

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	4/11/00517/FPA
FULL APPLICATION DESCRIPTION:	Proposed extensions and refurbishment to business school with associated landscaping and external lighting
NAME OF APPLICANT:	Durham Business School
ADDRESS:	Durham Business School Mill Hill Lane Durham DH1 3LB
ELECTORAL DIVISION:	Elvet
CASE OFFICER:	Henry Jones Senior Planning Officer 0191 301 8739 henry.jones@durham.gov.uk

1.0 DESCRIPTION OF THE SITE AND PROPOSALS

1.1. CONTEXT

- 1.1.1. The application relates to the existing Durham Business School off Mill Hill Lane in Durham. Durham Business School is located within a University Campus, one element of a concentration of University buildings off Mill Hill Lane and more widely the South Road and Stockton Road area. The application site lies within the settlement boundary of Durham City but is located outside of the City Centre Conservation Area. The local area is characterised by University departmental buildings set within spacious and leafy grounds. This green and leafy character is further emphasised by the Mount Oswald Golf Course which is located just to the south of the site.
- 1.1.2. Durham Business School itself is a large building set on a site which slopes down from the east to the west and from the north down to the south. The business school comprises a series of different elements including a concrete framed block which provides the majority of the buildings frontage, a more traditional pitched roofed dark brick block at the northern end of the site together with a number of temporary buildings and a more modern accommodation block to the southern end of the site. The site has a main car park area opposite the entrance to the business school in the east of the site with overflow space to the north. A large grouping of trees are located on the western fringe of the site providing a buffer to residential properties at Nickleby Chare and Dickens Wind beyond. Between this buffer of trees and the business school itself is an area of meadow.

1.2. PROPOSAL

- 1.2.1. This application seeks extensions and alterations to the existing business school so as to provide additional accommodation for this expanding element of the University and to provide accommodation and facilities of modern standards. The proposed development would enable the Durham Business School to house at one location the School of Economics, Finance and Business.
- 1.2.2. The proposal comprises of significant extensions to the west of the school's frontage providing two additional wings and a largely glazed extension to help with circulation routes around the school. The proposed extensions are to provide a number of elements including student services, career support, management development centre, catering facilities, seminar rooms and a series of academic, teaching and professional offices together with greater circulation space. In addition, an entrance extension to provide an entrance of greater presence and scale is proposed to the school's frontage.
- 1.2.3. Together with the proposed extensions, alterations to existing buildings are also proposed with the aim of providing more cosmetic enhancements to the buildings with new cladding and fenestration enhancements.
- 1.2.4. A landscaping scheme is also proposed with the large open space to the west of the school to be redesigned with glades, pools, scrapes, swales and wetland. Existing external lighting is to be replaced with new luminaires to light the car park, access road and landscaped areas.
- 1.2.5. The application is a 'major' development hence referral to committee.

2.0 PLANNING HISTORY

- 2.1. A series of planning permissions and renewals of permissions for the siting of temporary buildings at the site have been granted since 1995. In 2000 planning permission was granted for the change of use of bedroom accommodation to officing.
- 2.2. In 2003 planning permission was refused for the formation of an additional car park on the grounds of harm to visual amenity as a result of the loss of landscaped land.

3.0 PLANNING POLICY

3.1. NATIONAL POLICY

- 3.1.1. **Planning Policy Statement 1: Delivering Sustainable Development** sets out the Governments overachieving planning policies on the delivery of sustainable development through the planning System.
- 3.1.2. **Planning Policy Statement 4: Planning for Sustainable Economic Development** proposes a responsive and flexible approach to planning which provides sufficient employment land and makes better use of market information. The PPS is designed to establish a national planning policy framework for economic development at regional, sub regional and local levels for both urban and rural areas.
- 3.1.3. **Planning Policy Statement 5: Planning for the Historic Environment** replaces PPG15 but once again lays out government policies for the identification and

protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role of the planning system in their protection. The PPS introduces the categorising of all features of the historic environment as heritage assets.

3.1.4. **Planning Policy Statement 9: Biodiversity and Geological Conservation** sets out planning policies on protection of biodiversity and geological conservation through the planning system. These policies complement, but do not replace or override, other national planning policies and should be read in conjunction with other relevant statements of national planning policy.

3.1.5. **Planning Policy Guidance Note 13: Transport** seeks to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

It also aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car.

