

**Committee Report**

<b>Application No:</b>	<b>DC/20/00139/LBC</b>
<b>Case Officer</b>	<b>Lois Lovely</b>
<b>Date Application Valid</b>	<b>14 February 2020</b>
<b>Applicant</b>	<b>Mandale Apartments 5 Limited</b>
<b>Site:</b>	<b>Block 2 Half Moon Lane Gateshead NE8 2AA</b>
<b>Ward:</b>	<b>Bridges</b>
<b>Proposal:</b>	<b>LISTED BUILDING CONSENT: Conversion of former boiler shop to 58 apartments with associated parking and external bin stores (amended 01/06/20 and 11/06/20).</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 site lies within the Bridges Conservation Area and the overall Ochre Yards development. This application, to vary the approved plans, focuses on the former boiler shop, known as Block 2 that is situated on the northern boundary.

- 1.2 Ochre Yards is bounded on three sides by railway lines and on the north side, facing the Tyne, by High Level Road and Rabbit Banks Road that runs down to the river from the site entrance; it is 5 to 11 metres below site level when it passes alongside Block 2.
- 1.3 On the south side, Block 2 fronts a new access road within the new Ochre Yards development and faces two new blocks 6 and 7. On the east side a small open area of open space about 13 metres wide separates Block 2 from Block 4 that is approved as a viewing point of the river and to be landscaped. This has been completed in part and will be finished once Block 2 is completed.
- 1.4 30 metres to the west of Block 2 the Metro line emerges from a tunnel under the site and crosses the River Tyne on the Queen Elizabeth II Metro Bridge.
- 1.5 Block 2 is a Grade II listed former boiler shop at the former Gateshead (Railway) Works, which occupied the whole of the site, known as Greenesfield. Block 2 is located on the northern edge of the site overlooking the Tyne. The existing building is a large two storey Victorian industrial building.
- 1.6 The annex building is not highlighted on the Listing map, although it is regarded as curtilage listed and therefore must be treated as part of the listed building.

- 1.7 The main (shop) floor is at site ground level and the vaulted basement, seven metres below, is at Rabbit Banks Road level. An annex building, without a basement, is attached to the east end of the main block and forms part of this application.
- 1.8 The basement floor level of Block 2 meets the road level of Rabbit Banks Road at one point, which was originally an entrance into the building. However, access onto the road is not now feasible for either pedestrians, because there is no footpath, nor vehicles, because the road is now a designated bus route and visibility lines are poor.
- 1.9 In 1997 the Greenesfield site was allocated for mixed use development, with the majority of the site allocated for residential and the remainder at the eastern end allocated for commercial uses (branded as The Point). In 2002, following extensive consultation with Gateshead Council and English Heritage (now Historic England), Bellway Homes (NE) were granted planning permission to develop over 600 apartments on the residential part of the site (ref 103/01)
- 1.10 Bellway's proposals were for nine new build apartment blocks and the conversion of two existing buildings; the locally listed former Tinsmiths Shop (Block 1) and the listed former Boiler Shop (Block 2). Block 2 was to be converted into 40 apartments.
- 1.11 The associated Listed Building consent (ref 104/01) for Block 2 has expired without being implemented. Thus, a fresh Listed Building Consent is required as well as this application to vary to the existing planning permission, to increase the number of residential units from 40 to 58. The original scheme had 24 x 1 bed apartments and 16 x 2 bed apartments (40 apartments total).
- 1.12 Construction started on Blocks 1 and 3 in 2003 and has continued steadily since this time. Work started on the final new build, Block 10, in 2016 leaving the conversion of Block 2 as the final work needed to complete the site.
- 1.13 **DESCRIPTION OF THE APPLICATION**  
A previous application DC/16/00137/LBC was granted 28 April 2017 to enable alteration of façades, increase flat numbers from 40 to 58, and make amendments to the parking layout and bin store area of Block 2. This consent was not implemented and has lapsed.
- 1.14 This building is the former Boiler Shop within the wider Ochre Yards development. A separate but related application for full planning permission (DC/20/00137/FUL) is elsewhere on this agenda.
- 1.15 This Listed Building Consent (LBC) application proposes alterations to the facades and the internal layout of Block 2 to provide 58 units.
- 1.16 The principal changes to the scheme from the approved scheme DC/16/00137/LBC are to the end block shell:

