

**Committee Report**

<b>Application No:</b>	<b>DC/18/01038/LBC</b>
<b>Case Officer</b>	<b>Lois Lovely</b>
<b>Date Application Valid</b>	<b>22 October 2018</b>
<b>Applicant</b>	<b>Church of Scientology</b>
<b>Site:</b>	<b>Former Windmill Hills Nursing Home Mulgrave Terrace Gateshead NE8 1PS</b>
<b>Ward:</b>	<b>Bridges</b>
<b>Proposal:</b>	<b>LISTED BUILDING CONSENT: Internal and external alterations, underpinning, erection of three single storey extensions, two outdoor seating areas, provision of bin store, substation, new pedestrian access, associated car parking and landscaping (Amended 13/11/18, 14/12/18, 19/12/18, 14/01/19, 18/01/19, 28/01/19, 15/02/19, 25/02/19, 11/03/19 and 01/05/19 and additional information received 22/01/19, 28/01/19, 25/02/19, 11/03/19, 28/03/19 and 12/06/19).</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**

The application property is the former Windmill Hills Care Home which is a large three storey Victorian building, set in a hard surfaced car park with some areas of landscaping on Half Moon Lane next to the Black Bull Public House and Jam Jar Studios on Mulgrave Terrace.

- 1.2 The site was formerly the location of a windmill and dwellings before the construction of the building the subject of this application as a primary school. Since the school closed the building has been used as council offices then most recently a nursing home.
- 1.3 The building is Grade II listed, has been vacant since the closure of the nursing home in 2004. The interior of the listed building is of limited value.
- 1.4 The site is approximately 0.3ha. To the east is the A184 road with residential properties and Gateshead Transport Interchange beyond. Windmill Hills Park bounds the site to the west with residential properties beyond that on Village Heights. A tower block of residential flats are located immediately to the south in Mulgrave Villas. The site lies within the Urban Core on the edge of Gateshead town centre which lies to the east of the site. Thus the surrounding buildings are a mix of commercial and residential uses.

- 1.5 The site is in the proximity of a number of heritage assets:
- o Grade II\* Listed Walker Terrace;
  - o Grade II Listed Council Offices (Department of Architectural Services);
  - o Grade II Listed Number 72 With Forecourt Wall;
  - o Grade II Listed Monument to George Hawks;
  - o Grade II Listed 5-23, Regent Terrace;
  - o Grade II Listed Lambton Lodge; and
  - o Grade II Listed Church of St Joseph And Presbytery.
- 1.6 Historically, the elevation overlooking Windmill Hill Park was the designed principal frontage, however due to modern requirements for access and the former use of the building the rear of the building now functions as the most prominent and active elevation.
- 1.7 **DESCRIPTION OF THE PROPOSAL**  
The proposal, to accommodate the Church of Scientology, is to convert and refurbish the Grade II listed building and the erection of two extensions to the car park elevation of the existing building; one to form the new lobby/entrance area, one to form the café and chapel, associated car parking and ornamental landscaping.
- 1.8 The lobby/entrance extension measures 10 metres x 8 metres along the southern elevation and 4 metres on the northern elevation, 3 metres in height. The lobby extension is proposed to be constructed of aluminium fascia boards, aluminium curtain walling painted white and glazed panels with the majority of the extension using glazed panels from floor to ceiling.
- 1.9 The proposed chapel/café extension is also to be located along the principal elevation which previously was occupied by a non-original addition, a conservatory which has been demolished. This extension measures 12 metres x 9 metres x 3 metres in height, that is proposed to be constructed of aluminium fascia boards, aluminium curtain walling and painted white and glazed panels. The majority of the extension will be glazed panels from floor to ceiling.
- 1.10 The accommodation within the existing building will comprise a chapel, academy, offices, auditing rooms, conference rooms, storage and a café which would be open to both the visiting public and its church members. A public exhibition space, outlining the public benefit programmes of the church, is also proposed that would be open to the general public during the church opening hours. The church proposes to host occasional community events such as family fun days to engage the local community.
- 1.11 In addition a single storey annex extension within the existing car park is proposed to extend along the north eastern boundary of the site to accommodate auditing rooms and offices as additional space that cannot be accommodated within the existing building.
- 1.12 The annex building is proposed to be 10 metres x 29 metres x 5 metres in height at the lowest level. The extension is located 1 metre from the boundary wall to enable maintenance for the building and for security purposes. The

external façade of the extension is proposed as a mix of aluminium curtain walling, glazing and render with a brick course. This extension is proposed to have a glass balustrade handrail running along the car park elevation.