3.1.6. To deliver these objectives, the guidance says that local planning authorities should actively manage the pattern of urban growth, locate facilities to improve accessibility on foot and cycle, accommodate housing principally within urban areas and recognise that provision for movement by walking, cycling and public transport are important but may be less achievable in some rural areas.

3.1.7. **Planning Policy Statement 23: Planning and Pollution Control** sets out the planning approach to pollution control, the location of polluting development and where possible ensure new development is not affected by pollution.

3.1.8. **Planning Policy Statement 25: Development and Flood Risk** explains how flood risk should be considered at all stages of the planning and development process. It sets out the importance of the management and reduction of flood risk in planning, acting on a precautionary basis and taking account of climate change.

3.1.9. Flood risk should be considered on a catchment-wide basis and where necessary across administrative boundaries, assuming the use of flood plains for their natural purpose rather than for inappropriate development.

3.1.10. The PPG says that susceptibility of land to flooding is a material planning consideration that the Environment Agency has the lead role in providing advice on flood issues, and that developers should fund flood defences, where they are required because of the development.

3.1.11. It introduces a risk-based search sequence giving priority to sites at lower risk and establishes a minimum standard of defence for new development that takes account of the likely impact of climate change.

3.2. REGIONAL POLICY

3.2.1. **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.

- 3.2.2. In July 2010 the Local Government Secretary signaled 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 the forthcoming Local Government Bill becomes law. Both the RSS and the stated intention to abolish are material planning considerations and it is a matter for each Planning Authority to decide how much weight can be attached to this stated intention, having regard to the evidence base which informs the RSS. Policies of particular relevance to these applications include the following:
- 3.2.3. **Policy 2: Sustainable Development** planning proposals should seek to promote sustainable development through social, economic and environmental objectives.
- 3.2.4. **Policy 4: The Sequential Approach to Development** establishes that priority should be given to previously developed land within sustainable locations.
- 3.2.5. **Policy 7: Connectivity and Accessibility** which requires new development proposals to reduce travel demands, and promote opportunities to use public transport, cycle and walk.
- 3.2.6. **Policy 8: Protecting and Enhancing the Environment** which requires new development to be of high quality and maintain local distinctiveness.
- 3.2.7. **Policy 14: Supporting Further and Higher Education** states that the role of universities and colleges in the regional economy should be supported including with regards to infrastructure and campuses.
- 3.2.8. **Policy 24: Delivering Sustainable Communities** planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives.
- 3.2.9. **Policy 32: Historic Environment** requires planning proposals to conserve and enhance the historic environment.
- 3.2.10. **Policy 33: Biodiversity and Geodiversity** requires planning proposals to ensure that the Region's ecological and geological resources are protected and enhanced to return key biodiversity resources to viable levels.
- 3.2.11. **Policy 35: Flood Risk** promotes a proactive approach to reducing flood risk and advises that risk should be managed with regards to tidal effects, fluvial flooding and flooding from surface water runoff. The requirements of PPS25 with regards to the sequential approach and submission of flood risk assessments.
- 3.2.12. **Policy 38: Sustainable Construction** seeks to promote development which minimises energy consumption and promotes energy efficiency. On major development proposals 10% of their energy supply should come from decentralised and renewable or low-carbon sources.

3.3. LOCAL PLAN POLICY

- 3.3.1. **Policy E14: Trees and Hedgerows** sets out the Council's requirements for considering proposals which would affect trees and hedgerows. Development proposals will be required to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible and to replace trees and hedgerows of value which are lost. Full tree surveys are required to accompany

applications when development may affect trees inside or outside the application site.