- o Creation of a simplified annex that is more subservient to the main building in height;
- o It is proposed to utilise the existing brick shell to accommodate the annex rather than it be largely demolished as the previous approval DC/16/00137/LBC would result in only the northern wall of the shell remaining;
- o The existing lower level openings to the annex's north-facing elevation are proposed to have windows installed to suit the revised internal arrangement/finished floor levels. the previous approval DC/16/00137/LBC proposed corten steel screens and making good;
- o The roof covering to the annex is proposed to be a sarnafil ply system with standing seam detail as compared with the previous approval DC/16/00137/LBC that proposed a corten steel effect clad system;
- o A slight reduction in the extent of glazing to the first floor north-facing apartments within the main building is proposed, in tandem with the introduction of cladding. the previous approval DC/16/00137/LBC proposed windows, bi-fold doors and infill panels;
- o A reduction in the extent of rooflights to serve first floor north-facing apartments within the main building is proposed;
- o Creation of double height space within the main building (ground floor to first floor), is proposed which includes the installation of staircases and link walkways;
- o The north elevation opening of the main building is proposed to be clad compared with the previous approval DC/16/00137/LBC that proposed this would be blocked up with stone;
- o An increase in the extent of ridge rooflights to serve the main building atrium is proposed;
- o A single lift is proposed within main building compared with the two lifts proposed by the previous approval DC/16/00137/LBC;
- o Glazed canopies are proposed to the main building whereas corten steel entrances were approved under the previous approval DC/16/00137/LBC;
- o It is proposed to provide a reduced size entrance/lobby area to the main building than previously approved under DC/16/00137/LBC;

- 1.17 The layout of units is dictated by the elongated, narrow nature of the building, together with the historic window openings on the northern elevation at lower ground and ground floor levels, with units arranged internally to suit and maximise the benefits from these openings to enjoy views north across the River Tyne.
- 1.18 This theme (of maximising the benefits of views across the River) is continued at first floor level and within the annex, although the units in these areas have new windows proposed to enjoy this view. All of the above has led to a layout with units either side of a central corridor
- 1.19 At both ground and first floor levels the units face both north and south whilst at lower ground level there are no south-facing units due to the planned public circulation space. The proposals include duplex apartments with a bed deck above living accommodation to maximise the potential of internal space without enlarging the building unnecessarily.

- 1.20 The proposal is to provide an additional 18 apartments, resulting in a total of 58 apartments, by converting the existing building and the construction of a three storey annex, to be built in the annex building envelope providing two storeys of accommodation and an undercroft parking area providing 14 resident spaces.
- 1.21 The original approved scheme was to simply reroof the annex continuing the ridge line of the main building. The amended scheme proposes to construct a new building within the shell to compliment and contrast with the existing building with a burnished brass rainscreen façade with a clear transition between the boiler shop gable and the annex with individual balconies to all apartments on the first floor and some apartments on the second floor on both north and south elevations. The height of the proposed Annex is 13m. The separation distance to Tranquil House remains the same at 13m.
- 1.22 The main building has been re-designed to provide a double height space to the central entrance. There are three entrances to the main building which have new external lobbies on the south elevation. The main building would contain 42 units, and the annex 16 units (58 apartments in total).
- 1.23 The increase in apartment numbers from the originally approved scheme to the current proposal has been achieved by locating apartments on both sides of the building apart from at basement level. An upper mezzanine level bedroom is set back and overlooks the main living area, similar to the conversion of Block 1.
- 1.24 The proposed first floor on the south elevation includes a row of new window openings to be formed in the existing walls. These are small and horizontal in emphasis, presenting a subservient/secondary scale of window which does not compete with the architectural prominence of the large windows with rusticated stone quoin surrounds. A strip of rooflights is proposed on the south elevation and eight shorter strips of rooflights are proposed on the north elevation above the proposed bi-folding doors.
- 1.25 The depth of the existing building means that a substantial space is left between the north and south apartments. A top lit atrium court is proposed for this area to help to retain a sense of the scale of the original interior. The approved scheme had dual aspect apartments on the river facing elevation and to the south elevation a top lit atrium that housed a garden courtyard.
- 1.26 As with the approved scheme, the size of the existing windows determines the minimum width for the apartments to avoid walls within the window opening that would impact on the appearance of the windows/ overall building.
- 1.27 **PLANNING HISTORY**  
Greenesfield was NE Railways principle works in the 19th century but following its decline in the 20th century the site was allocated for mixed use development in the UDP and in 2002 Bellway Homes (NE) were granted detailed planning permission to develop a large part of the site, renamed Ochre Yards, for over 600 apartments.