- 1.13 An external plant area is proposed to facilitate the plant located at basement level. The enclosure measures 4 metres x 2 metres x 3 metres in height and comprises of a 3 metre high brick wall and closed design louvres.
- 1.14 The external walls are proposed to be partially rendered in cream. It is proposed to remove the existing UPVC rainwater goods to be replaced with cast aluminium, finished in black paint.
- 1.15 The basement level of the existing building is proposed to be excavated by 500 mm to create additional floorspace to accommodate air conditioning plant, storage space and a printing room.
- 1.16 Throughout the building, internal partition walls are proposed on all levels to create the rooms required for the operation of the church. The existing timber doors are in poor condition and are proposed to be replaced.
- 1.17 It is proposed to reinstate the railings and a section of wall to the park which is missing. The railings across this elevation are proposed to be 1m in height. It is also proposed to rebuild the wall to the north west which has partially collapsed and to install 500 mm railings to create a secure boundary. A 1.8m sliding security gate is proposed at the existing entrance to the car park on Half Moon Lane.
- 1.18 A substation and refuse store are proposed on the north east boundary with The Black Bull. They have been designed to have the same external finishes. The refuse store will accommodate 3 no. 1285 litre Eurobins.
- 1.19 The proposed development seeks to restore and repair the internal fabric where possible in order to safeguard the building in the future. The external areas of the building, which are mostly intact, require repair and some areas of replacement. A schedule of repairs is proposed. The extent of repairs to the listed building include repairs to masonry, roof tiles, timber and windows.
- 1.20 **BACKGROUND**

The church has recently opened a number of new churches throughout the UK to provide larger regional hubs for members. The church in the UK has premises in London, Birmingham, Brighton, East Grinstead, Manchester, Plymouth and Edinburgh. Currently the church occupies a building in Sunderland and will move its operations to this site once the building is completed. The proposed development is intended to provide the church with a regional base in the north east of England.
- 1.21 **Church of Scientology**

The applicant is the Church of Scientology. The Church of Scientology has a weekly congregational service that takes place on a Sunday morning within the chapel. Throughout the remainder of the week, members of the church are able

to visit the church for religious study and take part in the church auditing' sessions; spiritual exercises as part of a group or one to one. The Church promotes spiritual wellbeing of its members. The church buildings contain facilities which are intended to promote ongoing physical wellness as part of the spiritual aims of the church.

- 1.22 This application is supported by:  
Planning Statement  
Archaeology Report;  
Biodiversity Survey and Report;  
Drainage Strategy;  
Window Survey;  
Roof Survey;  
Flood Risk Assessment;  
Geotechnical Report;  
Heritage Statement;  
Noise Assessment;  
Sustainability Statement;  
Transport Statement; and  
Tree Report.

1.23 **PLANNING HISTORY**

1323/92 - Erection of detached single storey building north of existing nursing home to provide six bedrooms, bathroom, lounge, kitchen and office (amended 07.01.1993) - Refused 09.06.1993

DC/06/01441/COU - Change of use from nursing home to 27 x apartments and erection of 5 townhouses with associated car parking and landscaping - Granted 06.12.2006

DC/06/01442/LBC - LISTED BUILDING CONSENT: For removal of modern reinstatement and creation of new openings, new glazed link and introduction of conservation roof-lights - Granted 13.12.2006

DC/07/00617/COU - Change of use of nursing home (use class C2) to place of worship and religious instruction (use class D1) - Granted 27.09.2007

**2.0 Consultation Responses:**

Historic England

Historic England does not wish to offer any comments.

Tyne And Wear  
Archaeology Officer

The application has been submitted with an archaeological desk-based assessment and a building recording of the listed former Windmill Hills school.

With regard to the building no further work is required.

In terms of below-ground archaeology no intrusive investigation or monitoring is required.

