

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/17/03547/FPA & DM/17/03548/LB
FULL APPLICATION DESCRIPTION:	Demolition and alteration of listed building at former Three Tuns Hotel (existing student accommodation) to create additional student accommodation. (Full planning and Listed Building Consent).
NAME OF APPLICANT:	Mr Ward & Mr Williams
ADDRESS:	Former Three Tuns Hotel, New Elvet, Durham
ELECTORAL DIVISION:	Elvet & Gilesgate
CASE OFFICER:	Barry Gavillet, Senior Planning Officer, barry.gavillet@durham.gov.uk 03000 261958

DESCRIPTION OF THE SITE AND PROPOSALS

Site:

1. This application site lies to the eastern part of Durham City Centre and within the Durham (City Centre) Conservation Area. The building itself was a hotel until recently and is part Grade II listed. It is a very prominent building in this part of the city, located at the busy junction of Old Elvet, New Elvet and adjacent to Elvet Bridge. The majority of the building is three storeys with some two storey sections present, the building is rendered in a light beige colour and the roof covering is slate with the majority of roofs being pitched.
2. The English Heritage listing (grade II) describes the hotel as consisting of three houses, 18th Century but incorporating earlier buildings. The modern hotel extends further north. There is a 20th Century building immediately to the north which now forms an entrance to the car park at the rear, and with rooms above. The hotel continues further north at first and second floor level above numbers 3 to 9 New Elvet and finally number 1 Old Elvet which is also grade II listed. Planning permission was granted to change the use of the hotel into student accommodation in 2013.

Proposal:

3. Consent is sought for the demolition of parts of the existing building complex, the construction of new student accommodation blocks and internal modifications at the Three Tuns, New Elvet, Durham City. There are currently 50 student beds on within the existing building, a further 118 beds are proposed making a total of 168 beds on site. There would be no demolition of any parts of the listed building, only the modern brick extensions would be removed. There would be 7 car parking spaces retained along with 36 cycle spaces.

4. The proposal seeks to provide high quality accommodation within new build blocks that follow the mediaeval grain, massing and varied roofscape and utilise the listed and undesignated existing buildings without harming and where possible enhancing their significance. Furthermore the existing fabric would be repaired and the materials of the new build elements are derived from the traditional materials of the conservation area. All the buildings will also be in continual use and receive regular maintenance.
5. This application is being reported to committee as it is classed as a major application.

PLANNING HISTORY

6. 05/00314/FPA - Siting of mobile testing vehicle for computer based academic tests.
7. 05/01188/LB - Demolition of existing and erection of new stair/ramp access to rear, internal alterations including removal and replacement of doors, provision of ramps, alterations to toilets at existing hotel.
8. 06/00015/FPA - Erection of disabled access to rear of existing building.
9. DM/14/0167/LB – External alterations and repairs.
10. 4/13/00626/FPA - Change of use from hotel to student accommodation

PLANNING POLICY

NATIONAL POLICY

11. A revised National Planning Policy Framework (NPPF) was published in July 2018. The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
12. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
13. *Part 2* - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
14. *Part 5* - To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.

15. *Part 8* - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible, Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
16. *Part 9* - Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
17. *Part 12* - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
18. *Part 15* - The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
19. *Part 16* - NPPF Part 16 Conserving and Enhancing the Historic Environment: Working from Local Plans that set out a positive strategy for the conservation and enjoyment of the historic environment, LPA's should require applicants to describe the significance of the heritage asset affected to allow an understanding of the impact of a proposal on its significance.

LOCAL PLAN POLICY:

City of Durham Local Plan

20. Policy E6 (Durham City Centre Conservation Area) states that the special character, appearance and setting of the Durham (City Centre) Conservation Area will be preserved or enhanced as required by section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The policy specifically requires proposals to use high quality design and materials which are sympathetic to the traditional character of the conservation area.
21. Policy E16 (Protection and Promotion of Nature Conservation) is aimed at protecting and enhancing the nature conservation assets of the district. Development proposals outside specifically protected sites will be required to identify any significant nature conservation interests that may exist on or adjacent to the site by submitting surveys of wildlife habitats, protected species and features of ecological, geological and geomorphological interest. Unacceptable harm to nature conservation interests will be avoided, and mitigation measures to minimise adverse impacts upon nature conservation interests should be identified.