1.28 Planning permission ref 103/01 for Demolition and conversion of redundant and existing buildings, erection of new buildings with associated access roads, parking and open space to provide accommodation for residential use (class C3), hotel use (class C1), office use (class B1), leisure use (class D2) and food and drink use (class A3), was granted 16/04/2002 for the development of the former Greenesfield railway works site in the form of new built blocks of apartments, with the conversion of two of the historic buildings into apartments. These proposals included the conversion of Block 2 for 40 apartments and included the opening up of the roof on the south side to provide a walled garden on part of the main floor. Listed Building Consent was also granted for the works as they related to Block 2 (ref 104/01).

1.29 There have been a series of planning applications for the various blocks on Ochre Yards over recent years. Most relevant, in terms of the current proposal for Block 2 are:

DC/16/00136/FUL 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). Granted 12 April 2017.

DC/16/00137/LBC LISTED BUILDING CONSENT: Conversion of former boiler shop to 58 apartments with associated parking and external bin stores (additional information received 15/03/16, 30/09/16, 3/10/16, 12/12/16 and 13/02/17 and amended plans received 03/10/16, 12/12/16, 16/12/16 and 13/02/17). Granted 12 April 2017.

DC/12/01197/FUL: Variation of Condition 1 of approval 103/01 to allow modification of block 8 together with minor amendments to face and footprint (amended 02/01/13).

DC/09/00753/FUL - Variation of condition 1 of permission 103/01 DM to allow additional 10 units in Block 7 by revising internal layout and external elevations - Granted 22.09.2009.

DC/08/00297/FUL - Erection of 4 - 6 storey block of flats with associated car parking (to include an additional 10 units with associated parking) - Withdrawn 4.09.2008.

1.30 The following documents have been submitted in support of the application:

Design and Access Statement (DAS)  
Heritage Asset Statement

## **2.0 Consultation Responses:**

Historic England

Historic England confirmed that there were no objections, however, provided design advice as HE considers the proposal still contains elements that would detract from the character, appearance and legibility of the listed building being also harmful to the character of the conservation area. As no justification has been provided for the chosen options and less harmful alternatives are possible, the proposal cannot be said to meet the requirements established in paragraphs 192, 194, 196 and 200 of the National Planning Policy Framework.

These comments are addressed in detail below.

### **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) (England) Order 2015. A site notice was posted on 27 March 2020 and a further site notice was posted on 8 June 2020 following receipt of amendments. A notice in the press was published on 8 March 2020 and again on 10 June 2020 due to the receipt of an amended scheme.

3.2 Two emails of representation have been received. The main concern relevant to this Listed Building Consent application is that the proposals are:

- Out of character with listed building.

Other concerns were raised that are considered in the report for the full planning application DC/20/00127/FUL elsewhere on this agenda:

- Cooking smells and odours
- Additional noise
- Inadequate car parking
- Removal of existing 23 car parking spaces
- Increase of traffic
- Loss of natural light
- Loss of privacy
- Out of character with Conservation Area
- The Council does not think of existing residents and is purely motivated by money.

### **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS15 Place Making

UC14 Heritage

ENV11 Listed Buildings

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

- 5.1 The principle of conversion of the building to residential use is already established by planning policy and previous planning permissions. The sole consideration for this application is the impact of the proposed works on this as a listed building.
- 5.2 **THE SIGNIFICANCE OF SITE AS A DESIGNATED HERITAGE ASSET**  
The application relates to a Grade II Listed building within the Bridges Conservation Area. These are both designated heritage assets.
- 5.3 The site's industrial history began in the 1830s with the opening of a station and engine shed on the former Greene's Field Meadows. In the 1850s the North Eastern Railway built its HQ and locomotive works here and by the end of the century it was the largest employer in the town with 16,000 men employed.
- 5.4 The Boiler Shop was an extension of the Engine Shed, Smiths Shop and Tank Shop, all designed by Thomas Prosser and all since demolished. Hence the southern façade wall of the Block 2 is actually the northern facade wall of the original Tank Shop.
- 5.5 The main shop floor measures about 80 metres long plus 25 metres in the annex and by up to 22.5 metres wide and was for the construction of locomotive boilers. In the basement 6.5 metre wide brick vaults and 1.5 metre arched piers were required to support the huge loads of the boiler shop floor. The basement was used as a smith's shop and old images show a line of nine chimneys at roof level on the north wall serving the smiths' hearths. The chimneys have since been removed but the internal flues remain, located between windows on the inside face of the external wall.
- 5.6 The northern and western sides of Block 2 are certainly the most architecturally and historically important. The huge window openings reflect the industrial past and are appropriate to the scale of the cliff-side setting, as is the slight batter to the walls. The west gable, facing directly up river, towers above Rabbit Banks Road.
- 5.7 The former Boiler Shop is grade II listed and included on the Council's Register of Buildings at Risk. It has been subject to acts of vandalism and arson. The Buildings at Risk survey (2007) concluded that the building is in a poor condition requiring attention to the roof covering, rainwater goods, repointing, repairs to windows, re-glazing and repairs to doors.
- 5.8 Conversion of the building will ensure that the condition of the building remains good in the long term. Therefore, the public benefits of this proposal are clear.

