

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2011/0370/DM
FULL APPLICATION DESCRIPTION:	Refurbishments and internal alterations to existing buildings. Proposed new link building extension and remodelling to library. Construction of new store and refuse store including landscaping works.
NAME OF APPLICANT:	Trustees of Witham and Durham County Council
SITE ADDRESS:	The Witham Hall, 3 Horsemarket, Barnard Castle, County Durham, DL12 8LY
ELECTORAL DIVISION:	
CASE OFFICER:	Chris Baxter 03000 263944 chris.baxter@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The site

1. The application site comprises of The Witham Hall building, the theatre/music hall building and the library building located at 3 Horsemarket in Barnard Castle. Witham Hall is a Grade II listed building and dates back to 1846. Witham Hall and the associated theatre/music hall building is a community facility which offers educational and social activities and events for all ages and serves people from all of the rural district of Teesdale. The library building which dates from the 1970's, comprises of a single storey adult and child library with staff facilities at first floor in a block facing Hall Street.
2. The west boundary of the site is formed by the frontage of the Witham building and is completely enclosed with no views into the site. The north boundary is formed by an existing stone boundary wall with the public pay and display car park and Morrison's supermarket beyond. The eastern boundary is formed by high stone walls to gardens at the rear of adjacent residential houses on George Street. The southern boundary of the site is formed by the continuous frontage of the Hall, theatre/music hall and library building.

The proposal

3. Planning permission is sought for the Witham Hall and theatre/music hall to undergo full refurbishment with the addition of a new 'linked' building to be constructed between the Hall and the theatre/music hall. The proposals also incorporate a redevelopment of the library facility which would increase the footprint of the facility and be extended to include a Customer Access Point. The proposed link building would be constructed from a mixture of stonework and glazing and would mainly be used as an informal meeting point. Toilet facilities

as well as meeting rooms are also incorporated into this space. The proposed redeveloped library building would be on the similar footprint to the existing and would be constructed from rubble stone at ground floor with the upper floor finished in vertically arranged larch cladding which would soften to a sliver grey.

4. A new entrance to the site is proposed which would be taken from the north boundary. This would open into the amenity area of the site which is to be redeveloped. The floor finish to the new hard landscaping will be of natural stone paving, with the line of the wall represented in cobbles. Service routes and areas will be finished in regular square paving whereas the pedestrian areas would be finished in random width paving.
5. This application is reported to committee as the floor space of the development exceeds 1000 square metres.

PLANNING HISTORY

6. Planning permission and listed building consent was granted in 2003 for extension, conversion and refurbishments to Witham Hall to provide new community facilities. A further application was submitted in May 2010 for the redevelopment of Witham Hall and the theatre/music hall and library building. This application was withdrawn due to funding issues and concerns raised by conservation officers.
7. A listed building application has also been submitted to accompany this planning application. The listed building consent is to be determined under delegated powers.

PLANNING POLICY

NATIONAL POLICY

8. *Planning Policy Statement 1: Delivering Sustainable Development (PPS1)* sets out the overarching planning policies on the delivery of sustainable development through the planning system.
9. *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* sets out the Government's planning policies on the conservation of the historic environment.
10. *Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)* sets out planning policies on protection of biodiversity and geological conservation through the planning system.

REGIONAL PLANNING POLICY

11. The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will

guide development over a longer timescale. The overall objective for minerals policy in the Region, as set out in RSS, is to ensure the prudent use of the Region's indigenous natural resources in line with sustainable development objectives.

12. In July 2010, however, the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when Orders have been made under section 109 of the Localism Act 2011, and weight can be attached to this intention. The following policies are considered relevant:

13. *Policy 8: Protecting and Enhancing the Environment* states that planning proposals should seek to maintain and enhance the quality, diversity and local distinctiveness of the environment throughout the North East.

14. *Policy 32: Historic Environment* states that planning proposals should seek to conserve and enhance the historic environment of the Region.

LOCAL PLAN POLICY:

15. The following policies of the Teesdale District Local Plan are relevant in the determination of this application:

16. *Policy GD1: General Development Criteria* states that development will be permitted provided that it complies, where relevant to the proposal, with criteria set out in the local plan.

