

**Committee Report**

<b>Application No:</b>	<b>DC/17/00666/FUL</b>
<b>Case Officer</b>	<b>Tracy Long</b>
<b>Date Application Valid</b>	<b>9 June 2017</b>
<b>Applicant</b>	<b>c/o Agent</b>
<b>Site:</b>	<b>Axwell Hall Axwell Park Blaydon NE21 6RN</b>
<b>Ward:</b>	<b>Blaydon</b>
<b>Proposal:</b>	<b>VARIATION OF CONDITION 1 (approved plans) of permission: DC/10/01303/FUL to introduce residential annex, bin store and alterations to The Hall including reducing the number of units from 23 to 11 units.</b>
<b>Recommendation:</b>	<b>GRANT subject to S106 agreement</b>
<b>Application Type</b>	<b>Full Application</b>

**1.0 BACKGROUND**

- 1.1 This planning application was considered at the Planning and Development Committee meeting on 19<sup>th</sup> September 2018 where Members resolved to grant planning permission, subject to a S106 legal agreement and a number of planning conditions.
- 1.2 Discussions have been taking place between the Council and the applicant since this time on the wording of the conditions and the content of the S106 legal agreement. Given the length of time since the previous resolution it was considered appropriate to report this application back to Planning and Development committee for an updated resolution before the S106 agreement is signed and the decision notice issued.

**1.3 THE APPLICATION****1.4 DESCRIPTION OF THE SITE**

Axwell Hall is a Grade II\* Listed Building located within the Axwell Park Estate and Conservation Area. The site is accessed via a private estate road from the A694 located to the south of the site.

- 1.5 The Hall was designed by the renowned Palladian architect James Paine in 1758. In 1920 the Hall was home to the Newcastle Ragged and Industrial School which closed in 1984. The Hall has since remained empty and has been the subject to theft, vandalism and weather damage. However, despite this, the Hall as it stands today, remains an impressive Grade II\* Listed Building of historical and architectural significance.
- 1.6 The balustrade and steps to the southern elevation attached to the Hall are also Grade II\* listed under the same listing as The Hall. The retaining wall,

balustrade, piers and steps to the terrace south of the Hall are Grade II Listed, listed under a separate listing. Further, the late C18 / early C19 bridge, located 280m south of Axwell Park is also Grade II Listed, under a separate listing.

1.7 To the north of the Hall, lies a vacant area of land, beyond which car parking bays and an access road which provides residents access to the Axwell Gardens. To the eastern boundary lies the residential dwelling of Richmond House and its residential curtilage. To the west lies the residential Courtyard development. Both the Axwell Courtyard and the Axwell Gardens development (both now occupied) comprised enabling development to enable the restoration and conversion of The Hall into 23 residential apartments.

#### 1.8 DESCRIPTION OF THE APPLICATION

This application proposes alterations to Axwell Hall in the form of conversion of the eastern proportion of the Hall to create a super apartment, resulting in a reduction in the number of apartments within the Hall from 23 to 11 apartments. The super apartment would have 7 / 8 bedrooms. A table detailing the mix of apartments proposed, against the previously approved and implemented 2010 permission can be found in the table below:

	1 bed	2 bed	3 bed	7 / 8 bed	Total
<b>Approved and implemented DC/10/01303/FUL</b>	8	15			23
<b>Proposed DC/17/00666/FUL</b>	2	7	1	1	11

1.9 The application also proposes to create a granny annex within the previously approved garage block located directly north of the Hall. The garage block would convert four of the garages on the north-western side of the block into residential and would retain four garages on the north-eastern side of the block. The residential annex would provide two bedrooms, with an open-plan living and kitchen area, with a separate bathroom, study and dining room.

1.10 The scheme also proposes the provision of a new bin store which will be located between the garage block and the Hall. The store would measure 6.6m wide by 3.1m deep and 3.9m high.

1.11 This application represents a significant opportunity to bring the Axwell Hall back into a sustainable residential use, which will secure the long-term future of this Grade II\* Listed Building.

