

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/19/02221/FPA and DM/19/02222/LB
FULL APPLICATION DESCRIPTION:	Change of use of former department store to 3no. ground floor units with flexible A1/A3 use and 27 apartments, associated internal and external alterations and partial demolition
NAME OF APPLICANT:	Mr J Bispham
ADDRESS:	80 Newgate Street, Bishop Auckland, DL14 7EQ
ELECTORAL DIVISION:	Bishop Auckland
CASE OFFICER:	Amy Williamson, Planning Officer, 03000 261391, amy.williamson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The application site relates to the former Beales department store, a prominent grade II listed building, situated to the western side of Newgate Street in Bishop Auckland Town Centre. The property is located within the Bishop Auckland Conservation Area and is also within an area designated a Heritage Action Zone, seeking to revitalise the historic town centre.
2. The building dates to the late 19th century with a grand façade fronting on to Newgate Street and was originally occupied by the Co-operative. It was used as a department store until trading ceased in 2017. It is a large building with 3 distinct retail areas making up the primary element of the building adjacent to Newgate Street. Rear elements extend to Westgate Road to the west side and contain storage, offices, a former café on the first floor and other ancillary areas. A tall water tower and 2 no. delivery areas covered by flat roofs are also located to the rear of the building. It is of 3 storeys in height and includes a basement.
3. The front elevation contains a modern shop frontage on the ground floor with decorative stonework to the first and second floors above. The rear side of the building is much more utilitarian in character and the elevations are of more simplistic appearance in brick and render, without any elaborate detailing.
4. Planning permission and listed building consent are sought to provide 3 no. smaller flexible retail (A1) or restaurant/café (A3) units on the ground floor within the front section of the building, and convert the remainder of the retained ground floor and first and second floors to 27 no. 1 and 2 bedroom apartments, 12 no. on both the first and second floors and 3 no. on the ground floor. The basement would be retained with no alterations proposed in this space.
5. Part of the rear sales and storage areas behind units 2 and 3 would be demolished to consolidate the ground floor commercial space and allow space for car parking within an enclosed rear yard. In total 25 no. car parking space would be provided,

with 19 no. spaces for the proposed residential use and 2 no. spaces each per commercial unit.

6. Access to the car park would be from Westgate Road to the rear of the site and pedestrian access to the proposed apartments would be available from both the front and rear sides of the building. Ancillary facilities such as bin storage, cycle storage and plant would be accommodated in the retained rear wing adjacent to the car park.
7. Externally changes to the building would be minimal. Existing timber sash windows on the Newgate Street elevation would be retained and refurbished, with secondary glazing installed behind. New window openings would be provided in the rear elements of the building to accommodate the new residential use and existing windows to the rear would be replaced with double glazing.
8. The application is being reported to the committee as the proposal constitutes major development.
9. In addition to these applications, the applicant has also applied for planning permission and listed building consent to convert the building to 3 no. ground floor retail units and a 62 bedroom hotel above, which is being considered separately. The applicant intends to test the market with both proposed uses.

PLANNING HISTORY

10. Applications for planning permission and listed building consent have concurrently been submitted to convert the building to 3 no. ground floor retail units with a 62 bedroom hotel above.
11. Previous applications at the site relate to alterations to the building associated with the former retail and commercial uses.

PLANNING POLICY

NATIONAL POLICY

12. A revised National Planning Policy Framework (NPPF) was published in July 2018 (with updates since). 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.
13. 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 the 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.
14. *NPPF Part 2 - Achieving sustainable development* - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. 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. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.

15. *NPPF Part 4 - Decision-making* - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
16. *NPPF Part 5 - Delivering a Sufficient Supply of Homes* - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
17. *NPPF Part 6 - Building a Strong, Competitive Economy* - 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 a low carbon future.
18. *NPPF Part 7 Ensuring the Vitality of Town Centres* - Planning policies and decisions should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.
19. *NPPF Part 8 - Promoting Healthy and Safe Communities* - 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.
20. *NPPF Part 9 Promoting Sustainable Transport* - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
21. *NPPF Part 11 - Making Effective Use of Land* - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
22. *NPPF Part 12 – Achieving well-designed places* - 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.
23. *NPPF Part 14 – Meeting the challenge of climate change, flooding and coastal change* - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas

emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

24. *NPPF Part 15 Conserving and Enhancing the Natural Environment* - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.
25. *NPPF Part 16 - Conserving and enhancing the historic environment*. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

LOCAL PLAN POLICY:

26. The following policies of the Wear Valley District Local Plan are relevant to the application; however, in accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policies will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight.
27. *Policy GD1: General Development Criteria*: All new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.
28. *Policy BE1: Protection of Historic Heritage*: The Historic Heritage of District should be conserved by the maintenance, protection and enhance of features of particular historic, architectural or archaeological interest.
29. *Policy BE4: Setting of a Listed Building*: Development which impacts on the setting of a listed building and adversely affect its special architectural, historical or landscape character will not be allowed.
30. *Policy BE5: Conservation Areas*: Identifies Conservation Areas within the former Wear Valley District.
31. *Policy BE6: New Development and Alterations*: Development within Conservation Areas should preserve or enhance the character of the area, use appropriate building materials and comply with the requirements of policy GD1.
32. *Policy BE23: Provision of Public Art*: In appropriate cases, the Council will encourage the provision of works of art as part of development. In considering planning applications the Council will have regard to the contribution which such works make to the appearance of the scheme and to the amenity of the area.
33. *Policy H3: Distribution of Development*: New development will be directed to those towns and villages best able to support it. Within the limits to development of towns

and villages, as shown on the Proposals Map, development will be allowed provided it meets the criteria in Policy GD1 and conforms to the other policies of the plan.