17. *Policy BENV1: Alterations, Extensions and Change of Use to Listed Buildings* states that alterations, extensions and changes of use to a listed building will only be permitted if the proposals are in keeping with the character and appearance of the building, or where it can be clearly proven that other uses which may bring about less damage to the building are not viable.

18. *Policy BENV4: Development within/or Adjoining Conservation Areas* states that development within/or adjoining conservation areas will only be permitted provided that:

A) the proposed location, design layout, materials and scale respects the quality and character of the area;

B) materials for buildings and hard landscaping must be appropriate to and sympathetic with the characteristics of the area;

C) the proposal does not generate excessive traffic, parking, noise or other environmental problems which would be detrimental to the character and appearance of the conservation area;

D) the proposal does not destroy trees, hedgerows, landscape features, views and undeveloped areas which contribute to the character or the appearance to the area and its settings;

E) any services which lead to the new development should wherever possible be located under ground;

F) proposals should meet the requirements of other relevant policies of the local plan.

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 <http://www.cartoplus.co.uk/durham/text/00cont.htm>.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

19. *The Highways Authority* has stated that the pedestrian access proposed between the site and the Council car park to the north will understandably be a popular access route. It is however logical and safer to directly align the pedestrian access position with the existing DCC owned footway that links the site's car park boundary with the eastern end of Star Yard, rather than it terminate onto the car park carriageway. This footway is relatively narrow and it is recommend that a condition be attached requiring details to be provided of a directly aligned pedestrian connection, linking from the site, via a widened footway (within the car park), to the eastern end of Star Yard. The principle is acceptable to DCC's Car Parking Manager, together with relocation of the respective litter bin and salt bin from this section of the said footway. A proposed new fire exit door facing George Street will require the cycle parking stand in the public footway to be relocated. Details of cycle parking provision for the development as a whole is necessary. No objections are made to the proposal subject to conditions relating to revised footway arrangements and cycle parking provision.
20. *Northumbrian Water* have commented that their apparatus is located in/near to the development site. They require unrestricted access to this apparatus at all times and will not permit the erection of buildings or structures over or close to it. Any proposed crossing, landscaping, parking areas or tree planting must comply with the standard Northumbrian Water guidelines.
21. *The Coal Authority* has raised no objections to the scheme.
22. *The Environment Agency* has raised no objections.
23. *Barnard Castle Town Council* has raised no objections to the proposals.
24. *The Theatres Trust* has raised no concerns and urges that planning permission is granted.
25. *English Heritage* has raised no objections.

INTERNAL CONSULTEE RESPONSES:

26. *The Archaeology Officer* supports the application subject to three conditions relating to archaeological monitoring and recording works.
27. *The Landscape Architect* raises no objection to the principle of proposals, however concerns are raised to the lack of detail regarding landscaping. A landscaping condition is recommended should permission be granted.

28. *The Pollution Control team* have raised no concerns with regards to the acoustic report submitted with the application. Specific times and days have been suggested for site works in order to minimise disturbance to local residents.
29. *The Ecology Officer* is satisfied with the methodology and results of the bat survey, and it is noted that a roost has been located on both sets of chimneys on the Witham Building, and hence a license will be required prior to any works starting on site. A condition is recommended relating to the mitigation strategy detailed in the submitted ecology report. An informative relating to risk of impact on breeding birds is also suggested.
30. *The Design and Conservation Officer* states that overall the proposal is a sensitive and imaginative response to a significantly constrained site. The applicant should be commended for the thorough understanding of the site which has been developed and the way in which this has been interpreted in the response to brief. The proposal will signify the first major intervention in the townscape of Barnard Castle in the twenty first century and should be seen to set the standard for future civic scale developments. The Design and Conservation Officer has no hesitation in recommending that this application be approved subject to conditions including the provision of samples of all external construction materials, detailed landscaping plans including all hard and soft landscaping (to include materials specifications) details of all surface finishes including colour, the construction of stone sample panels on site for inspection.

PUBLIC RESPONSES:

31. Occupiers of the neighbouring properties were notified in writing of the proposals and a site notice was posted. The application was also advertised in the local press. One letter of observation have been received relating to security, noise and privacy issues. The letter also raises points in relation to the design and access statement.