#### 1.12 PLANNING HISTORY

The application site has a rich history of relevant planning and listed building applications as detailed below:

**DC/05/00301/COU** Conversion of hall to 23 apartments and erection of new-build enabling development comprising of one coach apartment and terraced blocks of 18 dwellinghouses and 9 apartments with associated garage blocks, parking and landscaping. Granted on 9.09.2005 subject to S106

agreement.

**DC/05/00302/LBC** Restoration and conversion of hall including demolition of rear annexe and renovation of balustrade and terrace. Granted on 12.08.2005 subject to S106 agreement.

**DC/05/00303/FUL** Erection of 18 three storey houses in three blocks with associated parking including restoration of walled garden and historic parkland. Granted on 9.09.2005 subject to S106 agreement.

**DC/06/00349/LBC** Variation of condition 8 of Listed Building Consent DC/05/00302/LBC relating to the requirement for single glazed windows. Granted on 27.06.2008.

**DC/07/00407/FUL** Variation of condition 1 (approved plans) of permission DC/05/00303/FUL to alter the layout of the 18 dwellings within the site and re-siting of the access into the rear of the dwellings. Granted on 22.11.2007 subject to S106 agreement.

**DC/08/00349/FUL** Variation of condition on DC/05/00301/COU - adaptation of first floor of garage/coach house to form two self-contained dwellings. Granted on 15.05.2008 subject to S106 agreement.

**DC/08/00612/LBC** Internal alterations on basement, ground floor and second floors to rationalise rooms and thereby reduce number of units from 23 (as approved under DC/05/00302/LBC) to 20. Granted on 30.07.2008

**DC/10/01303/FUL** Variation of condition 1 of DC/05/00301/COU to allow revision to approved scheme involving reduction of number of units to 27 and alterations to elevations and roofscape with creation of additional courtyard car parking. Granted 14.04.2011 subject to S106 agreement.

**DC/17/01080/NMA** NON-MATERIAL AMENDMENT: to planning permission DC/10/01303/FUL to allow condition 1 (approved plans) to list the approved drawings relating to Axwell Hall as well as the Courtyard element of the development. Granted on 30.05.2018.

**DC/17/00667/LBC** Listed building consent to allow for a revised scheme of development including residential annex, bin store and alterations to The Hall including reducing the number of units from 23 to 11 units. Granted on 16.08.2019.

**DC/17/00668/FUL** Minor alterations to levels around Axwell Hall to allow for provision of a new car park, garden access and partial reinstatement of the historic landscape. Granted on 30.08.2019.

**DC/17/00669/LBC** Minor alterations to levels around Axwell Hall to allow for provision of a new car park, garden access and partial reinstatement of the historic landscape. Granted on 16.08.2019.

### 1.13 BACKGROUND SUMMARY

The planning history above relates to The Hall, Courtyard and Axwell Gardens. The planning history in so far as it relates to The Hall is summarised as follows:

- 1.14 In 2005, planning permission and listed building consent was granted for the conversion of The Hall to 23 apartments and the erection of new-build enabling development comprising of the dwellings at Axwell Gardens and the dwellings at The Courtyard with associated garage blocks, parking and landscaping.
- 1.15 Later in 2008, a listed building application was granted for internal alterations to the Hall to reduce the number of units from 23 to 20. However this consent was not implemented and has since expired.
- 1.16 In 2010, a variation of condition application was granted which permitted alterations to the courtyard development consented in the 2005 application. This application was implemented and therefore constitutes the current consent for the alterations to The Hall.
- 1.17 As the 2010 decision only referenced the revised courtyard drawing numbers in the decision notice, a Non-Material Amendment application (DC/17/01080/NMA) was submitted in 2017 to attach the 2005 consented drawings for The Hall to the approved plans condition. This Non-Material Amendment application was granted on 30 May 2018.
- 1.18 On 16 August 2019 listed building consent (DC/17/00667/LBC) was granted for the works proposed as part of this current planning application DC/17/00666/FUL.

## 2.0 Consultation Responses

Archaeology Officer                      There are no archaeology issues to address.

Historic England                              Do not wish to offer any comments.

## 3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015. This included the Council sending letters to 71 properties surrounding the site, site notices being displayed at the site as well as a notice appearing in the Newcastle Journal.

