heritage asset
  - Improvements to the local built environment at this key location, historically Amen Corner
  - 12 apartments which will fund the development and enable the continuing use of the building by the church, and increased community space
  - Increased appreciation of the heritage asset and awareness of community activities through engagement strategies with local residents and interpretation boards

1.9 The majority of the works for approval under this application are connected with the internal alterations necessary to form the 12 apartments, in the former Sanctuary.

1.10 **PLANNING HISTORY**

DC/18/00092/FUL 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.

1.11 The application is supported by the following documents:  
Design and Access and Heritage Statement

**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).
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NE Civic Society	<p>This scheme involves painful compromise.</p> <p>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.</p> <p>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?</p>
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**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 Minister 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

ENV11 Listed Buildings

CS15 Place Making

ENV12 Demolition of Listed Buildings

#### **5.0 Assessment of the Proposal:**

- 5.1 Given the nature of the application the only issue for consideration is the impact of the proposal on the Grade II Listed Buildings.
- 5.2 **IMPACT ON THE LISTED BUILDING**  
The National Planning Policy Framework states that protecting and enhancing the historic environment is an important component of the NPPF's drive to achieve sustainable development (paragraphs 6-10). The appropriate conservation of heritage assets forms one of the NPPF's 'Core Planning Principles' that underpin the planning system and outlined in paragraph 17 of the Framework.
- 5.3 Heritage specific policies are contained within the NPPF at paragraphs 126 to 141. The objective of these policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances their significance. That significance is the value of a heritage asset to this and future generations because of its heritage interest, which may be of archaeological, architectural, artistic or historic interest. This significance may derive not only from its physical presence but also from its setting. The Framework acknowledges that heritage assets are an irreplaceable resource and that applicants should describe the significance of any heritage asset affected, so as to understand the potential impact of the proposal on their significance (Paragraph 128).
- 5.4 This national policy approach is supported by policy CS15 of the Core Strategy and Urban Core Plan (CSUCP) and saved Unitary Development Plan (UDP) policy ENV11. These policies require that (inter alia) development in relation to

listed buildings must preserve or enhance the building's special architectural or historic interest.

- 5.5 This planning policy framework is supportive of the statutory requirements set out in the Planning (Listed Buildings and Conservation Area) Act 1990 which compels Local Planning Authorities (LPAs) to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they may possess.
- 5.6 In this case the application site is the Church and the Hall, however, due to the Ecclesiastical Exemption, this LBC application relates only to the interior and exterior works to the former Sanctuary in relation to its conversion to 12 apartments.
- 5.7 DCMS guidance states "A Church of England church is fully subject to the normal listed building and conservation area controls once it is closed for regular public worship under the Pastoral Measure 1983. For the other denominations- the Roman Catholic Church, the Methodist Church, the United Reformed Church and the Baptist Union- exemption ceases and local authority controls apply from when a building ceases to be in use for worship, i.e. following a final service. Secular controls also cover buildings vested in the Churches Conservation Trust, in most of which church services are still held on an occasional basis."
- 5.8 The Grade II listed Church (Sanctuary) does not benefit from ecclesiastical immunity. Had the church been in use within the last ten years the works to places of worship in use by exempt religious denominations, of which the Baptist Union of Great Britain is one, would have been exempt from the requirement of listed building consent but not exempt from the requirements of planning permission. However, the exemption does not apply and the practical effect is that LBC is required for the alteration or extension of a listed ecclesiastical building of any denomination as the building is not in use for ecclesiastical purposes before the works and would certainly not be following the works.
- 5.9 The Baptist Union of Great Britain has demonstrated to the satisfaction of the Secretary of State that they have the requisite systems and procedures in place to comply with The Operation of the Ecclesiastical Exemption and related planning matters for places of worship in England.
- 5.10 Prior to demolition of the extension to the rear or any internal features a programme of archaeological building recording is required to be completed, in accordance with a specification provided by the County Archaeologist. This can be secured by a condition (CONDITION 2).
- 5.11 **EXTERNAL WORKS**  
The former Sanctuary roof is to be stripped of its slates and elements repaired or replaced as necessary including the reuse of Welsh slates where possible and the use of new Welsh slate. A roof repair schedule has been submitted however further details are required and a condition can secure these

(CONDITIONS 5 and 6). A further condition is recommended to secure samples of the new slate to be used (CONDITIONS 20 and 21).