34. *Policy H15: Affordable Housing:* The Council will, where a relevant local need has been established, seek to negotiate with developers for the inclusion of an appropriate element of affordable housing
35. *Policy H19: Living Over The Shop:* Proposals for residential use of upper floors of commercial properties in central areas of town centres will be permitted where they do not conflict with local plan policies. To facilitate such development full conformity to residential car parking standards will not be insisted upon in town centres.
36. *Policy H22: Community Benefit:* States that on sites of more than 10 dwellings the Local Authority will seek a contribution, where appropriate, to related social, community and/or recreational facilities
37. *Policy H24: Residential Design Criteria:* New residential developments and/or redevelopments will be approved provided they accord with the design criteria set out in the local plan.
38. *Policy RL5: Sport and Recreation Target:* For every 1 hectare of land developed or redeveloped for residential purposes, at least 1300 square metres of land should directly be made available on- or off-site for sporting or recreational use as part of the development or developers will be expected to make a contribution to the provision of such facilities, including changing rooms, by other agencies. Such land should be located and developed to accord with the provisions of proposal RL1. On sites under 1 hectare (24 dwellings) a proportion of this standard will be expected.
39. *Policy S1: Town Centres:* Seeks to protect Bishop Auckland Town Centre as one of the major retailing centres in the former District. Proposals for shops, offices and other commercial activities will be permitted in town centres. Proposals for retail developments which undermine the vitality and viability of these town centres will be resisted.
40. *Policy S15: Shop Fronts:* New shop fronts should be in keeping with the character of the building and surrounding area. Existing architectural features should be retained and incorporated in new shop front designs.
41. *Policy T1: Highways:* Sets out that all developments which generate additional traffic will be required to fulfil Policy GD1 and; provide adequate access to the developments; not exceed the capacity of the local road network; and, be capable of access by public transport networks.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <https://www.durham.gov.uk/article/3272/Wear-Valley-District-Local-Plan>

RELEVANT EMERGING POLICY:

The County Durham Plan

42. Paragraph 48 of the NPPF states 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. Following consultation at 'Issues & Options', 'Preferred Options' and 'Pre Submission

Draft' stages, the CDP was approved for submission by the Council on 19 June 2019. The CDP was submitted to the Planning Inspectorate on 27 June 2019. A timetable for the Examination in Public (EiP) of the CDP has been devised with the Hearings set to commence in October 2019. Although the CDP is now at a relatively advanced stage of preparation, it is considered that it is not sufficiently advanced to be afforded any weight in the decision-making process at the present time.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

43. *Bishop Auckland Town Council* – Are keen for the building to be brought back into use as soon as possible to safeguard its long term future and to make a positive contribution to on going regeneration in the town. However raise concern that the proposed parking provision is not sufficient to support the number of new residents.
44. *The Coal Authority* – No objections subject to standard informative regarding coal mining legacy
45. *Durham Constabulary* – Raise no objections but advise that from a policing perspective the proposed hotel development would be preferable due to the uncertainty of the clientele that would be residing in the apartments. The town centre already puts a large strain on policing resources and the apartments, if they were to attract the wrong type of residents or absent landlords, could put even more demand on policing resources in the town centre.
46. *Highway Authority* – Following submission of amended plans including pedestrian access off Newgate Street no objections are raised subject to a condition and informative to secure a new section of adoptable footway on Westgate Road between, and covering, the 2 no. proposed pedestrian entrances, together with an associated amendment to the Traffic Regulation Order to effect a corresponding truncation in the loading bay.
47. *Historic England* – Following the submission of amended plans indicating key internal historic features would be retained consider the proposal is in accordance with paras. 192 and 193 of the NPPF and support the application on heritage grounds.
48. *National Amenity Societies* – No comments received
49. *Northumbrian Water* – No objections

INTERNAL CONSULTEE RESPONSES:

50. *Archeology* – No objections, no requirement for archaeology condition
51. *Design and Conservation* – Following the submission of amended plans indicating key internal historic features would be retained and amendments to the entrance to the flats on Newgate Street, no objections are raised.
52. *Education* – There is sufficient space in local schools to accommodate new pupil numbers arising from the development and no mitigation is required
53. *Environmental Health* – No objections subject to conditions requiring development to be carried out in accordance with submitted noise assessment, to agree details of

kitchen extraction and ventilation equipment and to restrict noise from any such equipment to level commensurate with residential use above.

54. *Heritage Action Zone Coordinator* – Supports the proposal, which is likely to attract regional and national business interest, bringing more people into the town centre, support other businesses and increase the vibrancy of the area
55. *Housing Development Team* – Advise that due to vacant building credit as set out in para. 63 of the NPPF and planning practice guidance, there is no requirement to provide affordable housing as part of the scheme
56. *Lead Local Flood Authority* – No objections, note that the development involves refurbishment of an existing building and in light of the small scale of hard-standings, existing drainage connections and sustainable drainage not being suitable in this location, the disposal of foul and surface water into the public sewerage system is considered acceptable on this occasion
57. *Regeneration Team* – Support the application, note that re-use of the building was a key project identified in the Bishop Auckland Town Centre Masterplan, the 3 no. smaller commercial units will provide important business opportunities for business start ups and the re-occupation of the commercial ground floor element will help to revitalise the high street, the masterplan also identifies the need for more people to live in the town centre which would be achieved by the proposed residential development which would benefit local businesses
58. *Spatial Policy* – Note the relevant planning policy context for determining the applications and confirm open space contributions.

PUBLIC RESPONSES:

59. A site notice was posted, neighbouring properties were notified in writing and the applications were advertised in the local press, no representations have been received.