3.2 A number of objection letters have been received from 11 surrounding properties. These are from local residents at The Gardens and The Courtyard. The issues raised are summarised below :

- This application excludes the road from the red line.

- Lack of consultation
- The bin store will be visible to adjacent residents at The Courtyard
- Will prejudice the current availability of parking spaces immediately outside The Courtyard
- No vehicle tracking provided to ensure access to The Gardens is not obstructed
- Highways safety
- Already insufficient space for two cars to pass
- There is insufficient space to carry out the works
- Ensure rights of access to The Gardens is maintained
- The access road to The Gardens was required to be upgraded to tarmac but was never completed.
- All outstanding planning conditions in the previous planning applications should be included on the new development.
- The repair works to the bridge should be covered
- The S106 agreement should be extended to relate to the current proposals

#### **4.0 Policies:**

- 4.1 Since this application was previously considered at the Planning and Development Committee meeting on 19<sup>th</sup> September 2018, national planning policy (the NPPF) was updated and revised in February 2019. Council officers are of the opinion that the revised NPPF includes no significant or material changes which affect the consideration of this current planning application.

#### NATIONAL POLICY

NPPF: National Planning Policy Framework  
 NPPG: National Planning Policy Guidance

#### CORE STRATEGY

CS10: Delivering New Homes  
 CS11: Providing a Range and Choice of Housing  
 CS13: Transport  
 CS14: Wellbeing and Health  
 CS15: Place Making  
 CS18: Green Infrastructure and the Natural Environment  
 CS19: Green Belt

#### UDP

DC1: Environment  
 DC2: Residential Amenity  
 H3: Sites for New Housing  
 H4: Windfall and Small Housing Sites  
 H12: Density  
 ENV3: Character and Design  
 ENV7: Development in Conservation Areas

ENV9:	Setting of Conservation Areas
ENV11:	Listed Buildings
ENV17:	Axwell Park
ENV21:	Sites and Areas of Archaeological Importance
ENV22:	Sites and areas of Archaeological Importance
ENV44:	Woodland, Trees and Hedgerows
ENV46:	Durham Biodiversity Action Plan
ENV47:	Wildlife Habitats
ENV51:	Wildlife Corridors
ENV54:	Land Affected by Contamination

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

- 5.1 This is a Section 73 application for the variation of the approved plans on the original planning permission (DC/10/01303/FUL), which has commenced and works to The Hall have been significantly implemented. This application is not for the examination of the whole principle of the scheme again, but is instead matters for consideration in the determination of this application relate to the assessment of the amended parts of the scheme. The proposed amendments relate to the creation of a new super-apartment on the eastern side of the Hall and amendments to the internal configuration to create ten apartments on the western side of the Hall, the creation of a granny annex within the garage block and a new bin store.
- 5.2 This application represents a significant opportunity to deliver housing on a partly implemented, but stalled site; bringing a Grade II\* Listed Building back into use, safeguarding its future.
- 5.3 The main planning issues to be considered are the impact of the proposal on the overall design of the approved scheme, the impact upon the heritage assets and the historic setting, and on the visual amenity of the area, along with considerations relating to highway safety, residential amenity and ecology.
- 5.4 **IMPACT ON HERITAGE ASSETS**  
**Planning Legislation / Policy Position**  
 There are a number of designated heritage assets at this site including the listed Hall, the associated listed structures including the retaining wall, balustrades, piers and steps to the south of the Hall, the listed bridge on the access road to the south and Axwell Park Conservation Area.
- 5.5 The LPA have a duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in making decisions on planning applications within a Conservation Area, special attention is paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. This is reinforced within both national and local planning policies.