- 3.3.2. **Policy E16: Protection and Promotion of Nature Conservation** is aimed at protecting and enhancing the nature conservation assets of the district. Development proposals outside specifically protected sites will be required to identify any significant nature conservation interests that may exist on or adjacent to the site by submitting surveys of wildlife habitats, protected species and features of ecological, geological and geomorphological interest. Unacceptable harm to nature conservation interests will be avoided, and mitigation measures to minimise adverse impacts upon nature conservation interests should be identified.
- 3.3.3. **Policy E24: Ancient Monuments and Archaeological Remains** sets out that the Council will preserve scheduled ancient monuments and other nationally significant archaeological remains and their setting in situ. Development likely to damage these monuments will not be permitted. Archaeological remains of regional and local importance, which may be adversely affected by development proposals, will be protected by seeking preservation in situ.
- 3.3.4. **Policy T1: Traffic** – General states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and/or have a significant effect on the amenity of occupiers of neighbouring property.
- 3.3.5. **Policy T10: Parking** – General Provision states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.
- 3.3.6. **Policy C3:** University of Durham seeks to support the University where its development proposals strengthen and enhance its academic, cultural, economic, conference, tourist and recreational role in the City as well as those proposals for adequate student accommodation and associated facilities.
- 3.3.7. **Policy Q5: Landscaping General Provision** sets out that any development which has an impact on the visual amenity of an area will be required to incorporate a high standard of landscaping.
- 3.3.8. **Policy U8a: Disposal of Foul and Surface Water** requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.
- 3.3.9. **Policy U11: Development on Contaminated Land** sets out the criteria against which schemes for the redevelopment of sites which are known or suspected to be contaminated. Before development takes place it is important that the nature and extent of contamination should be fully understood.
- 3.3.10. **Policy U14: Energy Conservation** generally promotes the use of energy efficient materials and construction techniques will be encouraged.

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.durham.gov.uk/Pages/Service.aspx?ServiceId=494>

4.0 CONSULTATION AND PUBLICITY RESPONSES

4.1. STATUTORY RESPONSES:

4.1.1. Northumbrian Water have raised no objections.

4.1.2. The Highway Authority have been consulted on the application and no objections have been raised. The expansion and increase in visitors would be partly offset by the movement from other university buildings. Car parking is not to increase through the development but this is in line with the University's travel plan. Disabled parking and access arrangements will be improved throughout the development.

4.2. INTERNAL CONSULTEE RESPONSES:

4.2.1. The Senior Low Carbon Officer has submitted comments with regards to the development and state that no objections are raised as the application has been accompanied by an energy statement which shows that 10% of energy supply can come from the use of ground source heat pumps.

4.2.2. Ecology have been consulted on the application and the submitted bat report is considered satisfactory, the submitted mitigation strategy and method statement should be conditioned. With regards to the great crested newt survey, the development does represent a low risk and no objections as such are raised to the development. However, no bottle trapping has been undertaken on the golf course pond which has connectivity to the site. Therefore additional information to be added to the proposed working methods to address residual risk of great crested newts using the site is requested.

4.2.3. Archaeology have been consulted on the application and state that the applicant has undertaken a desk top survey, monitoring of geotechnical pits and evaluation of trenchwork which showed that no archaeological deposits are likely to be affected by the development. As a result no objections are raised.

4.2.4. Landscape have been consulted on the application and concern is raised that the application has not made it clear what works to trees will occur through the development with an absence of a thorough arboricultural implications assessment. Trees to be retained should be protected in accordance with the British standard. The existing landscaping at the site is not inspiring and significant change is sought and a full landscaping scheme is awaited.

4.2.5. Design and Conservation consider that proposal has evolved following detailed pre-application discussions. Impact beyond the campus area is limited. The existing buildings are un-cohesive and the proposed development looks to consolidate the site whilst fulfilling the University's strategic objectives. No objections are raised to the development. However, there are some queries over the choice of materials and some detailed elements of the proposal which could be conditioned.

4.2.6. Environmental Health have raised no objections to the proposal.

4.3. PUBLIC RESPONSES:

4.3.1. No letters of representation have been received.

4.4. APPLICANTS STATEMENT:

- 4.4.1. The application has been accompanied by a design and access statement and planning statement. These documents explain that the proposed redevelopment of the site is to cater for the expansion of the University's Business school, upgrade the site which suffers from circulation problems and has an institutional feel. From the outset the development has been designed to meet the key drivers of research excellence and teaching excellence.
- 4.4.2. The proposal seeks to create a more positive impression & working environment for students and visitors throughout the building and landscaping scheme.

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://publicaccess.durhamcity.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=LNV315BN5B000

Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below.

