

MINOR UPDATE

Application No:	DC/16/00136/FUL
Site:	Block 2 Half Moon Lane Gateshead NE8 2AA
Proposal:	VARIATION OF CONDITION 1 (approved plans) of 103/01 to enable alteration of facades, increase of flat numbers from 40 to 58, amendments to parking layout and bin store area (additional information received 16/02/17 and 15/03/17 and amended plans/documents received 13/02/17, 15/03/17 and 23/03/17).
Ward:	Bridges
Recommendation:	Authorise Group Director
Application Type	Full Application

Reason for Minor Update

Further consultation response received, further representation received, correction of car parking numbers, amendments to conditions and additional condition recommended:

CONSULTATIONS

The anticipated, further consultation response from Historic England (HE) has been received. Whilst it is acknowledged that the amended plans have made improvements to the scheme, HE maintains their two main concerns regarding the development.

The first is that the proposal amounts to overdevelopment i.e. that the number of units necessitates various alterations and interventions that have a harmful impact on the significance of the building. HE reminds the Council that this harm requires clear justification and weighing against the public benefits of the proposal (paragraph 134, NPPF). This is covered in the main agenda report; the applicant has reiterated that the scale of development is based in part on ensuring the viability of the restoration costs but also creating a design solution that reacts to and compliments the existing building. Officers are satisfied that the quantum of development is justified and that the harm arising from the development is outweighed by its public benefits.

The second issue raised as a concern by HE is in relation to the proposed approach to Conservation Methodology and Practice i.e. having established that the quantum of development is acceptable, HE consider that less harmful solutions could be achieved within the parameters of the current proposal. As referred to in the main agenda report, a number of issues are to be properly covered by the determination of the sister application for Listed Building Consent, rather than through this application. Various aspects of the scheme

have been discussed with Officers and are considered to be acceptable or can be made so through conditions, either as recommended in the main agenda report, or on the LBC.

REPRESENTATIONS

A further objection has been received from a neighbour. Their objection is that an increase in the number of flats will exacerbate existing problems regarding a lack of car parking.

HIGHWAYS

A revised Transport Statement has been received. This corrects the figures given in paragraphs 1.27 and 5.71 of the main report, in that 66 car parking spaces are proposed in three areas, 20 (8 visitor) spaces in front of the main block, 34 in a discrete parking area to the south west of the main block (2 disabled) and 12 to the undercroft of the annex.

CONDITIONS

In condition 1 (approved plans) there is an omission in one of the plan reference numbers, it should read 2602-D-00-SK04 Rev P1.

It is recommended that conditions numbered 11, 28 and 31 are all amended to make clear that the trigger for the relevant details to be submitted for written approval by the Local Planning Authority is to be prior to the occupation of Block 2, as opposed to the occupation of any other part of the wider Ochre Yards development. An additional condition (number 34) is proposed as follows:

The details of the measures to manage car parking on the public highway approved under condition 30 shall be implemented prior to occupation of the Block 2 and maintained for the life of the development.

Reason

To ensure highway safety is protected in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

SEE MAIN AGENDA FOR OFFICERS REPORT.