APPLICANTS STATEMENT:

32. The proposal is essentially a restoration and access scheme. The Grade II listed Witham Music Hall and Testimonial buildings will be restored and refurbished. A new link building will provide much needed new front-of-house facilities including toilets and lift access to the first floor.
33. The whole project is being made possible by external funding secured by Barnard Castle Vision from Durham County Council, the European Regional Development Fund and the Heritage Lottery Fund. The provision of a new Customer Access Point, library and Council office accommodation is an integral part of the project, without which the Witham restoration would not be possible.
34. The Witham once provided the town's reading rooms and the current library building is on land that the Witham sold for this purpose. Together the new development will provide a new business and community hub for the town.

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/PA>

PLANNING CONSIDERATIONS AND ASSESSMENT

35. Having regard to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004 relevant guidance, development plan policies and all material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the impact upon conservation area and grade II listed building, highway/access issues, residential amenity, ecology and representations.

Impact upon conservation area and grade II listed building

36. The application site is located at the centre of the Barnard Castle Conservation Area, therefore the impact of this proposal on the character and appearance of the area and its significance should be a primary consideration in the determination of this application.

37. The principal designated asset, Witham Hall, is grade II listed and was constructed in 1845-46. The music hall and linking corridor to the rear were inaugurated in 1860. The list description has recently been amended to include specific reference to the music hall and linking corridor, the significance of which was identified as part of the research to support previous applications for the development of the site.

38. As stated in the submitted historic impact assessment the Witham is a relatively unaltered building which represents the growing trend for self improvement amongst the working classes and the growth of civic architecture in Victorian times. Incorporated within the building is an original library room which now forms the gallery and also a dispensary which was run by a charitable trust and provided funds for the provision of treatments etc. Overall the majority of the works proposed represent good guardianship and will lead to an enhanced experience of using the Witham Testimonial and will secure the fabric of the building for future generations whilst reintroducing a number of original features.

39. With regard to the link corridor its level of significance is clearly highlighted within the supporting information, especially the interesting roof structure. Whilst its retention would generally be desirable, detailed evaluation has highlighted that the structure was constructed sometime after the music hall and does not therefore form an intrinsic part of the architectural piece.

40. Policy HE9 of PPS 5 is perhaps of most relevance in the consideration of this application. HE9.1 states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the heritage asset, the greater the presumption in favour of its conservation should be. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, should be exceptional.

41. Policy HE9.2 states that applications which result in the substantial harm to or total loss of significance should be refused unless it can be demonstrated that the criteria set out below have been met.

42. Policy 9.2(i) states that if the loss of significance is necessary in order to deliver substantial public benefits that outweigh the harm or loss consent may be granted. "For the loss to be necessary there will be no other reasonable means of delivering similar public benefits, for example through different design or development of an appropriate alternative site" (PPS5 Practice Guide)
43. It is considered in this case that the loss of the link building is necessary in order to deliver substantial public benefits which cannot be delivered in any other way. The loss of the link and its replacement with a high quality contemporary infill will not harm the significance of the designated conservation area, indeed the improved views of the rear elevation of the Witham may be said to have a positive benefit.
44. With regard to the overall design approach to the new building elements the link has been designed to be a lighter visually transparent contrast to the robust stone built buildings on the site and in the immediate area. The footprint of the building picks up on the historic plots within the area which are identified as such a strong part of the character of the conservation area in both the impact assessment and the Barnard Castle Conservation Area Appraisal. The link respects the scale of the adjacent buildings, whilst being subservient, and it is of a scale to make a statement in its own right. The library building is proposed to be extended and modernised using a twenty first century approach which has been led by strong references to traditional materials and the scale and massing of adjacent buildings.
45. Overall the proposals are considered to be sensitive in design and would not detract from the setting and appearance of the grade II listed building and would contribute and enhance the appearance and character of the Barnard Castle Conservation Area. The development would also deliver improved community and social facilities within Barnard Castle which would be to the benefit of local residents and the wider community of Teesdale. The proposals would not conflict with the aims of policies GD1, BENV1 and BENV4 of the Teesdale District Local Plan or policies detailed in PPS5.