5.0 PLANNING CONSIDERATIONS AND ASSESSMENT

- 5.1. The main planning considerations relating to this application are the principle of development, the impact upon the character and appearance of the area, impact upon the amenity of nearby occupiers, impacts upon protected species, landscape features and highway safety.
- 5.2. Principle of the Development
- 5.3. This application proposes extensions and alterations to the existing business school site seeking to provide additional space, improve the functionality and the aesthetics of the site. Policy C3 of the Local Plan relates to the University of Durham and in principle seeks to support development proposals which strengthen its academic and research presence, its economic and cultural contribution to the City and its student facilities.
- 5.4. The application site is not designated for any particular purpose within the Local Plan, however, the site is amongst other University campus buildings which characterise this particular part of Durham.
- 5.5. The principle of the development further strengthening the University's facilities is considered acceptable.
- 5.6. Impact upon Visual Amenity and the Character and Appearance of the Area
- 5.7. The existing business school comprises of a collection of different blocks and buildings of varying design and quality. More widely the business school is set amongst other University buildings again of varying vernacular and architectural merit.
- 5.8. The proposal seeks the addition of three significant extensions to the site together with some minor cosmetic alterations. To help with circulation, a new largely glazed

and timber framed extension is proposed to the rear of the main school frontage. The extension has a curved or wave like appearance. Externally this extension would create a statement and add an interesting contemporary extension to the site. Internally the extension will aid with circulation and create a light and airy space.

- 5.9. To the rear of this proposed extension currently lies a partly open, large courtyard space of lawns, footpaths and seating areas. Two additional wings are proposed which would enclose the courtyard and dissect it. Within the architects submitted drawings these blocks are referred to as blocks 3 and 5. Block 5 is a three storey pitched roof building which will enclose the courtyard space. Block 3 is a similar building though has a single storey offshoot at its western extremity together with a roof terrace.
- 5.10. The newbuild block 3 would be constructed of render and brickwork whilst block five proposes a mix of brickwork and Trespa cladding together with some more heavily glazed and curtain wall elements. Both newbuild blocks would have tiled roofs.
- 5.11. It is proposed to provide a revised entrance at the frontage of the building. The entrance is to comprise of a high, structural glazed system framed by blockwork and decorative screening to screen rooftop plant.
- 5.12. The frontage of the business school is also to have replacement aluminium windows installed along its full length. An existing building at the northern end of the site, described on the architects plans as block 4 is to receive replacement aluminium windows and a Trespa cladding system which will both add interest and break up the massing of this large brick offshoot but also create cohesion with the newbuild blocks 3 and 5 through better relation to their vernacular.
- 5.13. The Council's Design and Conservation team have commented on the application and have had input as the development proposals have evolved from pre-application stage. In general terms Design and Conservation are positive towards the development and raise no objections. Some queries are raised over specific design and material choices including the base/plinth to the largely glazed, curved extension and use of render on the proposed block three. However, the points raised are specific matters relating to materiality which officers consider could be addressed through the suitable attachment of a condition requiring the submission of full details of all materials to be used in the development.
- 5.14. Overall the proposed extensions and elevation treatment to existing buildings are considered acceptable. The proposed extensions are of an appropriate scale, the alterations of the existing buildings will help to provide more cohesion to the collection of buildings at the site.
- 5.15. The site is located adjacent to other University departments and buildings each with their own differing scales and designs. The proposed additions and alterations to the business school will assimilate into the character of the area as a result. The use of cladding, mixed material palette and feature glazed extension and new entrance will create a contemporary statement at the site, beneficial to the aged host building.
- 5.16. Furthermore the site is well screened from land outside of the campus so longer distance impact will be very minimal.
- 5.17. With regard to landscaping an initial soft and hard landscape plan has been submitted with the proposal and shows new planting, formation of ponds and seating areas. However, the submitted landscape proposals do not provide specific detail on species numbers, densities or maintenance regime. Furthermore no full tree report

has been submitted making it clear which trees are to be retained and protected and any which are sought for removal, points raised by the Landscape section.