- 5.12 Ten rooflights are proposed in both planes of the roof to light and ventilate the mezzanine floor. As shown on the plans these are considered to be too large and as such, final details of smaller rooflights are required and a condition is recommended to secure these (CONDITIONS 16 and 17).
- 5.13 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. Six flues are indicated on the western roof plane however, as shown on the plans these are considered to be excessive. As such, final details are recommended to be secured by condition (CONDITIONS 34 and 35).
- 5.14 A stonework repair schedule has been provided however there are elements that require clarification such as what is meant by localised repair particularly in reference to the damaged arch and cracked cills. Conditions are recommended to secure samples of materials, the proposed mortar specification, a sample of the proposed pointing on site and that there is no mechanical grinding of any joints with all repointing to be done by hand (CONDITIONS 7, 8 and 13).
- 5.15 A structural survey and statement have been provided prepared by James Christopher Consulting. The submitted report only refers to one repair which should be undertaken now before it can become a structural issue but there are no other structural issues. The report also discussed the underpinning/new strip foundation and infill wall to replace the organ. A condition is recommended to secure the details (CONDITIONS 18 - 19).
- 5.16 A window repair schedule has been provided to show the works required to each window. A full survey of the windows has been undertaken to gain an understanding of the sizes and profiles existing. Many of the windows are currently covered in plastic externally however the intention is to match the existing joinery. The majority of the large Sanctuary windows have an opening top panel which will be replicated in the replacement. It is important, to the significance of the building, that the existing pattern of windows and their joinery are replicated exactly. A condition is recommended to secure final details of window repair and / or replacement (CONDITIONS 9 and 10). The plans indicate the double-glazed units will be 16mm thick which is greater than a normal slim line unit. There is no objection in principle to double glazed units but the emphasis is on the thinness of the unit i.e. 10mm-14mm and the impact this has, if any, on the profile and section of the joinery. Therefore, the final details of the double-glazing units with a reduced gap of no more than 14mm are required and can be secured by condition. Where new windows are proposed all cills/lintels are to be constructed in natural sandstone (CONDITIONS 11 and 12).
- 5.17 Large scale details of the new door to the Church (east elevation) are provided however this should also include a section through the door not just an

elevation. A condition has been recommended to secure these outstanding details (CONDITIONS 14 and 15).

- 5.18 The proposals include removal of a part of the boundary wall and railing and this is considered to be unacceptable as it would harm the significance of the heritage asset. As such a condition is recommended to ensure that this boundary wall and railing is retained (CONDITIONS 32 and 33).
- 5.19 A number of conditions are recommended in respect of protecting the fabric of the listed building from damage from lack of weatherproofing, erection of scaffolding, attaching of vent extracts, aerials, alarm boxes, satellite dishes (CONDITIONS 22, 25, 26, 28, 29) and from stone cleaning (CONDITION 27).
- 5.20 INTERNAL WORKS  
The proposal to create 12 residential units requires the removal of the organ and balcony from the Sanctuary to create a void in which a timber frame is proposed to be inserted to create three floors of residential accommodation. The number and size of units responds to the scale of the internal volume and the fenestration pattern.
- 5.21 Ten of the residential units are accessed from the shared historic entrance and lobby, and a new central corridor.
- 5.22 The ground floor level consists of two studio apartments, three one bed apartments and one two bed apartment.
- 5.23 There is also stair access to four 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.
- 5.24 The first floor apartments all include a mezzanine level, lit by rooflights, to maximise appreciation of the volume whilst allowing the church windows to be read. The layout of the apartments creates living space encompassing retained historic interior elements.
- 5.25 It is considered that the design of the scheme is sensitive to the fabric and integrity of the listed building and safeguards the significance of the listed building. However, to ensure the fabric and integrity of the listed building a schedule of work to repair significant architectural features in the residential conversion is considered to be necessary, for features such as the gallery stairs, panelling and dado, window reveals and plaster work including the organ arch and these can be secured by condition (CONDITIONS 3 and 4).
- 5.26 Given the above, and subject to the recommended conditions, the proposal is considered to be acceptable and in accordance with Saved UDP policies ENV11 and ENV12 and CSUCP policy CS15.
- 5.27 Acoustics and fireproofing  
It may be necessary to soundproof and fireproof the building and a condition is recommended to secure details of all measures necessary for the

soundproofing and fireproofing of the building, to include large scale details of the floor construction, protected route, smoke vent, and the implications of such works for the historic fabric of the building (CONDITIONS 30 and 31).

- 5.28 Given the above and subject to the recommended conditions it is considered the proposal is acceptable and in accordance with national and local planning policies.

## **6.0 CONCLUSION**

- 6.1 On the basis of the information provided and subject to conditions, it is considered that the proposal would not cause harm to the Grade II listed building.
- 6.2 Accordingly, the proposed development complies with the requirements of the NPPF, policy CS15 of the CSUCP, saved UDP policy ENV11 and having special regard to the desirability of preserving the building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.3 Taking all the relevant material planning issues into account, it is considered that Listed Building Consent should be granted subject to relevant conditions.