- 5.9 The former Boiler Shop has strong evidential value and contributes significantly to the ability to understand and interpret the history of the Greenesfield site. It is a record of that past activity and its significance is recognised in the character appraisal for the conservation area. This evidential value underpins its historical significance as an illustrative example of the past use of the Greenesfield site, of that period of industrial development and innovation, and of the legacy it has left Gateshead.
- 5.10 Aesthetically, the building reflects the prevalent industrial design of the mid-late 1800s, and is a representation of the how the wider Greenesfield site appeared at its peak in 1880-90 and therefore has greater value as a result.
- 5.11 Communal value may be derived in this instance from the strong links to railway development, the influence of which is seen across the Bridges Conservation Area and through Newcastle. The use of the site was significant in the development of rail, and its early use. The value of this site in that period of history should not be forgotten and can still be interpreted through the character of the place.
- 5.12 The heritage statement/DAS shows clearly that the annex is contemporary with the Boiler Shop. The annex is considered to be a curtilage listed building as the Courts have held that for a structure or building within the curtilage of a listed building to be part of a listed building it must be ancillary to the principal building, that is it must have served the purposes of the principal building at the date of listing, or at a recent time before the date of listing, in a necessary or reasonably useful way and must not be historically an independent building. The annex is regarded as being part of the listed building and not listed in its own right. Its significance is therefore determined by its contribution to the significance of the listed building.
- 5.13 The building is located in Bridges Conservation area and overlooks the Locally Listed Gateshead Sculpture Park (a non designated heritage asset). Its prominent position within the Tyne Gorge puts the building's setting within the context of the River Tyne and the bridges which cross it including the grade I High Level Bridge and grade II King Edward Bridge.
- 5.14 The conservation area character appraisal (2013) identifies this site as being within the Greenesfield zone, an area which despite the demolitions has retained historic integrity and sense of place. Those buildings which do remain are crucial to the area's significance. Despite the isolation of this site, this zone links closely with the rest of the conservation area through the historical aspects of the sites and their former uses, all of which add to the understanding of the area.
- 5.15 The townscape is highly valued in terms of its location and importance in Gateshead's history and the remaining buildings add to its significance. The area is of high visual interest due to the visually dramatic railway works buildings which are prominent when approaching Newcastle on the metro or train, and the views of the bridges themselves.

- 5.16 Finding a new use for this building is fundamental to its future; however, conversion of working buildings into domestic accommodation, although a common solution, can be difficult to achieve without eroding their character. This is because their design so often reflects their function and this legibility is integral to understanding their significance.
- 5.17 The degree of harm and whether this is outweighed by the benefit of bringing the building back into use is dependent on the details of the scheme.
- 5.18 **ASSESSMENT OF IMPACTS ON THE LISTED BUILDING**  
The Applicant proposes to replace all windows. Those within the existing building are proposed to be timber framed and the windows in the proposed annex are proposed to be aluminium framed. A condition is recommended to secure full large scale details of the windows to include sections of the profile, cills, the depth of recess within the wall, whether masonry or rainscreen, and details of trickle vents where required including the uprated acoustic windows (CONDITIONS 17 and 18).
- 5.19 Conservation rooflight openings are proposed to sit flush in the roof so as not to detract from, and are sympathetic to, the fundamental character, the special interest or the significance of the building based in the industrial legacy this building dates from, and represents. A condition to secure these details is recommended (CONDITIONS 17 and 18).
- 5.20 The scheme proposes to remove the brick chimneys on the south elevation. However, it should be noted that the previously approved scheme also proposed removal of the chimneys following a condition survey that demonstrated the chimneys are structurally unstable and should be removed. This has enabled the three entrance features to be clearly identified and exposes more layers of original stonework, in keeping with the original character and design of the building. A condition to secure these details is recommended (CONDITIONS 10 and 11).
- 5.21 The submitted heritage assessment notes that the floor surface timber blocks are in varying conditions and likely to be contaminated with oils from the workshop use and that removal of the blocks will result in the loss of historic fabric from the building. However, as the basement corridor is essentially external as it is ventilated sufficiently from either end there is an opportunity to utilise some of the reclaimed timber blocks for use in this space. As this is external space there is less issue if the blocks are lightly contaminated from oils. This would retain the historic fabric within the building and aid interpretation of its historic value. It is recommended that a condition be imposed to require a scheme for the re use of salvageable materials where possible (CONDITIONS 4 and 5).
- 5.22 The scheme proposes to clean, repair and repoint the elevations, however there are no details provided. A condition survey, repair specification and method statement to support cleaning, repairs and repointing is required. A condition to secure these details is recommended (CONDITIONS 8 and 9, 12 and 13).