Highway/access issues

46. The County Highways Officer has been consulted on the proposals and no major objections have been raised. A new entrance access is proposed from the north which leads onto the public car park and Morrisons supermarket. The Highways Officer has requested that a condition be imposed which would ensure that a formal footway link is provided at the new entrance connecting with the existing footway at Star Yard. This condition is considered appropriate as the new entrance would open directly onto the car park, therefore for safety reasons it would be appropriate to provide a footway link for pedestrians entering and leaving the site. A condition is recommended accordingly.
47. The Highways Officer has also indicated that due to a proposed fire exit, the cycle parking provision would have to be relocated. The relocation of the cycle parking provision can be adequately achieved by details being submitted through a planning condition. A condition is therefore recommended.
48. Subject to the provision of a footway link at the north boundary and the relocation of the cycle parking provision, the proposal is considered to be acceptable in

highway terms. The accesses proposed in and around the site are appropriate and would not compromise pedestrian safety. The proposal would be in accordance with policy GD1 of the Teesdale District Local Plan.

Residential amenity

49. In terms of privacy issues in relation to the proposed development and surrounding residential properties, it is considered that the relationship would not be dramatically changed from the existing situation. The uses of the Hall, theatre/music hall and library are to remain as existing therefore the privacy relationship between these uses and the surrounding residential properties will also remain. It is noted that there is office accommodation proposed at first floor level in the library building and windows would look over neighbouring residential properties. It is considered however that the level of privacy for neighbouring residents would be at an acceptable level. Given the position and angle of the proposed link building in relation to neighbouring properties (in particular those properties on George Street), there would be no overlooking which would compromise residential amenity.
50. The proposed library redevelopment would involve raising the height for the building to two storey. Whilst it is acknowledged that there are residential properties within close distance, the proposed height of the library would be similar height to existing buildings in the area. It is not considered that the proposed library would have an adverse affect on neighbouring properties in terms of overshadowing or overbearing impacts.
51. An acoustic report was submitted with the planning application. This report has been assessed by the Council's Pollution Control team. The Pollution Control team have not raised any objections to the proposals in terms of noise generation. Suggested times of construction works has been recommended in order to minimise disruption during construction periods. Concerns have been raised by a neighbour with regards to potential noise disruption from vehicle and pedestrian movements to and from the premise, particularly in the evening. Given that a new access from the north is being proposed it is accepted that there is a potential for noise levels to increase at certain times. It is considered though that any increase in noise levels would be restricted to short periods before and after events while pedestrians and vehicles were arriving and leaving the premise. It is not considered that these periods of potential increased noise would have a significantly harmful impact on nearby residential amenities and any minor concerns in this respect would be outweighed by the wider public benefits the scheme would deliver. Concerns have also been raised to the potential for the outdoor area of the premise to be used as outdoor/evening events. It is noted that the use of the premise is not being altered and it is possible for outdoor/evening events to take place without the need for planning permission. The possibility of outdoor/evening events being undertaken from the site is not considered to be a reason which would warrant refusal of this application.
52. Overall, it is considered that the residential amenities of neighbouring properties would not be adversely affected to such an extent that the proposal could be considered unacceptable. The proposals would be in accordance with policy GD1 of the Teesdale District Local Plan.

Ecology

53. The roof of the Witham Building is used as an occasional roost by an individual or low number of common pipistrelles bats. Roosts have also been located on both sets of chimneys on the Witham Building. Bats are a European Protected Species. A European Protected Species (EPS) license will therefore be required from Natural England. Local planning authorities' responsibility in respect of European protected species was clarified in the case of Woolley vs Cheshire East Borough Council. Regard must be had to the requirements of the Conservation of Habitats and Species Regulations 2010 and the Habitats Directive, which contain three "derogation tests": the development must meet a purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment; there must be no satisfactory alternative; and, favourable conservation status of the species must be maintained. Neither Circular 06/2005 nor indeed PPS9 provide any detailed advice on judging whether a development could be considered favourable against such tests.