### **3.0 Representations:**

- 3.1 Neighbour notifications were carried out in accordance with formal procedures introduced by the Town & Country Planning (Development Management Procedure) Order 2015.
- 3.2 A press notice was published in The Journal on the 31 October 2018 and 15 May 2019 and a notice was posted on site on the 31 October 2018 and 10 May 2019 in addition to direct neighbour notification letters being sent.
- 3.3 No letters of representation were received in response to the Listed Building Consent although three letters were received in response to the full change of use application DC/18/01058/FUL reported elsewhere on this agenda.

### **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

ENV11 Listed Buildings

ENV12 Demolition of Listed Buildings

CS15 Place Making

### **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 Building.

#### **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 7 -14). 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 184 to 202. 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 189).

- 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 former Windmill Hills Industrial Day School which occupies a prominent site on the brow of the hill on the outer edge of the Tyne Gorge, to the North and West of Gateshead town centre. The site is located adjacent to the Windmill Hill Park with views North to Newcastle over the River Tyne from the site and to the East.
- 5.7 The 1879 building is red brick building has Flemish detailing and is an early design by Thomas Oliver who would go on to form part of the prolific architectural firm Oliver Lesson and Wood, designing buildings such as the Discovery Museum, Cathedral Buildings and Milburn House in Newcastle. It was built as a school but has since been adapted for Council offices and most recently as a nursing home which closed in 2004.
- 5.8 **EXTERNAL WORKS**  
The proposed development includes two extensions on the principal elevation of the listed building. One of these extensions replaces three modern conservatories which were added to the structure and have subsequently now been demolished as part of the schedule of urgent repairs. The other extension will form an entrance/lobby area for the building, which currently does not have a clear entrance or circulation space.
- 5.9 Both extensions have been designed to be subservient and clearly modern additions to the listed building. The extensions are predominantly glazed with aluminium curtain walling and mono-pitch roofs and appear lightweight and transparent in relation to the grand, red-brick prominence of the original Victorian building. The proposed extensions provide a focal entrance point and ancillary space required to facilitate the function of the building as a place of worship without detracting from the visual character of the listed building. As such, it is considered the proposed extensions to the listed building will not have a detrimental impact on the character or appearance of the listed building.

- 5.10 The proposed development also includes the erection of one standalone annex building along the north east elevation of the site. The extension has been designed to reflect the character of the original building without looking like a pastiche and is clearly a modern building within the context of the site.
- 5.11 The proposed annex building is single storey in order to remain subservient to the existing building and utilises render, aluminium curtain walling with glazing and brick course. The proposed materials palette reflects that of the listed building, with the glazing and aluminium curtain walling providing the modern elements to the building that ensure it is in keeping but contrasting with the listed building. Final details can be secured by conditions (CONDITIONS 27 and 28). In addition, the extension has picked up the details of the listed building through the provision of a mono-pitch roof, picking up the pattern of three reflected in the window placement.
- 5.12 A small external plant room is proposed on the main elevation of the building. This will comprise a 2m high brick wall to match the existing, adjoining the chapel/café extension.
- 5.13 The external plant room is required in order to provide ventilation to the plant at basement level, and there is no suitable internal solution to provide ventilation for the plant. The plant enclosure has been designed to be inconspicuous and to have minimal visual impact. The louvres of the plant area will not be visible from out with the site or within the site, with the exception of the café area.
- 5.14 The window survey notes that no original windows remain and those which are present were installed during its conversion into council offices. The proposals are to replace all windows that are irreparable with opening timber sash and case painted white. A condition is recommended to secure final details of window repair and / or replacement (CONDITIONS 18 and 19).
- 5.15 The existing roof is predominantly constructed of Welsh slate, with areas of differing slate sizes and types where repairs have been made over time. A roof condition survey has been undertaken in support of the application, which recommends that the existing roof is removed in its entirety to facilitate repairs and to lay a new layer of roof felt prior to re-slating however further details are required and a condition can secure these and samples of the new slate (CONDITIONS 15, 16 and 17). It is proposed that slates in good condition will be reused and the remainder of the roof tiled with new Welsh slate. The extent of reusable slate will be unknown until works commence.
- 5.16 The proposals include repairs to a part of the boundary wall and the addition of railings. It is proposed replace the railings on the Windmill Hill Park boundary with 1.8m high railings that will be located on the existing low brick boundary wall. Along the north east boundary 500mm high railings are proposed to be attached on the existing brick wall to create a more secure boundary behind the new single storey building. A condition is recommended to secure the repair schedule and details boundary wall and railings (CONDITIONS 23 and 24).