22. Policy E21 (Conservation and Enhancement of the Historic Environment) requires consideration of buildings, open spaces and the setting of these features of our historic past that are not protected by other legislation to be taken into consideration.
23. Policy E22 (Conservation Areas) seeks to preserve or enhance the character or appearance of conservation areas, by not permitting development which would detract from its setting, while ensuring that proposals are sensitive in terms of scale, design and materials reflective of existing architectural details.
24. Policy E23 (Listed Buildings) seeks to safeguard listed buildings and their settings by not permitting, development that would adversely affect the special interest of a listed building, total or substantial demolition, or development detracting from the setting of a listed building. Any alterations must be sympathetic in design, scale and materials.
25. Policy H7 - City Centre Housing seeks to encourage appropriate residential development and conversions on sites conveniently located for the City Centre.
26. Policy H13 (Residential Areas - Impact upon Character and Amenity) states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.
27. Policy H16 - Residential Institutions and Student Halls of Residence provides for purpose-built accommodation provided that they are well related to local facilities and are not likely to impact adversely on adjacent development or lead to community imbalance.
28. Policies Q1 and Q2 (General Principles Designing for People and Accessibility) state that the layout and design of all new development should take into account the requirements of all users.

Interim Student Policy

29. On the 15 July 2015, Cabinet approved consultation on an Interim Policy on Student Accommodation. The consultation took place during September and October 2015. Responses received during the consultation period were considered and amendments were made to the Policy. On the 16 March 2016, Cabinet recommended that full Council adopt the revised Interim Policy and Council adopted the Policy on 13 April 2016. As the Interim Policy has been adopted, it can be afforded weight in the decision making process, although the weight to be afforded to it must be less than if it were part of the statutory Development Plan for the area.

RELEVANT EMERGING POLICY:

The County Durham Plan

30. Paragraph 48 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. An 'Issues & Options' consultation was completed in 2016 on the emerging the County Durham Plan (CDP) and the 'Preferred Options' was approved for consultation at Cabinet in June 2018. However, the CDP is not sufficiently advanced to be afforded any weight in the decision making process at the present time.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

31. Environment Agency does not object subject to compliance with the Flood Risk Assessment.

INTERNAL CONSULTEE RESPONSES:

32. Highways officers have confirmed that no highway objections are raised.
33. Spatial Policy offers no objection to the proposal.
34. Pollution Control do not object subject to a construction management plan condition including a restriction on construction hours.
35. Ecology officers do not object subject to compliance with the submitted ecology report.
36. Design and conservation officers have no objections to the proposals.

PUBLIC RESPONSES:

37. Northumbrian Water have no objections.
38. Five letters of concern have been received by nearby residents. The concerns include that the development is too dense, the design is not appropriate, it would lead to an increase in the number of students and anti-social behaviour, there would be an impact on residential amenity and that the development would cause congestion and safety issues as a result of an increase in the number of cyclists.

APPLICANTS STATEMENT:

39. When the Three Tuns Hotel was purchased by Durham University and it transformed parts of the buildings into student accommodation it brought to an end the long standing historic use as a coaching inn and hotel. Historic assets stand the best chance of survival when they are in the use they were designed for or failing that another viable use can be found.
40. The hotel was sold due to its gradual decline and it has been argued that as the original use was no longer viable the use as student accommodation with bedrooms and lounges etc is very similar to that of a hotel.
41. The reports accompanying this application have set out the heritage values or significance of all the historic assets affected by the proposal, assessed the impact of the proposals on that significance and set out the mitigation required and incorporated into the scheme. The proposal causes minimal harm to a number of the buildings but the overall proposal and the public benefits of such scheme outweigh that harm and will improve the site in terms of use and quality including bringing key listed buildings back into good order and full use.

42. Furthermore, the need assessment has shown, through detailed evaluation, assessment and analysis, that the proposed scheme on the former Three Tuns Hotel site fully complies with the Durham County Council Interim Policy for Purpose Built Student Accommodation (PBSA).