APPLICANTS STATEMENT:

60. The application proposes the re-use and restoration of a key Listed Building within the centre of Bishop Auckland for the purpose of providing 3 no. commercial units and 27 apartments on the upper floors of the building. The proposed development would provide significant social, environmental and economic benefits through the restoration and retention of a key Listed Building within the central conservation area and would provide an important contribution to the housing need within Bishop Auckland and seek diversify and expand the upon the existing commercial offer within the town centre. The proposed development through the retention of A1/A3 (Use Class) on ground floor would make a valuable contribution to the retail offer within the town centre and improve the overall vitality and viability of the area.
61. The proposal would accord with saved policies GD1, BE1, BE5, S1, S2, H18 and H24 of the Wear Valley Local Plan and would support the wider regeneration efforts within Bishop Auckland. Sustainable development would be achieved in social, economic and environmental terms and an entirely national and local planning policy compliant scheme would be delivered in this case. The Council is therefore respectfully requested to support the proposals by approving the application without delay in line with the requirements of paragraph 11 of the NPPF.

PLANNING CONSIDERATIONS AND ASSESSMENT

62. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, relevant Development Plan policies, guidance and all other material planning considerations, including representations received, it is considered that the main planning issues relate to the principle of development, impact on the character of the surrounding area, highway safety, residential amenity, protected species, coal mining legacy, drainage and affordable housing.

Principle of Development

63. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The Wear Valley District Local Plan (WVDLP) forms the statutory development plan and remains the starting point for determining applications as set out in the Planning Act and reinforced at Paragraph 12 of the NPPF. The WVDLP was adopted in 1997, Paragraph 213 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However due weight should be given to them, according to their degree of consistency with the NPPF.
64. Saved policy S1 of the WVDLP supports proposals for commercial uses including A1 and A3 within town centres and identifies Bishop Auckland as one of the major retailing centres in the former District.
65. Saved policy H19 of the WVDLP supports proposals for the residential use of upper floors of commercial premises in central areas of towns.
66. These policies are in accordance with part 7 of the NPPF which seeks to ensure the vitality of town centres. Para.85 states that planning decisions should support the role that town centres play at the heart of local communities, promoting their long term viability and vitality by allowing them to grow and diversify in a way that responds to rapid changes in the retail and leisure industries, allow a suitable mix of uses (including housing) and reflects their distinctive characters.
67. The above saved policies from the WVDLP are considered to be the most relevant policies for determining the applications. They are consistent with the NPPF and therefore carry full weight in decision making. As such the applications are to be assessed and determined in accordance with paragraph 11(c) of the NPPF which requires development proposals that accord with an up to date development plan to be approved without delay
68. Saved Policy H3 of the WVDLP adopts limits to development in order to direct new housing development to those towns and villages best able to support it, balancing the requirement for new housing with the need to maintain the character of the surrounding countryside. Given the age of the evidence which informed them, policies in relation to establishing settlement boundaries and location of new housing are considered out of date. Whilst this does not mean that they should be disregarded or be given no weight, the weight that can be afforded to them is reduced. However given the nature of the development and the sustainable, town centre location, this policy is not considered to be as relevant as policies S1 and H19 in the consideration of the applications.

69. Bishop Auckland Town Centre has been in economic decline for some years. Newgate Street and other retail areas contain a high proportion of vacant units, some of which are in a derelict and untidy condition. The Bishop Auckland Conservation Area is currently on the national heritage at risk register. The former Beales Department Store is a large building that would be difficult to re-use in its entirety for retail use in the current market. The building is an important designated heritage asset and is located within an area designated for heritage led regeneration as part of the Heritage Action Zone.
70. The proposed development would split the large retail unit into 3 no. smaller commercial units on the ground floor, each with a frontage on to Newgate Street, one of the primary shopping streets within Bishop Auckland Town Centre. The smaller units would be better suited to market requirements by virtue of their smaller size and improved layout. They would also have a flexible use and could be used for A1 retail or A3 restaurant/café use. As such it is considered the units would be more desirable to potential commercial operators.
71. The proposed residential use of the upper floors would bring a new residential population into the town centre. This would help to support existing businesses and services within the town centre.
72. Given the size of the building, nature of the proposed development and its central location within the town centre, it is considered that the scheme has significant potential to have a positive impact on the vitality and viability of the town centre and would assist in tackling current issues of economic decline. The Council's Regeneration Team and the Heritage Action Zone Coordinator offer support for the proposal due to these anticipated regeneration benefits.
73. Para. 192 of the NPPF requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with the conservation and the positive contributions conservation of heritage assets can make to sustainable communities including their economic vitality. The proposed development would secure a long term, viable use for this large, prominent grade II listed building centrally located within the Bishop Auckland Conservation Area, which has been disused for some time and in need of repair. In accordance with para. 192 of the NPPF the meaningful re-use and restoration of the building must carry significant weight in this case.
74. It is therefore considered that the principle of the proposal is acceptable and would accord with saved policies S1 and H19 of the WVDLP and the NPPF.

Impact on Heritage Assets and the Character of the Surrounding Area

75. Parts 12 and 16 of the NPPF and saved policy GD1 of the WVDLP seek to ensure good design in new developments, especially those affecting the historic environment, having regard to a sites natural and built features and the relationship to adjacent land uses and activities.
76. Para. 189 of the NPPF states that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected in a proportionate level of detail. Para. 190 goes on to advise that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting of a heritage asset) to avoid or minimise conflict between the heritage asset's conservation and the proposed development.