- 5.17 The proposals include sections of cream render to the front and rear elevations to replace deteriorated areas of existing render and including additional areas to be rendered on the principal elevation to provide a more uniform and cohesive visual appearance (CONDITIONS 27 and 28).
- 5.18 The scheme will require flue and extract grille/vents and flues are indicated on the roof planes. Final details are recommended to be secured by condition (CONDITIONS 25 and 26).
- 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 aerials, alarm boxes, satellite dishes, CCTV cameras (CONDITIONS 10, 11, 12, 13, 17, 20, 21 and 22).
- 5.20 Given the above, and subject to the recommended conditions the proposed development is considered will preserve and enhance the setting, character and appearance of the listed building and accord with the NPPF, Historic England guidance, Core Strategy Policy CS15, ENV11 and ENV19.
- 5.21 **INTERNAL WORKS**  
The proposals include introduction of modern materials such as concrete and resin in order to bring the building back into use and to facilitate repairs that will be long lasting. The introduction of these materials internally is considered to have a minor impact on the character of the building. The introduction of modern materials is considered necessary in order to treat the dry rot and loss of historic fabric and will assist in bringing the building back into use. The trade off in incorporating these materials in order to repair and bring the building back into use and any impact on the character or appearance of the listed building is justified.
- 5.22 However, the proposed structural work to the basement of the listed building remains of greatest concern together with other works to the basement. There is great confidence in much of the proposal, but a more tailored approach to working on a listed building is necessary so as to follow the principle of minimal intervention. The reports submitted suggest repair to most if not all cracks in the building, however it may be that there is no structural requirement for intervention and these cracks are historic, not moving/changing and can be left.
- 5.23 The original use and purpose of the basement is not set out in the heritage statement and the impact thereon, but the proposed works to lower parts of the basement and then underpin possibly to extensive areas is considered to be a harmful impact on the special interest of the building. That work would be irreversible. It would result in the alteration and loss of historic fabric to many areas of the building. Alternative ways of entering the building and housing the plant and equipment had not been presented to fully justify the extent of the works. The Heritage Statement refers to the basement area being used for storage but it has not been demonstrated that alternative locations have been explored for that storage, although it acknowledges that it may not be possible to use other parts of the building.

- 5.24 However, the application has now been supported by additional assessment that demonstrates the works are necessary and the only solution.
- 5.25 The full impact on the listed building cannot be known until further surveys are carried out to understand the bedrock and necessary requirements to design the structural excavation and underpinning works. Although assurances have been given that the submitted drawings and supporting information represent the worst case scenario, it is possible that further works may be necessary once a survey has been carried out that require further intervention, after which consent will have been granted and the LPA will not be in a position to properly assess the impact on the heritage asset.
- 5.26 Given the above, the proposal for the ground and first floors largely sustains the significance of the heritage asset and is welcomed together with the extensions, the substation and bin store, boundary treatment and hardscaping around the site. The new proposed additions to the entrance and chapel are acceptable in terms of their design. Their impact on the footings of the listed building, necessitating excavation and underpinning is of concern. However, the further survey work would require listed building consent in its own right. The submitted proposal is therefore considered to be harmful to the significance of the listed building because of the level of intervention required to support it, which would not be necessary if the entrances were designed differently. That harm would be substantial. It is recognised that substantial harm is a high bar and one that applies if the adverse impact seriously affects a key element of the special architectural or historic interest.
- 5.27 It is the amount of intervention proposed that has the potential to affect the special historic and architectural interest of the footings of the building which are a fundamental part of the whole building. By not fully understanding the extent of these works, or the full nature of the intervention because these are not yet known and further survey work is required, there is the potential to harm the overall building if survey results mean that further work needs to be carried out. In granting consent, the LPA could not be assured that it is possible to implement the scheme as proposed, and therefore by fulfilling its statutory duty, without the potential that further significant intervention in the building may be necessary to make the proposal work.
- 5.28 However, the building has stood empty for a number of years and it is considered to be important that it is occupied by an appropriate use in order to protect the asset. Therefore, despite the concerns outlined above, it is considered that the survey works required can be dealt with by appropriately worded conditions. Conditions are recommended to secure a methodology for inspection of the base of the exposed walls, design of the underpinning and undertaking the approved works (CONDITIONS 2 - 5).
- 5.29 In relation to the internal works, it is established that there are no original historic features that remain within the building with the exception of some of the timber roof structure which was not damaged by arson. The internal works are proposed to repair and retain the timber trusses where possible. The

remainder of the building is proposed to be completely refurbished which must be undertaken to a high standard.