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://82.113.161.89/WAM/showCaseFile.do?action=show&appType=planning&appNumber=10/00955/FPA>

PLANNING CONSIDERATIONS AND ASSESSMENT

43. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development, the impact upon surrounding occupiers, the listed building and the character and appearance of the conservation area, highways issues, section 106 contributions and objections received.

Principle of the development

44. As mentioned previously, the site was granted planning permission in 2013 for the change of use from a hotel to student accommodation. As such, the principle of the development has already been established. Notwithstanding this, the applicant has submitted an assessment to confirm that the proposals are in accordance with the councils interim policy on student development. Officers concur with the report which confirms that:

- (a) There is a need for additional student accommodation;
- (b) It would not result in a significant negative impact on retail, employment, leisure, tourism or housing use or would support the Council's regeneration objectives;
- (c) Consultation with the relevant education provider.

The development is readily accessible to an existing university or college academic site, or hospital and research site;

The design and layout of the student accommodation and siting of individual uses within the overall development are appropriate to its location in relation to adjacent neighbouring uses;

The internal design, layout and standard of accommodation and facilities is of appropriate standard;

The impacts from occupants of the development will not have an unacceptable impact upon the amenity of surrounding residents in itself or when considered alongside existing and approved student housing provision.

Prior to occupation a management plan or draft outline management plan appropriate to the scale of the development shall be provided;

The quantity of cycle and car parking provided is in line with the Council's Parking and Accessibility Guidelines; and

The applicant has shown that the security of the building and its occupants has been considered along with that of other local residents and legitimate users.

The proposals contribute to the re-use of listed buildings, heritage assets and other buildings with a particular heritage value.

Impact upon surrounding occupiers, the listed building and the character and appearance of the conservation area

45. One letter of concern has been received from number 8 Old Elvet which raises concern about loss of residential amenity. Having assessed this situation on site it is not considered that there would be any overlooking issues or loss of privacy to the property given the proximity and window locations in the proposed development. In addition, the rest of the site is surrounded by commercial uses and the existing student accommodation and therefore residential amenity would not be compromised.
46. Beginning with the proposed demolition works this would not be opposed due to the elements identified for removal being of no interest historically, dating from the 1970s, with their architectural/aesthetic merits limited at best. As such complete loss of the building components would not be detrimental to the listed building individually or to the surrounding conservation area.
47. Demolition of the extensions within the southern part of the site would be beneficial by offering a positive opportunity to reinstate the historic street frontage delivering townscape enhancement. The c.1861 OS plan shows that the whole of New Elvet was developed continuously to either side of the hotel. The buildings south of bay 5 were demolished in the later part of the 1800's and have never been replaced with the current open car park and the visible extensions negatively impacting on the overall quality of the historic streetscape.
48. In terms of the detailed design, the proposed frontage development block within the south part of the site appropriately follows the existing building line; the design focusses on simplicity of shape, a narrowness and vertical emphasis, along with repetitive fenestration that reflects the local vernacular in a positive manner. The proposed building forms would also accurately demonstrate the known series of medieval burgage plots behind that inform the historic urban grain of the city achieving suitable integration. The inclusion of height, ridge and eaves level variants and the set back of the contemporary link assists to break down the overall scale and massing so that the heritage assets adjoining the site to either remain fully legible and dominant. Historically the frontage incorporated carriage entrances to access the rear open courtyards, shown on building plans from c.1861 onwards, and it is welcoming that this approach is continued within the proposed development. Design cues have been taken from the existing historic streetscape with the inclusion of pitched roofs, bay oriel windows, the size, shape and style of the other window openings, head and cill details and through choice of materials. The connecting element at the point of contact with the existing hotel is a fitting contemporary take on the local vernacular adding a further breaking feature and aesthetic interest.
49. Overall these three blocks will be experienced as a unified group rather than individually with subtle differences generating interest and complementing the primary frontage to New Elvet. They will also bridge the unsympathetic gap in the streetscape to reinforce the sense of continual development to the back of the footway and the strong characteristic of enclosure this provides. In relation to the block behind, architecturally the contemporary form and aesthetic reflects the type of development. This response is comfortable given the inward facing nature of the primary elevation with no public face to the building, and it includes sufficient variants to break the overall composition while maintaining an appropriate vertical and repetitive theme.