- 5.6 Paragraph 193 of the NPPF requires that when considering the impact of a proposed development on the significance of designated heritage assets, great weight should be given to the assets conservation. Paragraph 194 of the NPPF goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.
- 5.7 Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm (or total loss of significance) of a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 5.8 Paragraph 196 of the NPPF explains that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.9 Saved Policies ENV7, ENV9, ENV11 and ENV17 of the Council's Unitary Development Plan (UDP) state that development within Conservation Areas, relating to Listed Buildings and relating to Axwell Park should preserve or enhance the special architectural or historic character and appearance of the Conservation Area, including the setting of the Conservation Area, the Listed Building and that the historic value of Axwell Park should be protected and enhanced.
- 5.10 Policy CS15 of the Council's Core Strategy and Urban Core Plan (CSUCP) also seeks the conservation and enhancement of the historic environment / heritage assets.
- 5.11 The main issue in considering the proposed changes to the previous approved scheme is therefore the effect of the proposed changes on the significance of the designated heritage assets .
- 5.12 A Heritage Statement has been submitted to accompany this application which assesses the significance of the heritage assets and the effect of the proposed changes on the significance of these assets.
- 5.13 The Hall is currently empty and has been the subject to theft, vandalism and weather damage. However, despite this, The Hall as it stands today, remains an impressive Grade II\* Listed Building of historical and architectural significance.
- 5.14 Proposed Subdivision of Hall  
The principle of subdividing The Hall has already been established under the previous planning applications that were approved. The previous scheme allowed for 23 units. The proposed changes submitted as part of this current application will provide an improved layout of 11 units which is overall less intrusive than the previously approved scheme.
- 5.15 Bin Store and Residential Annex

Two new buildings, the residential annex and bin store are proposed adjacent to the listed Hall and structures, within the Conservation Area. The proposed position of the residential annex is in the same location of an originally intended garage block which was approved as part of a previous planning approval. The two buildings are small in relation to the overall Hall and adjacent Courtyard development and will remain subservient to The Hall.

#### 5.16 Heritage Summary

The proposed changes will alter the designated heritage assets and their setting. It is however considered that the harm to the heritage assets is outweighed by delivering housing on a partly implemented, but stalled site; bringing a Grade II\* Listed Building back into use, safeguarding its future.

#### 5.17 ARCHAEOLOGY

There are no archaeological constraints regarding the variation of condition 1 of DC/10/01303/FUL. No objections are raised in respect of saved Policies ENV21 and ENV22 of the UDP or policy CS15 of the CSUCP.

#### 5.18 HOUSING

As set out above, the principle of housing has already been established through the previous consented applications.

#### 5.19 Reduction in Units

Compared to the 2005 approved scheme, due to the creation of the super-apartment the proposed development would result in the loss of 12 apartments within the Hall. There is no planning policy which would guard against this and therefore no objection on this basis is raised.

#### 5.20 Family Homes

CSUCP policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms). This application proposes amendments to the previously approved scheme for the conversion of Axwell Hall which comprised of 23 one and two-bedroom apartments. The proposed amendments result in the introduction of one x 3 bedroom flat and one x 7 / 8 bedroom flat. The creation of two family sized units would assist the Council in achieving the aims of Policy CS11 of the Core Strategy and would provide a betterment in the mix of unit sizes in comparison to the 2005 approved scheme.

#### 5.21 Suitable accommodation for the elderly

The annex is intended to function as a temporary dwelling during the restoration phase of Axwell Hall, and following completion of the restoration, will be used to house an elderly relative in conjunction with occupation of apartment 1 of the Hall.

#### 5.22 RESIDENTIAL AMENITY

Residents Living Conditions

The proposed amendments are considered to be acceptable from a residential amenity point of view in terms of the living conditions of both the future occupiers of The Hall and granny annex as well as the existing residents in the adjacent Courtyard element of the development.

#### 5.23 Residential Space Standards

The proposal should be required to satisfy Policy CS11(4) which requires that new residential development provides “adequate space inside and outside of the home to meet the needs of residents”. With regard to this requirement in March 2015 the DCLG published nationally described space standards for new housing. The proposed super-apartment together with the other 10 flats (as previously approved and partially converted) would exceed the minimum requirements for internal space.

#### 5.24 HIGHWAYS SAFETY

There are no objections to the proposal from a highway safety point of view. Access to The Hall would be gained from the existing private estate road, from the south. It is considered that the formation of an additional site access and the traffic associated with an additional property would not result in any significant impact on the surrounding highway network.