- 5.23 The acceptability of the conversion to residential use has been established and will mean the building remaining in good condition is guaranteed thus the public benefits are clear. The key consideration of this application is whether the external alterations are harmful to the significance of the building.
- 5.24 The proposed new windows to the upper floor on the north elevation are above the existing wall and leave the existing arrangement of the wall and windows unaffected. This is particularly so on the north elevation where the building can be seen from a distance and the existing form will be unchanged.
- 5.25 The new build annex adds a significant improvement to both the riverside frontage and the south elevation.
- 5.26 HISTORIC ENGLAND COMMENTS  
Historic England (HE) has commented that the basement area of the boiler shop contains 'large areas to the south with no particular use'.
- 5.27 It should be noted that some of the areas referred to contain cycle stores, whereas others show nothing at present. However, these may be needed for cycle storage depending on the final storage solution (to be agreed by condition recommended to be imposed on DC/20/00137/FUL elsewhere on this agenda). In the event these areas are not needed for cycle parking, they could possibly be used as informal seating areas with some planting.
- 5.28 HE has commented that externally, the changes to the proposed rooflights – rearranged from five to eight shorter strips to the north elevation, and from two strips to one continuous, narrower ribbon to the south - will further weaken the sense of simple solidity and strength that is conveyed through the massiveness of the stonework and the strong contrast between the building elevations and the roof. This will be particularly evident in the north elevation, where the increased number of rooflights will be distracting on to our appreciation of the gentle curve of the building and the simple, continuous roof.
- 5.29 In response to this comment it should be noted that the scheme as submitted contains the same number of windows proposed on the northern elevation as the approved 2016 scheme (i.e. 40). Officers do not agree with the comment that the changed arrangement will be distracting on the 'appreciation of the gentle curve of the building and the simple, continuous roof'. The scheme under consideration removes the need for infill panels, as approved under the 2016 scheme and this proposal is considered to be an improvement. On the southern elevation the arrangement has changed, Officers consider this is not to the detriment of the scheme given the rooflights would be smaller.
- 5.30 HE has commented that on the north elevation at third floor level the individual balconies sit awkwardly within the clear and rotund volume of these buildings, detracting from their character. Consequently, their preference would be to consider a Juliet-type balcony instead, flush with the proposed rainscreen, similar to those in the scheme that was granted permission. This should be also made extensive to the balconies proposed on the south elevation.