- 5.18. However, it was clear from a site visit that the main buffer strip of trees located on the western fringe of the site which screens the site from the residential streets at Nickleby Chare and Dickens Wynd are at such a distance as to be unaffected by the newbuild. There is a tree located within the footprint of the new block five building which will certainly be lost to the development. This tree, however, is of very little merit. As part of the overall landscape plans some removal of trees may be sought where new “glade areas” are proposed. Officers consider that conditions can be attached to any approval to precisely identify the elements of the new landscaping scheme, trees to be retained and protected and any trees to be removed. The landscape proposal submitted thus far indicates a scheme of much greater interest and variety than the landscaping currently present on site. Officers therefore consider that the landscape proposals are acceptable in principle but conditions are necessary to receive and agree finer details.
- 5.19. A revised lighting strategy is proposed at the site. Lighting columns are currently dotted around the site and as part of the development it is proposed to provide a new, cohesive scheme. No objections are raised.
- 5.20. Overall the proposed extensions, alterations and landscape proposals are considered to be appropriate given the use of the site and its location with no harm to visual amenity having regards to relevant policies C3, Q5 and E14 of the City of Durham Local Plan.
- 5.21. Impact upon Residential Amenity
- 5.22. The application site benefits from being located within an area dominated by University buildings and departments. Durham Business School is set within large, leafy grounds set some distance away from any neighbouring occupiers or land uses.
- 5.23. St Aidens Collge is the nearest site to the business school screened by a grouping of trees and a significant change in levels.
- 5.24. The nearest residential properties are those on Dickens Wynd and Nickleby Chare which are set around 65m from the nearest element of the extensions proposed and screened by a buffer strip of trees. With such screening and distances involved it is not considered that the scale of the extensions proposed would have harm upon the amenity of these nearest residents nor the levels of light spill from the revised lighting strategy or noise from the intensified use of the site.
- 5.25. No letters of objection to the scheme have been received from neighbouring occupiers. Environmental Health have been consulted on the application and raised no objections.
- 5.26. Highways Issues
- 5.27. The Highway Authority have been consulted on the application and no objections to the scheme are raised. The Highway Authority consider that the expansion and increase in visitors would be partly offset by the movement from other university buildings. Car parking is not to increase through the development but this is in line with the University’s travel plan.

- 5.28. Officers concur with the views of the Highway Authority and no objections are raised with regards to the impact of the development upon highway safety having regards to policies T1 and T10 of the Local Plan.
- 5.29. Impact upon Protected Species
- 5.30. The application submitted has been accompanied by a bat survey and great crested newt survey. The bat survey concluded that no maternity roost is present within the site and that there is only a low risk that the site may be used by small numbers of bats.
- 5.31. The submitted great crested newt survey found no evidence of their presence.
- 5.32. Ecology have been consulted on the application and consider that the submitted bat report is satisfactory, the mitigation strategy and method statement should be conditioned.
- 5.33. With regards to great crested newts it is agreed that the site is of low risk. However, the working methods section is not considered to include full detail on specific actions to be taken should great crested newts be found during construction. Officers consider that additional information can be sought by way of condition and the detailed mitigation and working methods agreed in this manner.
- 5.34. No objections are therefore raised to the development with regards to the impact upon protected species in accordance with Policy E16 of the Local Plan and Policy 33 of the RSS.
- 5.35. Other Issues
- 5.36. The application has been accompanied by a desk based archaeological assessment and monitoring of geotechnical pits and an evaluation of trenchwork has been undertaken. The archaeology section have been consulted on the application and stated that no archaeological deposits are likely to be affected by the development. As a result no objections are raised with regards to the potential impact of the development upon archaeological deposits in accordance with Policy E24 of the Local Plan and Policy 32 of the RSS.
- 5.37. The application has been accompanied by both a site investigation and initial desk based geo-environmental report and this concludes that any levels of contamination on site are not likely pose any risk to users. Environmental Health have been consulted on the application and no objections or comments with regards to land contamination matters are raised. As a result in accordance with relevant Policy U11 of the Local Plan and PPS23 no objections are raised to the development with regards to matters of land contamination. However, it is recommended that the mitigation measures proposed within section 8 of the submitted site investigation report are conditioned on any approval.
- 5.38. A flood risk assessment has been submitted with the application. The Environment Agency have been consulted on the application but no comments have been received. The site is located within Flood Risk Zone 1 (lowest risk) and the submitted flood risk assessment states that there is no documentary evidence of the site suffering from flooding in the past. The only history of flooding in the past was due to the blockage of drains in the vicinity of the site. Northumbrian Water have been consulted on the application and no objections have been raised. Officers raise no objections with regards to matters of flood risk or drainage.

- 5.39. The application has been accompanied by an energy report and concludes that a 70kw ground source heat pump be incorporated into the final design. The Council's senior low carbon officer considers that such a scheme would be sufficient to produce the required 10% total energy reduction. A condition is recommended for attachment to any approval requiring full details of the ground source heat pump's incorporation into the scheme.