50. The proposed accommodation blocks within the northern part of the site place an emphasis on linearity orientated to respond to the historic urban grain. They would rise up towards the rear but the heights have been restrained so that they don't break the skyline, and at their greater vertical extent they would not be greater than that of the existing built form. The blocks would be suitably fragmented creating an articulated roof scape to reduce the impact on the street frontage and the wider roof scape of the city. Again the contemporary architectural response is comfortable with articulated elevations via differences in heights, block forms and materials yet including unifying elements across all four blocks to create cohesion.
51. The site figures in a range of views that are important to the significance and setting of both the conservation area and the World Heritage Site and how these assets are understood and appreciated. The development proposed will change the physical nature of the site in succession impacting visually in the local context and wider townscape. However, the elevations and visualisations/modelling provided indicates that the proposed development is unlikely to have significant harmful effects in this respect.
52. The site location is within the defined inner setting of Durham World Heritage Site, this ranges from close glimpsed views in the City to those where the townscape can be seen against the WHS, and in this context the relative subordination of the City's buildings are key defining features. The settings of World Heritage Sites are also recognised as making a fundamental contribution to their Outstanding Universal Values. With regards to the above, in wider views eastwards from the WHS looking towards the development it would likely form only a minor component that would be assimilated in the mixed dense built environment of the City. The most dominant element to be read in such wider views would be the roofscape, and this has been addressed in the formulation of the design so that the development does not appear monolithic or compete for attention.
53. In terms of listed buildings, the development to the south would directly impact on the listed building positioned to either side of the site, namely, the main Hotel itself (Grade II) and the Police Station No 20 New Elvet (Grade II). But it is considered that the physical impacts would not be significant given bland character of the side elevations affected while the principle assets legibility and the understating of their heritage values would be fully sustained. The setting of these can be considered enhanced given the quality design solution of the reinstated street frontage. Within the northern part of the site the development is within the setting of numerous listed buildings at varying distances. But the proposal would not reduce or clash with the prominence or experience of these and given the lack of visual interaction their setting would not be harmed to any substantial degree.
54. Overall, in assessing the development proposals it is considered that there would be varying degrees of impact on the significance of interrelated designated heritage assets and their setting in both the local and wider context. Certain components result in harm but the overall level would be "less than substantial" in accordance with the NPPF that requires such impact to be weighed against any heritage and/or public benefits. It is also considered that the proposals would serve to enhance and preserve the conservation area in accordance with section 72 of the relevant act. If approval is granted then critical to the success of the scheme will lie in the delivery of the final design quality and therefore conditions in relation to materials and detailing are required.

Highways Issues

55. There would be 7 car parking spaces retained along with 36 cycle spaces which highways officers confirm as being acceptable for a student development in a highly sustainable location.
56. On the basis of the above, highways officers offer no objections to the proposals and it is therefore considered that with regard to highways issues that the proposals are in accordance with part 9 of the National Planning Policy Framework and saved Policy T1 of the City of Durham Local Plan.

Section 106 contributions

57. Saved policy R2 in the DCLP sets out the levels of open space required for housing developments of ten or more dwellings. Whilst student accommodation is not specifically mentioned within the policy, it is clear that the students will reside in this accommodation for most of the year, and the students will also use open space facilities within the City. This is more likely to be the case given that there is no on-site open space as part of this development. Therefore, officers consider it reasonable to request a contribution from the development and this is justified in terms of para 56 of the NPPF which requires planning obligations to be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. A contribution of of £168,504 has been calculated in this regard.

CONCLUSION

58. The proposal involves the demolition of some modern extensions and the redevelopment of part of the site to provide student accommodation. It is considered by officers that this would result in an enhancement to both the Listed Building and the Conservation area. The use of the site for student accommodation is already well established and there are no adverse impacts that would significantly and demonstrably outweigh the benefits, therefore the application is recommended for approval.

RECOMMENDATION

That application DM/17/03547/FPA be **APPROVED** subject to the following conditions and subject to the completion of a Section 106 legal agreement to secure the provision of:

- i. £168,504 towards recreation in the Elvet and Gielsgate Electoral Division.
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out only in accordance with the approved plans and specifications contained within:

Proposed Elevations, Proposed Elevations sheet 2 both received 13.03.2018.