77. When considering the impact of proposed works on the significance of a listed building, paragraph 193 of the NPPF states that "great weight" be given to their conservation and states that, the more important the asset the greater the weight should be.
78. Given the designation of the property as a grade II listed building s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. Furthermore as the building is located within the Bishop Auckland Conservation Area s72 of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
79. The three-storey frontage on Newgate Street as it exists today was built in four main phases; the first section of the building was built in 1873; in 1882-83 this was extended to the north into a tripartite arrangement with a central gabled block; this extension was replicated to the south side of the original building in 1892-94 to form a complete elevation of five blocks; the final phase of expansion resulted from the purchase in 1902 of the adjoining pre-existing building, dated 1894. Behind the street frontage the building comprises warehousing and offices ranging in date from 1883-1961. The building is known locally either as 'the Co-op' or 'Beales', the latter being the final company to operate in the premises.
80. The Bishop Auckland Co-operative Society ceased independent operation in 1968, but the building remained in Co-operative ownership, following a series of mergers and take-overs, until 2011 when it was sold to Beales Department Stores. Beales closed in 2017 and the buildings have remained vacant since.
81. The building is one of the grandest and most striking in Bishop Auckland and dwarfs most other buildings in the commercial centre of the town. Despite the fact that the architecture of the building may not be as grand as comparative buildings found in major centres it nevertheless makes clear the aspirational nature of the Co-op movement in this area of the north east.
82. The building as it exists today has been substantially altered over time and consists of layer upon layer of incremental alterations, demolitions and replacement, associated with the expansion of the Co-op's activities but still retains traces of its original form. The layout of the front-of-house aspects of the store responded to changing retail environments and evolved from individual compartmentalised departments, shops within shops, to the open plan layouts which survive today. These alterations inevitably involved major structural interventions which required the introduction of new columns and beams to replace formerly solid brick cross walls. Despite much change, a great deal of evidence of previous iterations does survive. The ground-floor shopfront was completely remodelled in the latter half of the 20th century and no evidence appears to survive of what pre-dated it. The current proposals would involve further interventions to the ground floor frontage are therefore a continuation of previous alterations and will not be harmful to historic fabric.
83. The whole complex as it remains represents over 150 years of changes during the life and decline of the Co-operative Society, and provides a picture of its commercial, economic, manufacturing and social activity. The building is clearly of exceptional local significance, with associations and memories for Bishop Auckland residents over many generations.

84. The complex of buildings retains a strong association with the wider co-operative movement which is an important feature of the labour movement in Industrial Britain, representative of the late-19th century development of increased rights and organisations to improve the rights of the working classes. Bishop Auckland is significant as one of the earliest co-operative societies in the North East, placing it at the forefront of the movement's activities within County Durham and connecting more broadly to the local mining communities, in whose interests co-operation was established. The building is a good example of an evolved Victorian retail store and combined warehouse, remaining largely intact, with the exception of internal rearrangements and refitting, and significant alteration to the shopfronts.
85. The rear warehouses retain evidence of the functioning of a large department store, in the form of sections of hoists, grilles, lifts, and evidence of transportation linked to cart entrances and tracks paved with timber cobbles. There is also evidence of a clear hierarchy of internal spaces, with decorative plasterwork within the rear section of the building indicating committee meeting rooms, a well-preserved board room and manager's office on the first floor, all retaining high quality late-19th century original fabric. Following comments from the Design and Conservation Officer and Historic England, the proposed layout plans have been amended to ensure key features within the retained northern, rear wing would be preserved as part of the development. A condition to agree a method statement demonstrating how this would be achieved is considered appropriate.
86. Externally, other than the proposed demolition, alterations would be to a minimal level. Existing modern shop fronts and timber sash windows to the frontage would be retained and repaired. New windows would be inserted at the rear and those existing to this side of the building would be double glazed. A new rear vehicle access would also be created.
87. The much altered interior of the building allows for a high degree of subdivision to achieve the proposed new use. However the proposed demolition of the rear ranges of the building to accommodate car parking and vehicle access would result in some harm to the significance of the building. This is required in order to achieve a viable form of development and would affect the least significant part of the building, with other more significant aspects being retained.
88. As the ground floor commercial units include potential for A3 (restaurant/café) uses, some kitchen extract and ventilation equipment may be required. Details of this have not yet been provided, however a condition to ensure this is appropriately sited and designed so as not to affect the character and significance of the grade II listed building and conservation area, is considered appropriate.
89. The associated harm to the significance of the grade II listed building resulting from the proposed demolition and subdivision to form new uses is considered to be less than substantial. Para. 196 of the NPPF states that where a proposed development would 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, including, where appropriate, securing its optimum viable use. In this instance the development would result in substantial public benefits, involving the meaningful re-use of a prominent and valued building in the heart of the Bishop Auckland, which has potential to act as a catalyst in reversing the decline of this part of the town centre and securing the retention and long term up keep of a grade II listed building. Therefore the public benefits of the scheme are considered to outweigh the less than substantial harm resulting from the alterations and demolition necessary to accommodate the proposed development.

90. Taking all of the above into account and having regards to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that significant weight must be given the preservation and functional re-use of the prominent and important grade II listed building. On balance it is considered that the proposal would preserve the character and significance of the grade II listed building. There is no conflict with the landscape, design and heritage policies of the NPPF in this respect or Saved Policies GD1, BE1, BE4, BE5 and BE6 of the WVDLP.

Highway Safety

91. Para. 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network are severe. Saved policies GD1 and T1 of the WVDLP seeks to ensure that new developments provide safe access and adequate parking facilities.