6.0 CONCLUSION

- 6.1. This proposal seeks to extend Durham Business School to cater for the University's expansion plans. In addition the external alterations to the existing buildings and creation of new landscaping is sought to improve the aesthetics of the site and impact for students and visitors.
- 6.2. Policy C3 of the Local Plan relates to University development and recognises the valuable contribution which the University makes to Durham, culturally, educationally and economically. In principle officers therefore support the scheme.
- 6.3. The proposed extensions and alterations are considered appropriate to the site consisting of contemporary architecture and features which within the large spacious campus location is wholly acceptable.
- 6.4. Due to the sites size, location and degree of screening afforded by landscape features impact beyond the campus upon neighbouring residents or other land users will be minimal.
- 6.5. The Highway Authority have raised no objections to the expansion on the grounds of highway safety.
- 6.6. Officers consider that the proposal accords with relevant Development Plan Policies with no objections raised with regards to other material planning considerations. As a result approval of the application is recommended.

7.0 RECOMMENDATION

That the application be APPROVED subject to the following conditions:

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 following approved plans:

SK90 Rev A, SK110 Rev A, SK210 Rev A, SK310 Rev A, SK410 Rev A, SK510 Rev A, SK610 Rev A, SK75 Rev A, SK70 Rev A, SK71 Rev A, SK72 Rev A, SK102 Rev A, SK202 Rev A, SK302 Rev A, SK402 Rev A, SK502 Rev A, SK606 Rev A, 6855E(60)002 P1, 09T751-S-06 P1, 09T751-S-08 P1, 09T751-S-01 P3, 09T751-S-07 P1 received 5th July 2011 and 5522/91-001 received 21st July 2011

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies E14, E16, E24, T1, T10, C3, Q5, Q8a, U11 and U14 of the City of Durham Local Plan 2004.

3. Notwithstanding any details of materials submitted with the application no development shall commence until details of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of the visual amenity of the area and to comply with Policy C3 of the City of Durham Local Plan 2004.

4. Notwithstanding the details shown on the approved plans precise details of all new fenestration, glazing, heads and cills shall be submitted to and approved in writing by the Local planning authority, prior to the commencement of the development. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the visual amenity of the area and to comply with Policy C3 of the City of Durham Local Plan 2004.

5. The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the protection of existing and planting of new trees and / or shrubs (including species, sizes, numbers and densities), the provision of screen fences or walls, the movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) and shall thereafter be maintained for a period of 5 yrs following planting.

Reason - In the interests of the visual amenity of the area and to comply with policies E14 and Q5 of the City of Durham Local Plan 2004.

6. No development shall take place unless in accordance with the mitigation detailed within section 7 "Mitigation Strategy" and Appendix 4 "Method Statement" of the submitted bat survey report dated July 2011.

Reason: To conserve protected species and their habitat in accordance with Policy E16 of the City of Durham Local Plan 2004.

7. No development shall take place until a detailed mitigation strategy and working methods statement to address the residual risk of Great Crested Newts using the site has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the agreed details.

Reason: To conserve protected species and their habitat in accordance with Policy E16 of the City of Durham Local Plan 2004.

8. No development shall take place unless in accordance with the mitigation measures outlined within the conceptual model at Section 8 of the geotechnical and geoenvironmental site investigation report dated March 2010.

Reason: To ensure that risks from land contamination are mitigated in accordance with Policy U11 of the City of Durham Local Plan 2004 and Planning Policy Statement 23.

9. No development shall take place until full details of the proposed installation of a 70kw ground source heat pump has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: In the interests of sustainable construction and energy generation in accordance with the aims of Policy U14 of the City of Durham Local Plan and Policy 38 of the Regional Spatial Strategy for the North East.

8.0 REASONS FOR THE DECISION

- 8.1 The proposed development is considered acceptable having regard to the following policies of the City of Durham Local Plan 2004: E14, E16, E24, T1, T10, C3, Q5, U8a, U11 and U14. Due regard has also been given to the discharge of obligations required by the Conservation of Habitats and Species Regulations 2010.
- 8.2 In particular the design is considered to enhance the appearance of the random existing buildings with a cohesive design language and notable timber framed extension. The consolidation of University services in the one building enhances the offer and facilities combined in one location supported by Policy C3.
- 8.3 No public objections were received to the scheme and no residential amenity issues are sought to arise.

9.0 BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting reports
Submitted Design and Access Statement and Planning Statement
City of Durham Local Plan 2004
Regional Spatial Strategy
Planning Policy Statements 1, 4, 5, 9, 23 and 25 and Planning Policy Guidance Note 13
Responses from The Highway Authority and Northumbrian Water
Internal consultee responses
Planning Circular 11/95
Draft National Planning Policy Framework