Proposed Basement and Ground Floor Plans received 19.6.2018

Proposed First and Second Floor Plans
Proposed Third and Fourth Floor Plans
Ground Floor Plan – Demolitions
First and Second Floor Plans – Demolition
Third Floor Plan
All received 27.20.2017

Reason: To meet the objectives of part 16 of the NPPF.

3. Prior to the commencement of any part of the development or any works of demolition, hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include as a minimum but not necessarily be restricted to the following:

A Dust Action Plan including measures to control the emission of dust and dirt during construction

Details of methods and means of noise reduction

Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration.

Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site;

Designation, layout and design of construction access and egress points;

Details for the provision of directional signage (on and off site);

Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure;

Details of provision for all site operatives for the loading and unloading of plant, machinery and materials

Details of provision for all site operatives, including visitors and construction vehicles for parking and turning within the site during the construction period;

Routing agreements for construction traffic.

Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

Detail of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy shall have regard to BS 5228 "Noise and Vibration Control on Construction and Open Sites" during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall also be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of residential amenity and to accord with part 15 of the NPPF . *This is required as a pre commencement condition in order to mitigate potential impact on residential amenity which needs to be considered before site works commence.*

4. Notwithstanding any details of materials submitted with the application no development shall commence until details of the external walling, roofing materials, hard surfacing, windows and doors, specification detail of roof-lights, specification details of rain water goods, specification details of secondary glazing system proposed within the listed building and precise details/section drawing of the construction of the internal stud partition walls forming the en-suite in Studio1-4.

Reason: In the interests of the appearance of the area and to comply with part 16 of the NPPF. *This is required as a pre commencement condition in order to mitigate potential impact on residential amenity which needs to be considered before site works commence.*

5. No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1400 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

Reason: Reason: In the interests of residential amenity and to accord with part 15 of the NPPF.

6. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 3E Consulting Engineers Ltd P17-573-3E-00-XX-DR-C-9000 Issue 2 dated May 2018 and the following mitigation measures detailed within the FRA:
 1. The basement level shall remain as Storage only for the life time of the development in accordance with Drawing 01-00-DR-A-01-0001 Rev P2.
 2. *The minimum finished floor levels of the development shall be in accordance with Ground Floor Plan - Proposed 01-00-DR-A-01-0001 Rev P2.*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure effective drainage measures and sustainable principles are adhered to, and to safeguard the proposed development from flood risk in accordance with part 14 of the NPPF.

7. Notwithstanding the details submitted within the application the development shall be occupied until a detailed strategy of precise management methods, approaches and techniques for the operation of the site has been submitted to and agreed in writing by the Local Planning Authority. The strategy may include measures of CCTV coverage, 24 hour security or warden presence, student warden schemes or other management operations. Thereafter the development shall be implemented in accordance with the agreed details, with adherence to the agreed management scheme in perpetuity.

Reason: In the interests of reducing the potential for harm to residential amenity, anti-social behaviour or the fear of such behaviour within the community having regards Policies H16 and H13 of the City of Durham Local Plan 2004.

8. The development shall not be beneficially occupied until public art has been provided within the development, in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In interests of good design, in accordance with Policy Q15 of the City of Durham Local Plan 2004.

That application DM/17/03548/LB be **APPROVED** subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: In accordance with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be carried out only in accordance with the approved plans and specifications contained within:

Proposed Elevations, Proposed Elevations sheet 2 both received 13.03.2018.

Proposed Basement and Ground Floor Plans received 19.6.2018

Proposed First and Second Floor Plans
Proposed Third and Fourth Floor Plans
Ground Floor Plan – Demolitions
First and Second Floor Plans – Demolition
Third Floor Plan
All received 27.20.2017

Reason: To meet the objectives of part 16 of the NPPF.

3. The development shall not be beneficially occupied until public art has been provided within the development, in accordance with a scheme which has been submitted to, and approved in writing by the Local Planning Authority.