92. Vehicle access into the site would be to the rear off Westgate Road. This would lead through into an inner courtyard area former by the demolished parts of the buildings, where 25 no. car parking spaces would be provided, together with space for deliveries to the proposed commercial units. Pedestrian access to both the flats and commercial units would be available from both Newgate Street and the Westgate Road. Each of the commercial units would have 2 no. allocated car parking spaces, with the remaining 19 no. being for use by occupants of the apartments. Whilst the comments of the Town Council are noted, the Highways Officer considers that given the town centre location, where local facilities and public transport are easily accessible on foot, the proposed amount of parking is acceptable in this instance.

93. In relation to the proposed pedestrian access from Westgate Road, the Highways Officer notes this would conflict with an existing 24 hour loading bay within the public highway to the rear of the building and lead to potential safety issues. As such a new section of adoptable footway on Westgate Road between, and covering, the 2 no. proposed pedestrian entrances would be necessary, together with an associated amendment to the Traffic Regulation Order to effect a corresponding truncation in the loading bay. The Highways Officer recommends a condition and informative advising the applicant to enter into a S278 agreement under the provisions of the Highways Act to secure these works, both of which are considered appropriate.

94. Having regard to the above, no objections are raised by the Highways Officer and it is considered that the proposed access, parking and turning arrangements are acceptable. The development is not considered to result in any adverse impacts to highway safety and would accord with saved policies GD1 and T1 of the Local Plan and the NPPF.

Residential Amenity

95. Para. 127 of the NPPF states that new development should maintain a good standard of amenity for all existing and future users of land and buildings. Saved policy GD1 from the Wear Valley District Local Plan advises that new development should not disturb or conflict with adjoining uses. Saved Policy H24 sets out the standard of design expected of new residential development.

96. The proposed layout retaining a rear wing sitting perpendicular to the primary aspect of the building, would ensure there are no issues of overlooking or loss of privacy between any of the new apartments.

97. The proposed apartments would range in size from 52 square meters for the smallest 1 bedroom units to 92 square meters for the largest of the 2 bedroom units. This quantity of floorspace is considered adequate for the anticipated number of occupants of each apartment respectively. All habitable rooms would have access to natural light and ventilation.
98. Adequate off street car parking to serve the new residential use is provided as part of the development. No private outdoor amenity space is provided as this is not possible given the confined nature of the site, however it is close to areas of public open space within the town centre which could be used by new residents.
99. A Noise Assessment has been submitted in support of the application. The Noise Assessment concludes that, subject to the suggested mitigation, new residents would not experience any adverse levels of noise and disturbance from surrounding commercial uses within the town centre. The suggested mitigation proposes uprated glazing, which in more sensitive elevations would be achieved by secondary glazing, insulation and mechanical ventilation. Proposed mitigation is considered capable of being achieved without any adverse impacts to the fabric of the grade II listed building. The Environmental Health Officer advises that a condition is attached requiring the development to be carried out in accordance with the mitigation in the Noise Assessment and this is considered appropriate. As such it is considered the development could be accommodated to ensure that residents do not experience adverse noise and disturbance from other apartments and ground floor commercial uses and from the wider town centre.
100. The commercial units propose a flexible use, which may involve A3 (restaurant/café) uses, as such ventilation and extraction equipment may be needed in such units to control heat and cooking odours. The Environmental Health Officer advises that a condition to agree precise details of the location and specification of any extraction equipment is attached and this is considered appropriate.
101. Given the proposed residential use immediately above the units, the Officer also suggests a condition requiring noise details and sound mitigation as appropriate for any external plant to be provided to ensure new residents do not experience excessive levels of noise, this is considered appropriate.
102. It is not thought there are any existing residential uses within immediately adjoining buildings. Planning permission was granted in 2017 for residential apartments at 72/74 Newgate Street, next door but one to the building to the northern side and it is understood this development is nearing completion. Given the nature of the proposed commercial and residential uses and conditions to agree details of extract equipment and sound mitigation, it is considered the proposed development could be accommodated without any adverse impacts to the amenity of any local residents.
103. A Construction Management Plan has also been submitted and sets out means of implementing the development with minimal impacts to adjacent premises and users of the town centre. A condition requiring compliance with the Construction Management Plan is appropriate.
104. The comments from Durham Constabulary about potential future occupiers of the flats are noted. At the moment the proposed residential development is a speculative proposal and the final use will ultimately be dictated by the market. Nevertheless the proposed plans show the residential option is well designed and as the building is grade II listed a high standard is expected, as such it is not anticipated

that a development of this quality would attract landlords or tenants likely to impact on policing resources.

105. Under current permitted development rights the ground floor commercial units could potentially be used for other uses, including B1 business units, a library, exhibition hall, museum, assembly and leisure, health centre and financial and professional services, without requiring planning permission. These alternative uses are commensurate with surrounding town centre units and the majority would require prior approval from the Local Planning Authority, which would enable any potential impacts to be considered. As such it is not considered necessary to remove these permitted development rights and any potential alternative uses of the ground floor units are considered unlikely to adversely affect residential amenity.

106. Having regard to the above, on balance, it is considered that the proposed development would ensure an acceptable level of residential amenity for new and existing residents, in accordance with the aims of saved policies GD1 and H24 of the WVDLP and the NPPF.

Protected Species

107. Saved policy GD1 of the WVDLP Part 15 of the NPPF seeks to ensure that proposals show regard to the protection and enhancement of internationally and nationally important sites and species; contributing and enhancing the natural and local environment by ensuring there is no net loss of biodiversity. A Bat Survey Report has been submitted in support of the application, this notes the presence of a historical bat roost within the building and recommends retention of features to maintain roost access or the erection of bat boxes and suitable features for bats within the main roofline.

108. The Bat Survey Report notes the presence of a historical bat roost within the building. The Conservation of Habitats and Species Regulations 2010 contain three "derogation tests" which must be applied by Natural England when deciding whether to grant a license to a person carrying out activity which would harm a European Protected Species (EPS). This license is normally obtained after planning permission has been granted. The three tests are that:

- The activity to which the license is required must be for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative and;
- Favourable conservation status of the species must be obtained.