54. Test 1: preserving public health/safety or other imperative reasons of overriding public interest

55. The development proposed is not required for any interests of public health or public safety. Natural England considers in its statement following the aforementioned case that overriding public interest would include those of social or economic nature and beneficial consequences of primary importance for the environment. There would be no public economic or social benefits provided by a private housing scheme of this nature. Beneficial consequences of primary importance for the environment however, may arise. The scheme as described elsewhere in this report is considered to enhance the character and appearance of the conservation area. In this case, there is considered to be a beneficial consequence to the Barnard Castle Conservation Area and the Grade II Listed Building, an interest of primary importance. It is considered that there is sufficient merit in the scheme as a whole that it satisfies the first of three derogation tests.

56. Test 2: there must be no satisfactory alternative

57. The only satisfactory alternative which would see the retention of the roost would be the retention of the existing roof. However, in order to preserve and subsequently enhance the historic quality of the Grade II Listed building, the replacement of the roof is required. The replacement of the roof is required and therefore it is considered that there is no satisfactory alternative available, and the second test is consequently met in this particular circumstance.

58. Test 3: favourable conservation status of the species must be maintained

59. In the process of removing and replacing the roof, there is a potential for bats to be injured or killed; however, mitigation and compensation strategy is proposed which would ensure bats are not harmed. Careful procedures are proposed through the submitted bat survey for when the roof is replaced to ensure that no bats are disturbed, injured or killed. Conditions are recommended to ensure that these mitigation measures are adhered to. The proposed mitigation is considered to be acceptable by the Ecology Section and should ensure that favourable

conservation status is both maintained during and following the implementation of the development proposed, and as such the third and final derogation test is considered to be met.

60. Given the above, it is considered that a license would be granted and the proposed development would not adversely affect protected species or their habitat and the proposal would therefore be in accordance with policy GD1 of the Teesdale District Local Plan and guidance contained within PPS9.

Representations

61. One letter of representation has been received which relates mainly to issues surrounding security, noise and privacy. The issues of noise and privacy have been discussed above. In terms of security, queries have been made in relation to whether there will be any locked gates on the accesses into the site. No details have been submitted indicating that gates would be placed at the entrance access points. There is however no indication that any lighting or cameras would be positioned either. This is not a material planning consideration. A further comment has been raised with regards to the location of a bin store. A condition is recommended for details of the bin store to be submitted to and agreed prior to works commencing on site, in the interests of visual amenity.
62. The letter of representation also raises a number of points relating to the submitted design and access statement. Most of the points raised have been covered in the assessment of the planning application.

CONCLUSION

63. The proposed works are considered to be sensitive in design terms and would not detract from the historic fabric of the Grade II Listed Building and would preserve and enhance the appearance and character of the Barnard Castle Conservation Area. The loss of the existing link corridor is considered justified as the loss is outweighed by the significant public benefits offered by the proposed development.
64. The new entrance access points and the proposed vehicular and pedestrian arrangements are considered acceptable and would not create any adverse impacts in terms of highway safety.
65. The residential amenities of existing and future occupiers of neighbouring residential properties would not be adversely compromised to an extent that would outweigh the wider public benefits delivered by the proposals.
66. It is not considered that the proposals would have an adverse impact on protected species or their habitats.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions;

1. The development should not be begun later than 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 following approved plans:

Plan Ref No.	Description	Date Received
1492/P/1001	Site Location Plan as Proposed	23/11/2011
1492/P/1004	Proposed Ground Floor Plan	23/11/2011
1492/P/1005	Proposed First Floor Plan	23/11/2011
1492/P/1006	Proposed Roof Plan	23/11/2011
1492/P/1009	Proposed Demolitions Plan Ground Floor	23/11/2011
1492/P/1010	Proposed Demolitions Plan First Floor	23/11/2011
1492/P/1011	Ground Floor Interventions	23/11/2011
1492/P/1012	First Floor Interventions	23/11/2011
1492/P/1100	Proposed Sections	23/11/2011
1492/P/1200	Proposed North Elevation	23/11/2011
1492/P/1201	Proposed South Elevation	23/11/2011
1492/P/1202	Proposed East Elevation	23/11/2011
1492/P/1203	Proposed West Elevation	23/11/2011

Reason: To define the consent and ensure that a satisfactory form of development is obtained.

3. Prior to the commencement of the building works details of all external materials shall be submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with policies GD1, BENV1 and BENV4 of the Teesdale Local Plan.