Reason: In interests of good design, in accordance with Policy Q15 of the City of Durham Local Plan 2004.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

BACKGROUND PAPERS

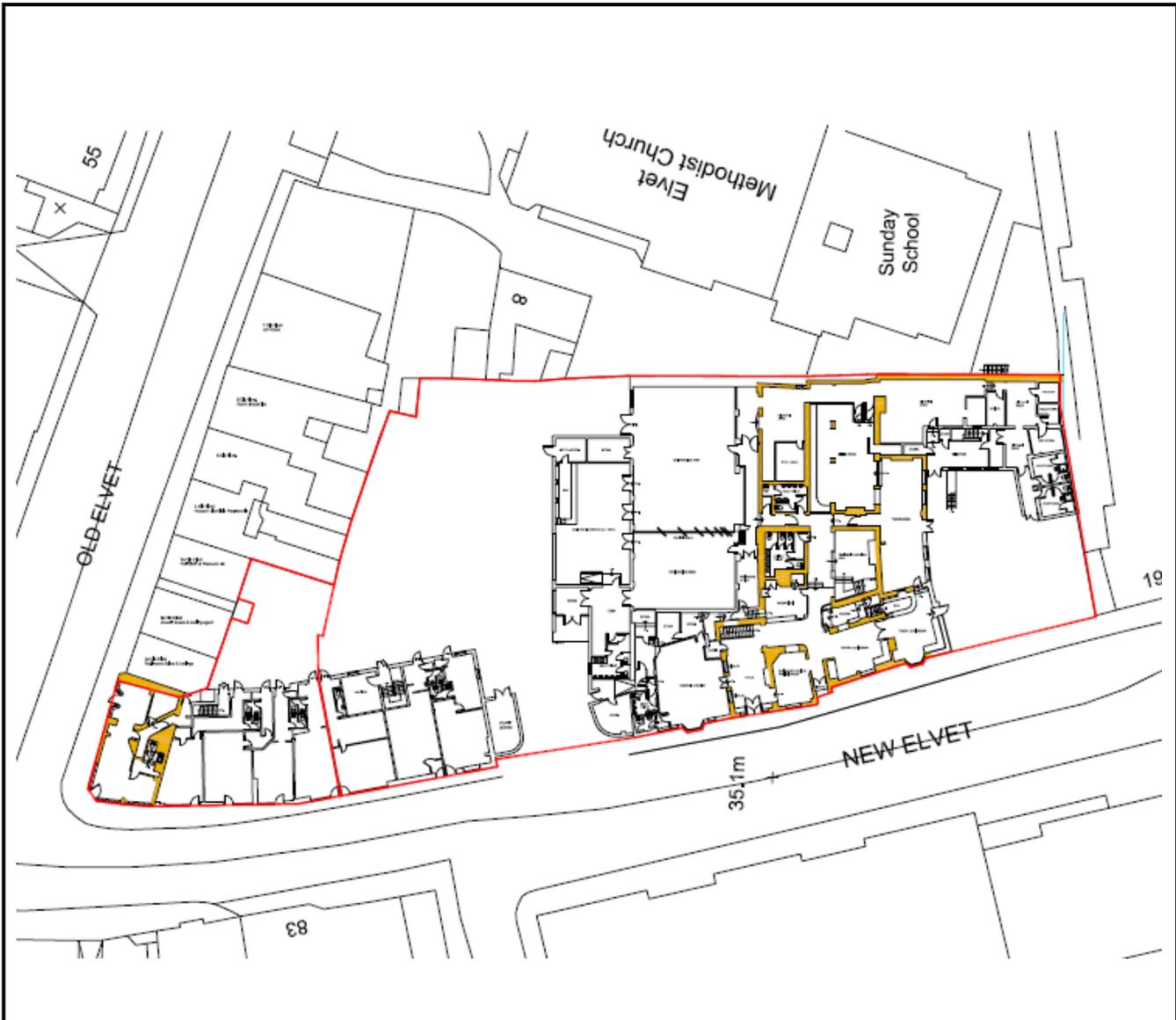
Submitted application form, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

Statutory, internal and public consultation responses

City of Durham Local Plan



Planning Services

Demolition and alteration of listed building at former Three Tuns Hotel (existing student accommodation) to create additional student accommodation. (Full planning and Listed Building Consent).

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Comments

Date December 2018