109. Notwithstanding the licensing regime, the local planning authority (LPA) must discharge its duty under Regulation 9(5) and also be satisfied that these three tests are met when deciding whether to grant planning permission for a development which could harm an EPS.

110. In this case mitigation is to be provided by a toolbox talk and use of detailed method statement which would be agreed by condition, use of sensitive lighting, timing of works to avoid impacts to breeding birds and hibernating bats and retention of features to maintain roost access or erection of bat boxes or suitable feature in the roofline. The Council's Ecology Section are satisfied with the proposed mitigation to ensure there would be no adverse impacts upon bats as a protected species.

111. Having regard to the Habitats Regulations it is considered that it is in the public interest that the development scheme can be implemented given the untidy appearance and deteriorating condition of the site and its potential to attract

antisocial behaviour. There is no more suitable alternative to the proposals. The proposed mitigation is appropriate to ensure there will be no significant impact on the conservation of the local bat population as a whole. From the conclusions of the Bat Survey Report, it is not considered likely at this stage that a licence would be required from Natural England, however should the need arise it is considered that Natural England would be likely to grant a licence. Accordingly, the LPA can discharge its duties under the Habitats Regulations. Overall it is considered that the proposal would not have any adverse impact upon protected species in accordance with the requirements of saved policy GD1 of the WVDLP and part 15 of the NPPF in relation to protected species.

Coal Mining Legacy

112. Saved policy GD1 of the WVDLP states that new development should not be detrimental to public health and part 15 of the NPPF seeks to prevent new development from contributing to, being put at unacceptable risk from or being adversely affected by unacceptable levels of soil, air and water pollution or land instability. The site is situated within a coalfield development high risk area, as such the Coal Authority have been consulted on the proposals. As the development relates to change of use of the building and does not involve any significant ground works, no objections are raised by the Coal Authority, subject to their standard informative. Therefore it is considered the proposed development would not raise any unacceptable risks in terms of coal mining legacy, in accordance with saved policy GD1 of the WVDLP and part 15 of the NPPF.

Drainage

113. Part 14 of the NPPF states that new development should reduce the risk of flooding on the development site and elsewhere, through the use of sustainable drainage systems where possible. In this case existing drainage connections to mains sewerage would be used and there is no scope within the site for provision of sustainable drainage. The Lead Local Flood Authority and Northumbrian Water raise no objections to the application and the development is considered to comply with the requirements of part 14 of the NPPF.

Affordable Housing

114. Policy H15 of the WVDLP sets out that the Council will, where a relevant local need has been established, seek to negotiate with developers for the inclusion of an appropriate element of affordable housing. Para. 63 of the NPPF states that to support the re-use of brownfield land, where vacant buildings are being reused or redevelopment, any affordable housing contribution due should be reduced by a proportionate amount equivalent to the existing gross floorspace of the existing building. National Planning Practice Guidance states that where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought.
115. In this instance as no additional floorspace is being proposed and the development involves re-use of a vacant building for sustainable residential purposes, it is considered that the provision of affordable housing as part of the scheme is not required in this instance.

Public Art

116. Policy BE23 of the WVDLP sets out that in appropriate cases, the Council will encourage the provision of works of art as part of development. However the proposed plans show there would be limited opportunity to provide any public art within the site and it is considered this could affect the viability of the development given the substantial works required to bring the grade II listed building back into use and open space contributions. As such in this instance it is not considered appropriate to require the provision of public art as part of the development.

S106 Agreement

Open Space Provision

117. Policy GD1 of the WVDLP sets out that adequate open space is incorporated within the design and layout of the site. This is detailed further in WVDLP Policy RL5 sets out targets for sporting and/or recreational land as part of the development, or as an alternative, developers are expected to make a contribution to the provision of such facilities. This is replicated in WVDLP H24 also sets out that on developments of more than 10 dwellings, the Council will seek to negotiate a contribution, where appropriate, to the provision and subsequent maintenance of social, community and/or recreation facilities in the area. NPPF paragraph 96 highlights that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 127 requires amongst its advice that developments function well and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).

118. The targets referred to in Policy RL5 and the background supporting information of the policies have been revised under the Council's Open Space Needs Assessment (OSNA, 2018), which is considered the most up to date assessment of need for the purposes of Paragraph 96 of the NPPF. Therefore, whilst the general aims of Policies RL5 and H24 are consistent with the content of the NPPF, the evidence base in respects to open space requirements has changed and, in that sense, the policies are not fully up to date.

119. The OSNA identifies that for developments of 19 no. dwellings or less it is normally expected that contributions are made towards improvement or delivery of off site provision. Based on the proposed 27 no. dwellings, which would generate an anticipated 44 no. residents, from an average of 2.2 residents (in line with 2011 census data) occupying the 14 x 2 bedroom apartments and 1 no. resident occupying the 13 x 1 bedroom apartments and reduced OSNA costings of £790.50 per resident to support the reuse of the vacant grade II listed building within the heritage action zone, contributions are calculated at £34,782 towards the provision and enhancement of off site open space provision. These contributions would be secured as part of a s106 agreement. As such the development is considered to comply with saved policies GD1, RL5 and H24 of the WVDLP and the requirements of the NPPF.

Conclusion

120. The proposed development would introduce 3 no. smaller, refurbished commercial units for flexible A1/A3 uses on the ground floor, which would be more appropriate for the current market in Bishop Auckland Town Centre and would accord with saved policy S1 and Part 7 of the NPPF.