4. Prior to the commencement of the building works a sample panel of the proposed stone and pointing to be used in the construction of the main walls of the building shall be erected on site for inspection. The written approval of the Local planning authority for the sample panel shall be received prior to the commencement of the building works and the sample panel shall be retained for reference on site throughout construction. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with policies GD1, BENV1 and BENV4 of the Teesdale Local Plan.

5. No development shall commence until a detailed landscaping scheme, including soft and hard landscaping and materials specification, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and to comply with policies GD1, BENV1 and BENV4 of the Teesdale Local Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenity of the area and to comply with policies GD1, BENV1 and BENV4 of the Teesdale Local Plan.

7. Prior to the commencement of the development details of the surface treatment and construction of all hardsurfaced areas shall be submitted to and approved in writing by the Local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with policies GD1, BENV1 and BENV4 of the Teesdale Local Plan.

8. No development shall take place unless in accordance with the mitigation detail within the protected species report 'Bat Method Statement Document 2: The Witham Buildings and Library, Hall Lane, Barnard Castle' by Barrett Environmental Ltd dated September 2011; including, but not restricted to the acquisition of Natural England bat license prior to works commencing on site; sensitive timing of destructive works to avoid hibernation season; hand search of roof structures by licensed bat worker immediately prior to roofing works commencing; supervised hand removal of roof material in vicinity of chimneys; installation of 1no. Schwegler 1WQ roost to south side of south chimney; restoration of confirmed roost sites and access points/routes once roof covering is replaced; and following strict timetable detailed in Section F of the report.

Reason: To conserve protected species and their habitat in accordance with Planning Policy Statement 9.

9. Before the development hereby approved is commenced a footway link from the north entrance to the footway at Star Yard shall be constructed in accordance with details which shall first be submitted to and approved in writing by the local planning authority. The footway shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of highway safety and to comply with policy GD1 of the Teesdale District Local Plan.

10. Before the development hereby approved is commenced details for the relocation of the cycle parking provision shall be submitted to and approved in writing by the local planning authority. The cycle parking provision shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of highway safety and to comply with policy GD1 of the Teesdale District Local Plan.

11. Before the development hereby approved is commenced details of the bin store shall be submitted to and approved in writing by the local planning authority. The bin store shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with policy GD1 of the Teesdale District Local Plan.

12. No construction activities, including demolition, excavation, building and deliveries shall be carried out on the site on any Sunday or Bank Holidays or outside the hours of 08:00am to 06:00pm Mondays to Fridays, 09:00am to 02:00pm Saturdays.

Reason: To safeguard the occupiers of adjacent premises from undue noise or other associated disturbance. In accordance with policy GD1 of the Teesdale District Local Plan.