- 5.30 The implementation of internal partitions, new timber doors, building services and plant is not considered to have a detrimental impact on the character or appearance of the listed building in relation to its internal significance as these measures are not permanent and can be reconfigured if necessary in the future.
- 5.31 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 is considered to be necessary, for features such as the stairs, window reveals and plaster work and these can be secured by condition (CONDITIONS 13 and 14).
- 5.32 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.

## **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 Listed Building Consent be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection 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

Prior to the commencement of the works hereby permitted within the basement of the building, a methodology to identify and agree the areas for the supervised exposure of the base of the existing walls, to confirm the final extent of repair and underpinning works required and a timetable of works shall be submitted for the consideration and written approval of the Local Planning Authority. The methodology shall include details of supervised exposure of the prevailing ground levels in the presence of the Council's appointed Historic Buildings Officer and Structural Engineer to identify a scheme for the final extent of the repair and underpinning works that are necessary to preserve the integrity of the building.

#### Reason

To ensure that the significance of the building is preserved and that the foundation repairs can be designed in a manner that does not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

3

The methodology approved under condition 2 shall be implemented wholly in accordance with the approved details and timetable prior to the commencement of the development within the basement of the building hereby permitted.

#### Reason

To ensure that the significance of the building is preserved and that the foundation repairs can be designed in a manner that does not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

4

Prior to the implementation of any underpinning and repair works, as identified under condition 2, a method statement for these underpinning and repair works shall be submitted for the consideration and written approval of the Local Planning Authority. This shall include:

- i) Details of archaeological building recording of the existing foundations and the report to be published and submitted to the HER
- ii) Details of working methods to expose and support the existing walls during the works
- iii) Details and samples of new materials to be used in the construction
- iv) Details of the proposed final design, extent, timetable and subsequent monitoring for the underpinning work to the basement
- v) A detailed schedule of repairs for the external envelope of the listed building

#### Reason

To ensure that the significance of the building is preserved and that the foundation repairs can be designed in a manner that does not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

5

The repair works approved under condition 4 shall be implemented wholly in accordance with the approved details and timetable and monitored for the life of the development.

Reason

To ensure that the significance of the building is preserved and that the foundation repairs can be designed in a manner that does not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

6

Prior to the works commencing to the basement area of the listed building, details of the proposed 'Pudlo' Waterproof system (or comparable system) for dry lining the existing basement including all channels, sumo and extraction methodology shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing to the basement.

Reason

In order to minimise the impact of the proposal on the historic fabric of the building 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

The details approved by condition 6 shall be wholly implemented in accordance with the approved details prior to first occupation of the use 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 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

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a schedule and methodology of

repairs statement shall be submitted for the consideration and written approval of the Local Planning Authority for:

- a) Methodology for demolition and strip out of extensions, internal partition walls, linings and ceilings.
- b) Methodology for stripping out of all existing services, pipes, vents.

**Reason for Condition**

To ensure that the significance of the building is preserved and that the demolition and construction works can be designed in a manner that does not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

**Reason for prior to commencement condition**

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9

The details approved under condition 8 shall be implemented wholly in accordance with the approved details for the duration of the demolition and construction works

**Reason**

To ensure that the significance of the building is preserved and that the demolition and construction works can be designed in a manner that does not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

10

Prior to commencement of development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a Careful Working Method Statement/ Heritage Tool Box Talk 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 any works to the building being made aware of the constraints of working on and around a listed building and the implications of not following the approved plans and or method statements prior to commencing works on site and must adhere at all times to the approved Careful Working Method Statement.

**Reason for Condition**

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

11

Prior to the commencement of the development hereby permitted and 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 for condition

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.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

12

Scaffolding shall not at any time 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 at all times for the duration of the demolition and construction of the development hereby permitted..