121. The application is required to be considered in the context of paragraph 11 (c) of the NPPF, which states that development proposals that accord with up to date development plan policies be approved without delay. The proposed residential use would be in accordance with saved policy H19, which supports proposals for residential use above commercial premises in town centres and parts 5, 9 and 11 of the NPPF which encourages re-use of existing buildings in sustainable locations for residential development.
122. The proposed development would secure a long term, viable use for this large, prominent grade II listed building centrally located within the Bishop Auckland Conservation Area, which has been disused for some time and in need of repair. In accordance with para. 192 of the NPPF the meaningful re-use and restoration of the building must carry significant weight in this case.
123. Whilst demolition of some parts of the building are proposed and alterations to accommodate the new use would result in some loss of significance to the designated heritage asset, this is considered to result in less than substantial harm which would be outweighed by the public benefits of the scheme, in accordance with para. 196 of the NPPF. On balance it is considered that the proposal would preserve the character and significance of the grade II listed building and the surrounding conservation area, in accordance with saved Policies GD1, BE1, BE4, BE5 and BE6 of the WVDLP and parts 12 and 16 of the NPPF.
124. The development would not result in any adverse impacts to highway safety, residential amenity, protected species, drainage and coal mining legacy in accordance with relevant saved policies from the WVDLP and the NPPF.
125. Open space contributions of £34,782 would be secured via a s106 agreement.
126. Overall the development would accord with relevant saved policies from the WVDLP and the NPPF and would bring substantial regeneration benefits to Newgate Street and Bishop Auckland Town Centre. Therefore the applications are recommended for approval.

RECOMMENDATION

That the application be APPROVED subject to the following conditions;

DM/19/02221/FPA

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 in strict accordance with the approved plans listed in Part 3 - Approved Plans.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy GD1, BE1, BE4, BE5, BE6, H3, H15, H19, H22, H24, RL5, S1, S15 and T1 of the WVDLP.

3. Notwithstanding any details of materials submitted within the application no development shall commence until samples of all new external walling, roofing and hard surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed thereafter in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the special character of the listed building and its setting in accordance with the requirements of saved policies GD1, ENV1, ENV2, BE1 and BE4 of the WVDLP and the NPPF.

4. Prior to the commencement of the development a method statement setting out the method of demolition of the rear parts of the building and means of repair of the areas of retained existing historic fabric identified on drawing nos. BA/19/07 REV E (Proposed Ground Floor Plan – Flats), BA/19/08 REV F (Proposed First Floor Plan – Flats) and BA/19/09 Rev D (Proposed Second Floor Plan – Flats) shall be submitted to an approved in writing by the Local Planning Authority. The development shall be constructed thereafter in accordance with the approved details.

Reason: To protect the special character of the listed building and its setting in accordance with saved policies GD1, ENV1, ENV2, BE1 and BE4 of the WVDLP and the NPPF.

5. Notwithstanding the information shown on the submitted plans full specification, colour finish and joinery details of all new windows and external doors drawn to a scale of 1:20 together with full construction details and section of any frames and units of non-timber construction shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The scheme shall be implemented thereafter in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the special character of the listed building and its setting in accordance with saved policies GD1, ENV1, ENV2, BE1 and BE4 of the WVDLP and the NPPF.

6. Prior to first occupation of any of the apartments or commercial units full details shall be submitted of the new section of Westgate Road footway, associated traffic regulation order, signs and line marking. The new section of footway shall be installed and available for use prior to first occupation of any of the apartments or commercial units.

Reason: To ensure there are no adverse impacts to highway safety arising from the new vehicle and pedestrian accesses to the building, in accordance with saved policies GD1 and T1 of the WVDLP and the NPPF.

7. The development hereby approved shall be implemented in complete accordance with the mitigation measures detailed in Section 5 – Site Evaluation and Biodiversity Mitigation (Penn Associates, Bat Survey Report, June 2019) including but not limited to:

- Toolbox talk in relation to bats to be given to all contractors working on the site;
- A detailed method statement regarding working methods in relation to bats shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and shall be adhered to in full at all times until the development has been completed;
- Use of sensitive lighting strategy post development to reduce any likely risk of impact on existing flightlines;
- Sensitive timing to avoid impacts on breeding birds and hibernating bats;

- Retention of suitable features within the structure to maintain roost access on site, or alternatively erection of bat boxes/creation of suitable features within the main roofline.

Reason: To conserve protected species and their habitat in accordance with part 15 of the NPPF. The pre-commencement method statement is required to ensure construction working practices have regard to the impacts on bats as a protected species.

8. The development hereby approved shall be implemented in complete accordance with the mitigation measures set out in the Noise Assessment (NJD Environmental Associates Noise Assessment – ref. NJD19-0014-001R - April 2019). The mitigation measures shall be implemented in full prior to first occupation of any of the apartments.

Reason: To ensure new residents have a good standard of residential amenity and are not adversely affected by any problems of noise and disturbance, in accordance with saved policies GD1 and H24 of the WVDLP and the NPPF.

9. The development hereby approved shall be implemented in complete accordance with the methods set out in the Construction Management Plan (Mableson Hall – 26 February 2019).

Reason: To ensure the development does not result in any excessive noise and disturbance within the locality, in accordance with saved policies GD1 and H24 of the WVDLP and the NPPF.

10. Details of the height, type, position and angle of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The lighting shall be erected and maintained in accordance with the approved details.

Reason: To ensure external lighting does not have an adverse impact on protected species and upon the significance of designated heritage assets in accordance with saved policies GD1, ENV1, ENV2, BE1 and BE4 of the WVDLP and the NPPF.