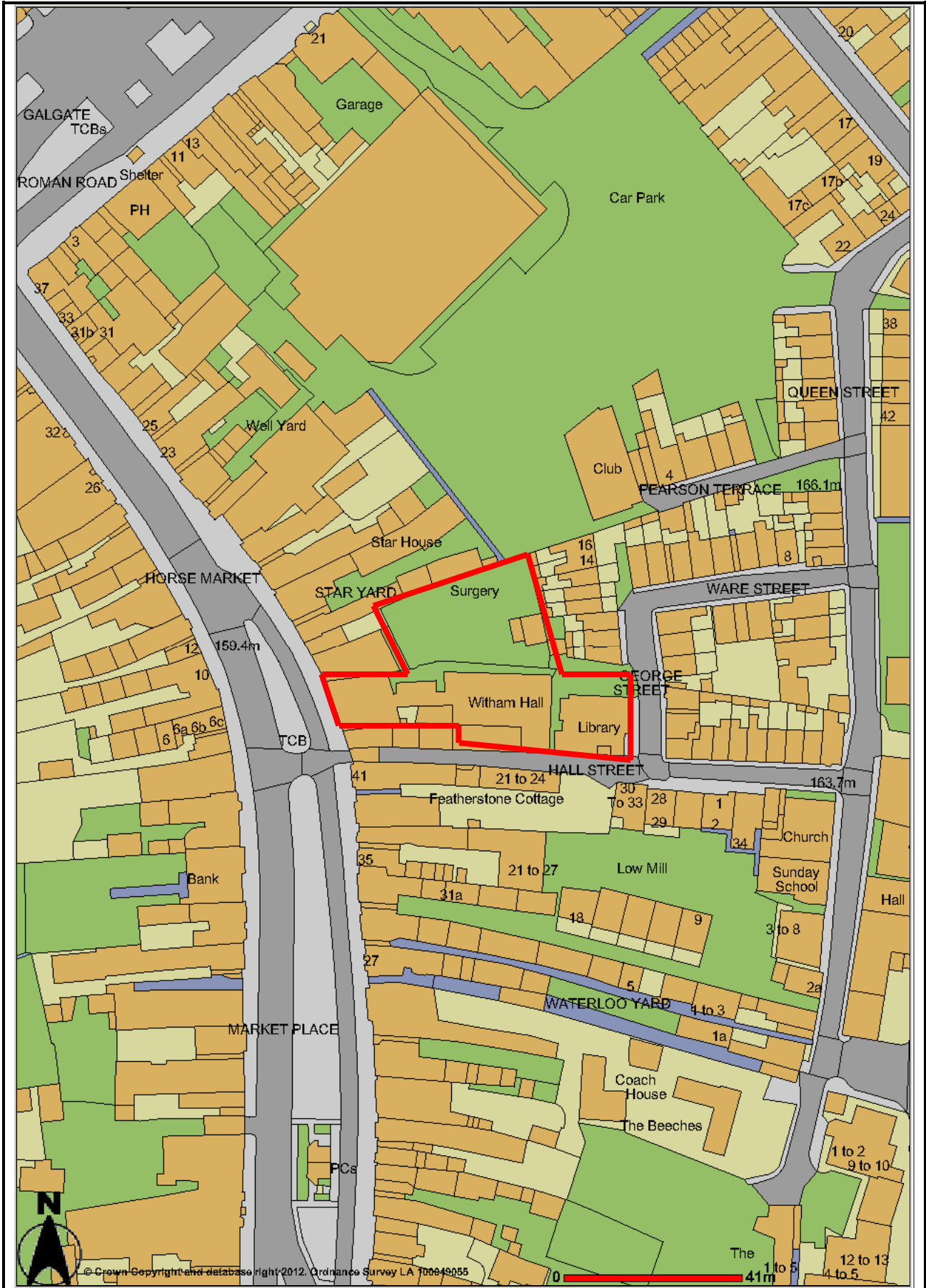
REASONS FOR THE RECOMMENDATION

1. The proposal is considered acceptable having regard to policies GD1, BENV1 and BENV4 of the Teesdale District Local Plan, and Policies 8 and 32 of the Regional Spatial Strategy for the North East.
2. The proposal would be of a sensitive design and would not compromise the heritage assets of the Grade II Listed Building and would enhance the character of the Barnard Castle Conservation Area. Highway and access issues are acceptable and the proposal would not compromise highway safety. Residential amenities of existing and future occupiers of neighbouring properties would not be adversely affected. The proposal would not have a detrimental impact on protected species or their habitats. The development would also deliver improved community and social facilities within Barnard Castle which would be to the benefit of local residents and the wider community of Teesdale.
3. The observations which have been received by a neighbouring resident have been given due consideration, however the issues raised do not provide sufficient justification for refusal of this application. On balance the scheme is considered to be acceptable. The proposals are considered to accord with both local and national planning policies, and would constitute an acceptable form of development subject to conditions.

BACKGROUND PAPERS

- Submitted Application Forms and Plans
- Design and Access Statement
- Bat Survey Report
- Planning Policy Statements: 1, 5, and 9.
- Draft National Planning Policy Framework

- North East of England Plan - Regional Spatial Strategy to 2021
- Teesdale District Local Plan
- Circular 06/2005
- Consultation Responses
- Public Consultation Responses





Planning Services

Refurbishments and internal alterations to existing buildings. Proposed new link building extension and remodelling to library.
Construction of new store and refuse store including landscaping works at The Witham Hall, 3 Horsemarket, Barnard Castle, County Durham, DL12 8LY

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding.
Durham County Council Licence No. 100022202 2005

Comments

Date 16th February 2012

Scale 1:1250