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

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure that the development is carried out within a reasonable time.

2

No demolition/development shall take place until a programme of archaeological building recording has been completed, in accordance with a specification provided by the Local Planning Authority. A report of the results shall be submitted to and approved in writing by the Local Planning Authority prior to any development or demolition work taking place.

Reason

To ensure there is a building record in accordance with Saved UDP policy ENV23 and CSUCP policy CS15.

3



Notwithstanding drawing DR-A-9004 REV P1 INTERNAL DETAILS and prior to commencement of the development hereby permitted a schedule of repairs to architectural features 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

4

The details approved under condition 3 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

5

Prior to commencement of development a schedule of repairs to the roof including a methodology and a plan illustrating where Welsh slate are proposed to be used 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

6

The approved details under condition 4 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

7

Notwithstanding the submitted drawings DR-A-3702 REV P1 WEST ELEVATION STONERWORK REPAIR SCHEDULE and DR-A-3701 REV P1 NORTH AND EAST ELEVATION STONERWORK REPAIR SCHEDULE and prior to commencement of development a schedule of repairs to the stonework including a methodology for hand removal of pointing and a plan illustrating where pointing is to be removed and replaced 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

8

The details approved under condition 5 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

9

Prior to commencement of development a schedule of repairs to the existing windows, where windows are to be replaced including a methodology and a plan illustrating where the repairs are proposed to 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 Saved

Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

10

The details approved under condition 9 shall be implemented wholly in accordance with the approved details

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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

11

Notwithstanding the details indicated on drawing DR-A-6302 REV P01 WINDOW AND GLAZING BAR DETAILS and prior to commencement of the development hereby permitted large scale details of the design of the new double-glazing units, that shall be no more than 14mm thick, shall be submitted for the consideration and written approval of the Local Planning Authority. All new windows shall have cills/ lintels constructed of natural sandstone.

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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

12

The window details approved under condition 10 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

13

At no time in constructing the development hereby permitted shall existing pointing be ground out mechanically.

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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

14

Notwithstanding the details indicated on drawing SC-A-6001 Rev P01 and prior to commencement of the development hereby permitted details of the section of the Church Door 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

15

The details approved under condition 12 shall be implemented wholly in accordance with the approved details and retained thereafter 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

16

Notwithstanding the details indicated on drawing DR-A-3006 Rev P7 and DR-A-6303 Rev P1 details of the conservation rooflights shall be submitted for 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

17

The conservation rooflights approved under condition 14 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

18

Where structures or features on the building have been, or still need to be removed (eg. extensions, pipes, vents) before the demolition works identified on drawing DR-A-3011 REV P1 DEMOLITION PLANS commence a schedule and methodology of repairs to the building to make good any damage caused, shall be submitted to and approved in writing by 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

19

The repairs approved under condition 8 shall be wholly implemented in accordance with the approved details

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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

20

The development hereby permitted shall not commence until samples of all materials, colours and finishes to be used on all internal and external surfaces have been made available for inspection on site (in the form of a sample panel) and are subsequently approved in writing by the Local Planning Authority.

natural stone,  
mortar mix (specification, texture finish and colour finish),

sample panel of proposed pointing  
roof slate,  
new stonework, sample panel of new ashlar including the pointing,

shall be submitted for the consideration and written approval of the Local Planning Authority. Thereafter, these materials shall be used in accordance with these approved details.

**Reason**

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 listed building in accordance with the NPPF, saved policy ENV11 of the Unitary Development Plan and Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

**21**

The materials approved under condition 16 shall be wholly implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and retained thereafter 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

**22**

Scaffolding is not to be mechanically fixed to the masonry of the building unless otherwise approved in writing by the Local Planning Authority, and all elements in close proximity to masonry shall be fitted with plastic end caps and/or other measures appropriate for the protection of the masonry.