- 5.31 Officers do not agree that the proposed balconies would detract from the character of this element, which is new build anyway. A Juliet balcony would clearly not offer the same amount of amenity value to new residents as an actual balcony, which are prevalent throughout the wider Ochre Yards scheme. The design aspiration of the applicant is to provide balconies to units wherever possible so that people would have more amenity space. On the northern elevation it would also allow people to enjoy views out of the river in a more pleasant manner. The amenity benefits of such are considered outweigh the comments from Historic England on what is a new build element.
- 5.32 HE has commented that the openings at first floor level look incongruously domestic in this industrial building. This could be solved by lowering the existing brick wall both on south and east elevations and extend the proposed rainscreen cladding to first floor level. HE considers that the loss of historic fabric would be outweighed by a more consistent appearance, more akin to its industrial character.
- 5.33 Officers agree that the windows at first floor in the annex are domestic in comparison to other windows but they are informed by existing evidence of previous openings.
- 5.34 HE considers that the proposed parking entrance would sit more comfortably at the junction with the boiler shop building, as in the approved scheme. This would establish a more sympathetic rhythm of openings, improving the ability to appreciate the transition between both buildings.
- 5.35 Officers consider the undercroft parking layout would not be acceptable if the entrance were to be relocated and as the scheme as submitted retains as much of this historic feature as possible, the proposed annex is welcomed.
- 5.36 HE requested the LPA to seek amendments from the applicant as they consider that the issues and safeguards outlined in their advice need to be addressed in order for the application to meet the requirements of paragraphs 192, 194, 196 and 200.
- 5.37 Furthermore, HE requested that if, notwithstanding their advice, the LPA proposes to approve the scheme in its present form, they asked to be advised of the date of the committee along with a copy of the report. This has been undertaken.
- 5.38 The statutory requirement to have special regard to the desirability of preserving a listed building, its setting and any features of special interest (s.16, Planning (Listed Building and Conservation Areas) Act 1990) must be taken into account in consideration of the proposal. This special statutory status means that any harm to the asset should be given considerable importance and weight when balanced against any other material considerations.
- 5.39 Having stood vacant for so many years, the need to find a new use for the building and stem its further deterioration is clear and, as with the previous

application, its conversion to residential is accepted in principle. It is also accepted that, due to the conflict between the inherent characteristics of an industrial building and the needs of modern residential housing, some harm is likely if residential conversion is the only solution; the benefits of the amended scheme outweigh the harm to the heritage asset and consequently considered to be acceptable.

- 5.40 It is accepted that, due to the conflict between the inherent characteristics of an industrial building and the needs of modern residential housing, some less than substantial harm is likely if residential conversion is to take place.
- 5.41 Where the development proposed would lead to less than substantial harm, as in this case, this harm then needs to be weighed against the public benefits of the proposal (NPPF paragraph 196). These (public benefits) include, but are not limited to:
- The repair and restoration of a listed building which has been redundant for many years and falling into a state of disrepair;
  - Providing the optimum viable use for a long-term vacant listed building where several previous attempts have not come to fruition and that is included on the Council's Buildings at Risk register;
  - Improvements to the visual amenity of the local residential area
  - The preservation and enhancement of the character and appearance of the Bridges Conservation Area; and
  - Provision of one and two-bedroom apartments in an area where there is market demand.
- 5.42 Given the above the proposal meets the requirements of the NPPF, CSUCP policy CS15 and saved UDP policy ENV11.

## **6.0 CONCLUSION**

- 6.1 Taking all of the above into consideration, the statutory requirement to have special regard to the desirability of preserving a listed building, its setting and any features of special interest (s.16, Planning (Listed Building and Conservation Areas) Act 1990) have been taken into account and, subject to appropriate conditions, the development is in accordance with this statutory requirement. Whilst the proposal would result in less than substantial harm to the significance of a designated heritage asset, as required by NPPF paragraph 196, the identified harm is clearly outweighed by the public benefits of the development. The application is in accordance with saved UDP policy ENV11, policies UC14 and CS15 of the CSUCP and the NPPF. Furthermore, it is hoped that this approval would result in the removal of this from the Building's at Risk register.

## **7.0 Recommendation:**

That permission be GRANTED subject to the following condition(s) and that the Service Director Development, Transport and Public Protection be authorised to add, vary and amend the planning conditions as necessary

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 use of any material, to be used on any external surface, a sample of that material, including the mesh panels to window openings, the roof and/or atrium surface, metal cladding and Welsh slate, demonstrating its colour and finish shall have been made available for inspection on site, and each material shall be subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the integrity or appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

3

The development shall be completed using the materials approved under Condition 2 and retained as such in accordance with the approved details thereafter.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the integrity or appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

4

Prior to first occupation, salvageable materials from the site (including stonework, rails, setts, and wooden blocks) shall wherever practicable be re-used within the development in accordance with a scheme to show how and where they are to be re-used, that is to be submitted for the consideration and written approval of the Local Planning Authority.

Reason

In order to reflect the historic interest of the site within the new development or to preserve these materials in accordance with Saved UDP policy ENV11 and CSUCP Policy CS15.

5

The scheme for re use of salvageable materials approved under condition 4 shall be fully implemented prior to the completion of the of the final unit of the development hereby permitted.

Reason

In order to reflect the historic interest of the site within the new development or to preserve these materials in accordance with Saved UDP policy ENV11 and CSUCP Policy CS15.