11. Prior to its installation, full details of any fume extraction system, to include a risk assessment, design schematic, details of any odour abatement measures, details of noise levels and any other documents considered necessary to demonstrate accordance with the current DEFRA guidance on the control of odour and noise from commercial kitchen exhaust systems shall be submitted to and approved in writing by the Local planning authority. The approved extraction system shall be installed prior to first occupation of the commercial unit to which it relates and shall be operated at all times when cooking is being carried out on the premises.

Reason: To ensure the new commercial uses do not generate excessive noise or odours to the detriment of the amenity of new residents and users of adjacent premises, in accordance with saved policy GD1 of the WVDLP and the NPPF.

12. Prior to installation of any external plant a detailed noise impact assessment and scheme of sound attenuation measures shall be submitted to and approved in writing by the local planning authority. The scheme of attenuation measures shall ensure that the rating level of noise emitted from plant/machinery on the site shall not exceed the background (LA90) by more than 5dB LAeq (1 hour) between 07.00-23.00 and 0dB LAeq (15 mins) between 23.00-07.00. The measurement and assessment shall be made according to BS 4142: 2014.

Reason: To ensure new residents have a good standard of residential amenity and are not adversely affected by any problems of noise and disturbance, in accordance with saved policies GD1 and H24 of the WVDLP and the NPPF.

DM/19/02222/LB

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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 in strict accordance with the approved plans listed in Part 3 - Approved Plans.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy GD1, BE1, BE4, BE5, BE6, H3, H15, H19, H22, H24, RL5, S1, S15 and T1 of the WVDLP.

3. Notwithstanding any details of materials submitted within the application no development shall commence until samples of all new external walling, roofing and hard surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed thereafter in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the special character of the listed building and its setting in accordance with the requirements of saved policies GD1, ENV1, ENV2, BE1 and BE4 of the WVDLP and the NPPF.

4. Prior to the commencement of the development a method statement setting out the method of demolition of the rear parts of the building and means of repair of the areas of retained existing historic fabric identified on drawing nos. BA/19/07 REV E (Proposed Ground Floor Plan – Flats) and BA/19/08 REV F (Proposed First Floor Plan – Flats) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed thereafter in accordance with the approved details.

Reason: To protect the special character of the listed building and its setting in accordance with saved policies GD1, ENV1, ENV2, BE1 and BE4 of the WVDLP and the NPPF.

5. Notwithstanding the information shown on the submitted plans full specification, colour finish and joinery details of all new windows and external doors drawn to a scale of 1:20 together with full construction details and section of any frames and units of non-timber construction shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The scheme shall be implemented thereafter in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the special character of the listed building and its setting in accordance with saved policies GD1, ENV1, ENV2, BE1 and BE4 of the WVDLP and the NPPF.

6. Details of the height, type, position and angle of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to their

installation. The lighting shall be erected and maintained in accordance with the approved details.

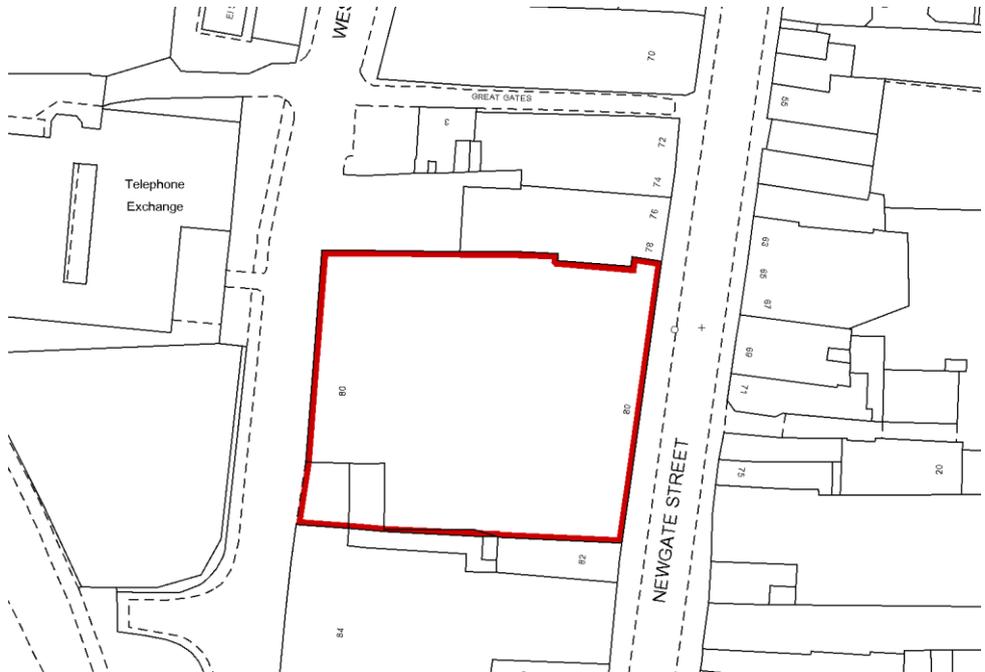
Reason: To ensure external lighting does not have an adverse impact on protected species and upon the significance of designated heritage assets in accordance with saved policies GD1, ENV1, ENV2, BE1 and BE4 of the WVDLP and the NPPF.

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 Forms, Plans and supporting documents
 National Planning Policy Framework
 Wear Valley District Local Plan
 Statutory consultation responses
 Internal consultations responses
 External consultations responses

 <p>Durham County Council</p> <p>Planning Services</p>	<p>Change of use of former department store to 3no. ground floor units with flexible A1/A3 use and 27 apartments, associated internal and external alterations and partial demolition</p> 
<p>This map is based upon Ordnance Survey material with the permission of Ordnance</p>	<p>Comments</p>

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