5.25 The proposed amendments to the previous consented scheme will result in less apartments in The Hall reducing the number of units from 23 to 11 so is unlikely to prejudice the availability of car parking spaces. Notwithstanding this planning application DC/17/00668/FUL proposes additional car parking provision to the front of The Hall.

#### 5.26 REFUSE STORAGE /WASTE

From a waste servicing perspective there are no objections. The enclosed bin store would be sufficient for the number of apartments within the complex and there is space within the site to be able to turn the HGV without reversing.

#### 5.27 ECOLOGY

An updated Bat Survey has been submitted as part of this planning application which confirms that bats currently use The Hall through a number of access routes in the building including through the windows and roof. The previous planning application (reference : DC/10/01303/FUL) accepted the restoration of the Hall, saving the listed structure and converting it into flats with bat mitigation being provided through bat boxes and bat lofts.

5.28 It is therefore considered that the proposed changes are acceptable from an ecology point of view subject to planning conditions which require the final details of bat mitigation measures to be approved and their implementation. Subject to such planning conditions the proposal is considered to accord with the ecology aims and objectives of the NPPF, saved policies DC1 (d), ENV46 and ENV51 of the UDP and policy CS18 of the CSUCP.

- 5.29 The applicant also intends to apply to Natural England for a licence for the proposed works.
- 5.30 **COMMUNITY INFRASTRUCTURE LEVY**  
On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule, whilst the development is housing related and the development is located within Residential Charging Zone A, no new floor space is created and therefore no CIL payment would be required for this development.
- 5.31 **OTHER ISSUES**  
**Site Location Plan**  
Council officers consider that an appropriate site location plan has been submitted.
- 5.32 **Previous Planning Conditions / S106 Agreement**  
The planning conditions on the previous planning application DC/10/01303/FUL have been reviewed by Council officers and where appropriate reattached to this current planning application. When this application was previously considered at the Planning and Development Committee meeting on 19<sup>th</sup> September 2018 a list of conditions headings were presented. Council officers and the applicant have been working on the planning conditions and the recommendation this time includes the full wording of all of the recommended planning conditions.
- 5.33 The previous S106 agreements related to a number of issues for the Axwell site including undertaking works to the Hall, undertaking landscaping works, maintenance of the landscaping, repairs to the listed bridge and carrying out off site highway works. The S106 agreement for the development will therefore be varied to relate to this current application. A number of the works have already been undertaken. Some of the outstanding works including works to and around the Hall will be carried out as part of this current planning application. Council officers are therefore of the opinion that the S106 agreement linked to this current application should include landscape maintenance of the Axwell grounds and repairs to the listed bridge
- 5.33 **Space to Carry Out Works / Access to Axwell Gardens**  
It is the developer's responsibility to ensure that the proposed works are carried out in a way that still allows access to adjacent residents in The Courtyard and The Garden elements of the development. Any restriction to this access is a civil matter to be resolved between the relevant parties.
- 5.34 **Access Road to Axwell Gardens**  
This road has been resurfaced with tarmac.

## **6.0 CONCLUSION**

- 6.1 This application represents a significant opportunity to deliver housing on a partly implemented, but stalled site; bringing a Grade II\* Listed Building back into use, safeguarding its future.
- 6.2 Taking all the relevant issues into account, those made by local residents, it is considered that the proposed amendments to the previous consented scheme are acceptable, subject to a number of planning conditions and a variation to the previous S106 legal agreement.
- 6.3 It is therefore recommended that planning permission be granted.