6

Any artefacts of historic or archaeological interest which may be discovered during works on site shall be drawn to the attention of the Local Planning Authority (LPA) and Tyne and Wear County Archaeologist, and their future preservation or relocation approved by the LPA.

Reason

In order to ensure the correct handling and preservation of the historic artefacts and in order to comply with Saved UDP policy ENV11, ENV21 and ENV22 and CSUCP Policy CS15.

7

The preservation/relocation of artefacts shall be in full accordance with the measures approved under condition 6

Reason

In order to ensure the correct handling and preservation of the historic artefacts and in order to comply with Saved UDP policies ENV9, ENV11, ENV21 and ENV22 and CSUCP Policy CS15.

8

Prior to the cleaning of any stonework a working method statement for the areas of stonework which require cleaning and the processes to be used for the cleaning of stonework shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To safeguard the integrity and appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

9

The stone cleaning working method statement approved under condition 8 shall be fully complied with prior to the completion of the final unit of the development hereby permitted.

Reason

To safeguard the integrity and appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

10

Prior to the reconstruction of any stonework in relation to the development hereby permitted, sample panels of reconstructed stone walling and stone infill shall be made available for inspection by the Local Planning Authority.

Reason

To safeguard the integrity and appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

11

All stone walls and stone infills shall be constructed in accordance with the sample sections approved under condition 10

Reason

To safeguard the integrity and appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

12

Prior to its use on the building, a detailed specification for the mortar mix to be used with the masonry shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To safeguard the integrity and appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

13

The mortar mix approved under condition 12 shall be used in all areas where new mortar is required and retained thereafter.

Reason

To safeguard the integrity and appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

14

Prior to commencement of the development hereby permitted a structural report and repair schedule shall be submitted for the consideration and written approval of the Local Planning Authority. The structural report and repair schedule shall include; details for retention of the existing listed walls and stonework, treatment of existing walls, including the basement arches, exposed areas of brickwork where the chimneys have been removed,

**Reason for condition**

To safeguard the integrity and appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

**Reason for Pre Commencement Condition**

To ensure the integrity and appearance of the existing building are safeguarded by ensuring the development hereby permitted can be accommodated without harm to the structure.

15

Notwithstanding the submitted details the rainwater goods to be used on the development shall be made of cast iron or such similar alternative material first approved in writing by the Local Planning Authority. The detail, colour and method of fixing of the cast iron (or approved alternative material) rainwater goods to include downcomers, gutters and hoppers, shall be submitted to and approved in writing by the Local Planning Authority.

**Reason**

To ensure that the development presents a satisfactory appearance and having regard to the requirements of Saved Policy ENV11 of the Unitary Development Plan and policy CS15 of the CSUCP.

16

The rainwater goods approved under condition 15 shall be fully implemented prior to the completion of the final unit of the development hereby permitted and retained as such thereafter.

**Reason**

To ensure that the development presents a satisfactory appearance and having regard to the requirements of Saved Policy ENV11 of the Unitary Development Plan and policy CS15 of the CSUCP.

17

Prior to their installation, and notwithstanding the submitted drawings (037 Proposed Elevations Sheet 1 of 3 B, 038 Proposed Elevations Sheet 2 of 3 B, 039 Proposed Elevations Sheet 3 of 3 B, 040 Proposed Window Styles 1 of 2 and 041 Proposed Window Styles 2 of 2) full details, to include large scale vertical sections that show the profile of the joinery / aluminium frame and the cill detail, the depth of recess

within the wall, whether masonry or rainscreen, and details of trickle vents where required including the uprated acoustic windows and conservation rooflights,, shall be submitted for the consideration and written approval of the Local Planning Authority.

**Reason**

To ensure that the development reflects the historic integrity of the building and having regard to the requirements of Saved Policy ENV11 of the Unitary Development Plan and policy CS15 of the CSUCP.

18

The windows and rooflights approved under condition 17 shall be installed in full accordance with the approved details prior to first occupation of the unit they serve

**Reason**

To ensure that the development reflects the historic integrity of the building and having regard to the requirements of Saved Policy ENV11 of the Unitary Development Plan and policy CS15 of the CSUCP.

19

Prior to commencement of the development hereby permitted (including those of site remediation) a full recording exercise of the existing building and features of historic and archaeological interest shall be undertaken in accordance with a scheme for recording, which shall first have been agreed with the Tyne and Wear Archaeologist, and submitted for the consideration and written approval of the Local Planning Authority.