**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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

**23**

Before the demolition works identified on drawing DR-A-3011 REV P1 DEMOLITION PLANS commence:

- 1) the detail of blocking up internal openings and the treatment of any surviving architrave, reveals or skirting;
- 2) the large scale detail of any proposed new openings internally;
- 3) large scaled of all new openings including lintel, cill and
- 4) the detail of the new staircases,

shall be submitted to and approved in writing by 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

24

The details approved under condition 19 shall be implemented wholly in accordance with the approved details prior to forsit occupation 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

25

Before the demolition works identified on drawing DR-A-3011 REV P1 DEMOLITION PLANS commence, the details of any satellite and television aerials or dishes which may need to be installed in the building, to include cables, sensors and alarms, and the impact and appearance of these on its historic fabric, shall be submitted to and approved in writing by 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

26

The details approved under condition 21 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development and maintained 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

27

No cleaning of the stonework on the site shall be undertaken without the prior written consent of the Local Planning Authority. Where it may be approved that some cleaning can take place, notwithstanding the submitted report on stonework restoration, this shall be carried out in accordance with a methodology for cleaning to include a plan showing the extent of cleaning proposed, which shall first have been submitted to and approved in writing by the Local Planning Authority, and been subject to the Council's inspection of a test panel, and the execution thereafter of the cleaning in accordance with the approved methodology and approved test panel.

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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

28

No opening up of the roof is to be carried out until adequate weather protection measures for the structure have been installed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved weather protection measures shall remain in place until the building itself is waterproof and weather-tight.

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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

29



Before any construction vehicles, plant or machinery are brought onto the site, the listed building shall be adequately protected against accidental damage, in accordance with measures which shall first have been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented and maintained until the development hereby approved is complete

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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

30

Prior to commencement of the development hereby approved details of all measures necessary for the soundproofing and fireproofing of the building, to include large scale details of the floor construction, protected route, smoke vent, and the implications of such works for the historic fabric of the building shall be submitted to and approved in writing by 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

31

The details approved under condition 27 shall be implemented wholly in accordance with the approved details prior to the 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

32

Prior to commencement of development hereby permitted and notwithstanding the indication on drawing DR-A-3004 Rev P14 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

33

The details approved under condition 28 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

34

Notwithstanding the details indicated on drawings DR-A-3006 Rev P6 and DR-A-3601 Rev P2 details of the termination points of flues on the roof and vents and extract grilles and scaled elevations indicating their detailed appearance location on the building shall be submitted for 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

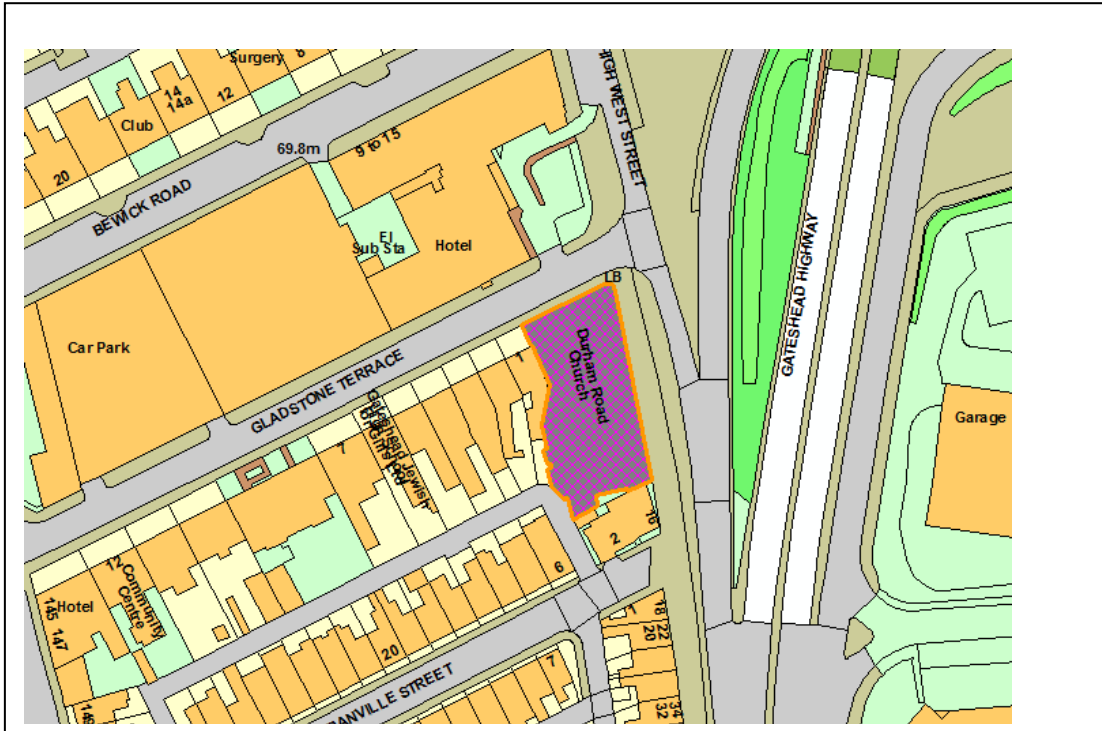
5

The flues approved under condition 8 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 Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.



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