## 7.0 Recommendation

### GRANT SUBJECT TO A SECTION 106 AGREEMENT

- 1) The agreement shall include obligations relating to landscape maintenance and repairs to the listed bridge.
- 2) That the Strategic Director of Legal and Corporate Services be authorised to conclude the agreement.
- 3) That the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend planning conditions as necessary.
- 4) And that the conditions shall include :

#### 1. List of approved plans

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

K838 P1 10A	Site Location Plan
APE 102	Hall and Courtyard Existing Site Plan
APE 116	Hall Demolitions
K838 P1 09A	Proposed Site Plan
APE 108	Hall Existing South and East Elevations
APE 109	Hall Existing North and West Elevations
K838 P1 05	Hall Proposed North, East, South Elevations
APE 226	Hall Proposed West Elevation
K838 P1 07	Hall Proposed Annex
K838 P1 08	Hall Proposed Bin Store
THD 18 003 25A	Hall Proposed Basement and Ground Floor Plans
THD 18 003 30B	Hall Proposed Mezzanine and First Floor Plans
THD 18 003 35A	Hall Proposed Second Floor and Roof Plans
K838 P1 06	Hall Stair Details
APE 230	Hall Details (Central Hall and Upper Floor Doors)
APE 231	Hall Details (Major Internal Doors)
APE 232	Hall Details (Outer and Inner Porch Doors)
APE 233	Hall Details (New Rear Door)

APE 234	Hall Details (Hall Arch)
APE 235	Hall Details (Sash Window)
APE 236	Hall Details (External Railing and Staircase)
APE 237	Hall Details (Fireplaces)
APE 238	Hall Details (Ceiling Panels and Cornices)
APE 239	Hall Details (Cornice, Skirting and Coffered)
K665 19A	Courtyard Ground Floor Plan
K665 20A	Courtyard First Floor Plan
K665 21B	Courtyard Second Floor Plan
K665 22B	Courtyard South and East Elevations
K665 23B	Courtyard North and West Elevations
K665 24C	Courtyard Elevations Independent Block and Main Block
K665 26C	Courtyard External Works
K665 27A	Courtyard Elevation Independent Block
APE 130	Courtyard Proposed Elevations Garage Block 1
APE 111	Hall Access Road Improvements

#### Reason

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

## **2. Phasing**

No development shall commence on site until a phasing plan which include details of what elements of the development are included in each phase (which should identify but not be limited to The Hall) and the order of the phases has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

#### Reason

To protect the heritage asset and in the interest of good design to ensure a comprehensive, phased and co-ordinated approach to the site development in accordance with the NPPF, saved policy ENV11 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

#### Reason For Pre Commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the development is carried out in a comprehensive and co-ordinated manner. This information is fundamental to the development and requires approval prior to development starting on the site.

## **3. Construction control measures**

No development shall commence on each phase of the development until a Construction Management Plan (CMP) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

The CMP shall include :

- a) a dust management plan
- b) a noise management plan
- c) details of delivery arrangements
- d) details of the location of the compound area
- e) the hours of construction for non audible works

All works and ancillary operations in connection with the construction of the development, including deliveries to the site and audible works shall be carried out only between 0800 hours and 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason

In order to avoid nuisance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF, saved policies DC1(h) and DC2 of the Council's Unitary Development Plan and policy CS14 of the Council's Core Strategy and Urban Core Plan.

Reason For Pre Commencement Condition

This information is fundamental to the development and requires approval prior to development starting on each phase of the site as the commencement of construction works and the manner in which they are undertaken could affect adjacent occupiers.

#### **4. Bat mitigation Axwell Hall**

No further works shall be undertaken inside The Hall until details of the bat mitigation measures for The Hall and a timetable for their implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason

To protect any bats that may be inside The Hall in accordance with the NPPF, saved policies DC1 and ENV47 of the Council's Unitary Development Plan and policy CS18 of the Council's Core Strategy and Urban Core Plan.

#### **5. External materials**

Notwithstanding the submitted drawings, no external materials shall be used on any phase of the development hereby approved until samples of the materials, colours and finishes to be used on that element of the external surface of the development have been made available for inspection and are subsequently approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

## **6. Landscaping scheme (Axwell Hall and annex)**

Notwithstanding the submitted details, prior to the residential annex being occupied or the first residential unit in the Hall being occupied, final details of a landscaping scheme for the residential annex and/or The Hall shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard landscaping, all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting and a timetable for implementation. The development shall then be carried out in accordance with the approved details.