**Reason for Condition**

In order to make a record of the historic fabric of the site and in order to comply with Saved UDP policies ENV21 and ENV22 and CSUCP Policy CS15.

**Reason for Pre Commencement Condition**

To ensure that there is a full record of the existing building prior to demolition and construction of development hereby permitted is commenced.

20

Prior to commencement of the development hereby permitted, a full roof survey, that identifies existing Welsh slates that can be retained and reused or those that require replacement, shall be submitted for the consideration and written approval of the Local Planning Authority.

**Reason for Condition**

To ensure that the development reflects the historic integrity of the building and having regard to the requirements of Saved Policy ENV11 of the Unitary Development Plan and policy CS15 of the CSUCP.

Reason for Pre Commencement Condition

To ensure the integrity and appearance of the existing building are reflected in the development hereby permitted.

21

The roof shall be repaired in accordance with the roof survey and replacement measures approved under condition 20 and the roof repairs shall be implemented in full accordance with the roof condition survey and recommendations.

Reason

To ensure that the development reflects the historic integrity of the building and having regard to the requirements of Saved Policy ENV11 of the Unitary Development Plan and policy CS15 of the CSUCP.

22

Within 6 months of commencement of the development hereby permitted full details of ventilation ducts and pipework including the cast iron grille and the roof hood, shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

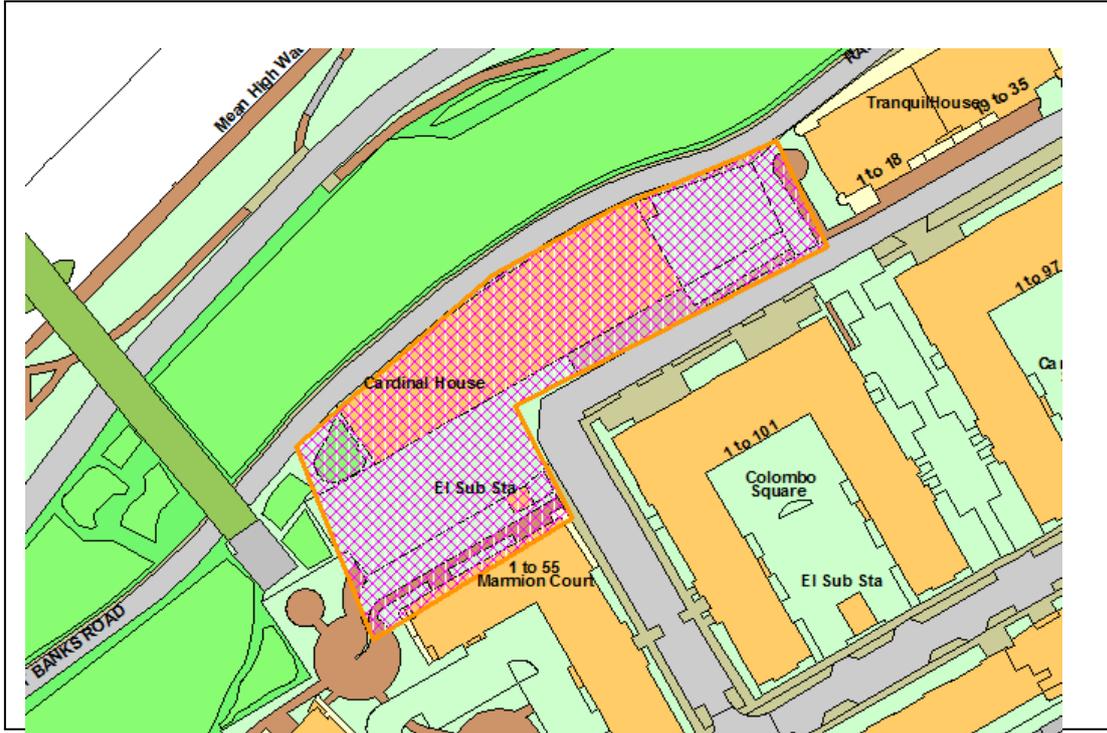
In the interests of visual amenity and the preservation of the character of the area and the integrity of the historic building, in accordance with Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.

23

The ventilation ducts, pipework and grilles as approved under condition 22 shall be implemented in full accordance with the approved details and retained thereafter for the life of the development.

Reason

In the interests of visual amenity and the preservation of the character of the area and the integrity of the historic building, in accordance with Saved Policy ENV11 of the Unitary Development Plan and CSUCP policy CS15.



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