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

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a schedule and methodology for repairs to the historic fabric of the listed building both interior and exterior to include:

- a) the detail of blocking up internal openings;
- b) large scale detail of any proposed new openings internally; and
- c) the detail of the new staircases,
- d) large scale details of construction of new partition walls,
- e) suspended ceilings,
- f) doors,
- g) M&E services,
- h) floor and wall finishes, and
- i) soil and vent pipes

shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason for condition

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.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

14

The details approved under condition 13 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.

15

Prior to commencement of the roof repairs for the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a schedule of repairs to the roof including a methodology, a sample of the Welsh slate and lead and a plan illustrating where Welsh slates and lead are proposed to be used shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

16

The approved details under condition 15 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

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

17

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

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

18

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) 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 for Condition

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

19

The details approved under condition 21 shall be implemented wholly in accordance with the approved details prior to the first occupation of the use hereby permitted.

Reason

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

20

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.

21

Prior to commencement of the demolition works identified on drawings A01.00 Rev 5 Demolition Plan - Basement, A01.01 Rev 7 Demolition Plan - Ground Floor, A01.02 Rev 6 Demolition Plan - First Floor 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, CCTV cameras 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 for Condition

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

22

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.

23

Prior to commencement of development hereby permitted (except for site investigations, erection of tree protection measures and demolition works), a repair schedule and final details of the boundary treatment to include stonework repair methodology, full details of railings and sliding gate, shall be submitted for the consideration and written approval of the Local Planning Authority

Reason for Condition

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

24

The details approved under condition 23 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.

25

Prior to the commencement of the development hereby permitted (with the exception of the site investigation and internal demolition work) final large scale details of the termination points of flues on the roof and vents and extract grilles and louvres 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 for Condition

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

26

The details approved under condition 25 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

To ensure that the significance of the building is preserved and that works do not compromise the structural integrity of the listed building in accordance with paragraphs 193 and 194 of the NPPF, CSUCP policy CS15 and Saved UDP policy ENV11.

27

The development hereby permitted shall not commence (other than site investigations, tree protection measures and demolition works), 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.

Brick;

Render;

mortar mix (specification, texture finish and colour finish);

sample panel of proposed pointing;

aluminium curtain walling and glazing;

glazed balustrade;

rainwater goods in cast aluminium (finished black) goods, with drainage strategy review for adequate self-cleaning, dispersal and improved detailing;

louvres; and

roof covering for annex, substation and bin store;

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 for Condition

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.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

28

The materials approved under condition 27 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.

29

Prior to cleaning of the brick elevations and stone wall final details of the DOFF cleaning system in order to remove atmospheric pollution, biological growth, and efflorescence and the Joss Torc cleaning system to be used to remove graffiti and general cleaning of stone 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 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

The details approved by condition 29 shall be wholly implemented in accordance with the approved details prior to first occupation of the use 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 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

Prior to commencement of the development hereby permitted (except for site investigations, erection of tree protection measures and demolition works) a methodology and drawings for the construction of the new build extensions (new entrance, cafe, extension and external plant area) to include large scale details of their junction with the listed building to show how this detail will be addressed making the transition have as minimal intervention with the host building as possible shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason for condition

In order to minimise the impact of the proposal on the historic fabric of the building 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.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

32

The details approved by condition 31 shall be wholly implemented in accordance with the approved details prior to first occupation of the use 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 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

Prior to commencement of the development hereby permitted (except for site investigations, erection of tree protection measures and demolition works) a methodology for rebuilding of parts of the existing historic fabric in order to improve structural stability (Dutch gables) shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason for condition

In order to minimise the impact of the proposal on the historic fabric of the building 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.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

34

The details approved by condition 33 shall be wholly implemented in accordance with the approved details prior to first occupation of the use 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 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.

35

Prior to implementation of the proposed new cross and lettering of the development hereby permitted a methodology and largescale drawings setting out the materials, scale and methodology for fixing the proposed new Cross and lettering to be fitted to the front elevation of the listed building 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 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.

36

The details approved by condition 35 shall be wholly implemented in accordance with the approved details prior to first occupation of the use 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 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.

37

Prior to first occupation of the development hereby permitted full details of the location and method of fixing of an architectural lighting scheme, including a rendered image illustrating the final scheme 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 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.

38

The details approved by condition 37 shall be wholly implemented in accordance with the approved details prior to first occupation of the use 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 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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