### **Reason**

To ensure a well laid out planting scheme in the interest of visual amenity in accordance with the NPPF, saved policy ENV3 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

## **7. Landscape maintenance (Axwell Hall and annex)**

The landscaping scheme(s) approved under condition 6 shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion for each phase and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

### **Reason**

To ensure that the landscaping scheme becomes well established and is satisfactorily maintained in the interests of the visual amenity of the area and in accordance with the NPPF, saved policy ENV3 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

## **8 Cycle parking**

Prior to the first occupation of any residential unit in The Hall and the residential annex hereby approved details of the secure, weatherproof cycle storage for each residential unit in The Hall and for the residential annex shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details. The cycle storage provision shall be provided for each residential unit prior to each residential unit being occupied.

### **Reason**

In the interests of sustainable development and in order to accord with the NPPF, policy CS13 of the Council's Core Strategy and Urban Core Plan and the Gateshead Cycling Strategy.

### **9 Footway along estate road**

Notwithstanding the submitted details, prior to the occupation of any of the residential units in The Hall or the residential annex, the final details of the footway which is proposed to run alongside the estate road with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

#### **Reason**

In the interest of pedestrian and highway safety and to accord with the NPPF and policy CS13 of the Council's Core Strategy and Urban Core Plan

### **10 Bin store provision**

The bin store as shown on drawing K838-P1-08 shall be provided prior to any of the residential units in The Hall being occupied.

#### **Reason**

In the interest of good design and to ensure the satisfactory appearance of the development upon completion in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

### **11 External vents and flues**

Notwithstanding the submitted drawings, prior to any external vents, flues and/or extract grilles being installed on each phase of the development a methodology for the most sensitive approach for the need to include vents, flues and extract grilles and scale elevations indicating their detailed appearance and location on the buildings shall be submitted to and approved in writing by the Local Planning Authority. The methodology shall include an assessment of the best means to minimise the physical and visual impact of these elements on the buildings. The development shall then be carried out in accordance with the approved details.

#### **Reason**

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

### **12 Rainwater goods**

Notwithstanding the submitted drawings, prior to the external rainwater goods being installed on each phase of the development the details, material, their method of fixing, colour and location shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

#### **Reason**

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies

ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

### **13. External lighting**

Prior to any external lighting being installed on each phase of the development details of the external lighting including location, design, dimensions and level of illumination shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

### **14. Fire detection / security systems**

Prior to any external emergency lighting, fire detection, cameras and security systems being installed on each phase of the development details of these external features including any associated cables, sensors and alarms shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

### **15. Aerials and satellite dishes**

No external aerials or satellite dishes shall be installed on the buildings or within the grounds of the site until details of these features have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

### **16. Boundary treatments**

Notwithstanding the submitted drawings, no boundary treatments, balustrades, gates or external stairs shall be installed on each phase of the development until details of the boundary treatments, balustrades, gates and stairs have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan. The development shall then be carried out in accordance with the approved details.

### **17. New services**

Notwithstanding the submitted drawings, all new services to The Hall and to the new buildings shall be run underground, unless otherwise approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

#### Reason

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

### **18. Removal of permitted development rights**

Notwithstanding the provisions of Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2 and Classes A, B, C, F of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)(or any order revoking and re-enacting that order with or without modification), the permitted development rights of the development hereby approved are removed.

#### Part 1

Class A	enlargement/improvement/alteration of house
Class B	additions to the roof
Class C	any alteration to the roof
Class D	porches
Class E	building incidental to enjoyment of house
Class F	hard surfaces
Class G	chimneys/flues
Class H	antennae

#### Part 2

Class A	gates/fences/walls
Class C	external painting
Class F	closed circuit cameras

#### Reason

To prevent harm to the setting of the listed buildings/ structures and Conservation Area which may result by developments which would otherwise be permitted development in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

### **19. Windows / rooflights and door details**

Notwithstanding the submitted drawings, no windows, rooflights or doors shall be installed on each phase of the development until details of the windows, rooflights and doors for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

#### Reason

In the interest of good design and to protect the setting of the listed buildings/ structures and Conservation Area in accordance with the NPPF, saved policies ENV3, ENV7, ENV11, and ENV17 of the Council's Unitary Development Plan and policy CS15 of the Council's Core Strategy and Urban Core Plan.

