

# COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION NO:</b>	DM/17/01903/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	Alterations to the existing rooftop terrace (amended proposal reducing the footprint of the retractable roof)
<b>NAME OF APPLICANT:</b>	Revolution Bars Group
<b>ADDRESS:</b>	The Bishop Langley, North Road, Durham
<b>ELECTORAL DIVISION:</b>	Elvet and Gilesgate
<b>CASE OFFICER:</b>	Paul Hopper (Planning Officer) Tel: 03000 263 946 Email: paul.hopper@durham.gov.uk

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### DESCRIPTION OF THE SITE AND PROPOSALS

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#### The Site

1. The application site comprises an existing but vacant building located immediately adjacent to Framwellgate Bridge, North Road, Durham. The building is spread across 2 floors but also includes an open roof terrace to the upper floor and is accessed via the adjacent bridge. It is set within the commercial centre of Durham City and is bounded by commercial properties to the north and west, by residential units to the south and by the River Wear and Durham Castle and Cathedral to the east. As such the building falls within the setting of Durham Cathedral UNESCO World Heritage Site (WHS), Durham (City Centre) Conservation Area and an adjacent Grade I Scheduled Ancient Monument.
2. Whilst the building is currently unoccupied it has a lawful use as a public house (previously known both as The Bishop Langley and the Coach and Eight) and is understood to have operated under several different tenants recently but that none have been able to occupy the building for any significant period of time. The building is currently being offered for let.

#### The Proposal

3. The applicant, Revolution Bars Group, is interested in occupying the building under the existing A4 use and as such are seeking planning permission for the erection of a retractable roof structure to part of the existing roof terrace at the former Bishop Langley public house, North Road, Durham. This is in order to enclose part of the terrace to allow a more intensive year round use and is understood to be fundamental to the viability of the continued A4 use and the applicant's occupation of the building. Whilst the proposal previously included external extraction/ventilation equipment, this element has since been removed from the scheme.

4. The scheme has been amended since its original submission in order to reduce the extent of the footprint occupied by the roof and as such the structure (when fully extended) would cover an overall footprint of around 175sq metres (approximately 13 metres by 13 metres) and have a dual pitch roof to an overall height of 3 metres. It would be constructed from a lightweight aluminium frame with glazing to the walls and a membrane to the roof.
5. In all other respects the existing use of the building as a public house would remain unaltered. There is an anticipation that some signage would be required but this does not form part of the current application which relates only to the installation of the retractable roof.
6. The application is being reported to planning committee at the request of Cllr Freeman who is the Local Councillor for the ward and considers the impact upon the WHS, Durham City Centre Conservation Area and residential amenity to be such that the application should be considered by planning committee.

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## **PLANNING HISTORY**

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7. Planning permission was previously granted in 2005 for alterations to the existing roof terrace including the provision of 8 No. Canopies, new railings, new terrace, access and planters and for the installation of various signage.

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## **PLANNING POLICY**

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### **NATIONAL POLICY**

8. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependent.
9. The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve ‘core planning principles’. The following elements of the NPPF are considered relevant to this proposal;
10. *NPPF Part 1 Building a Strong, Competitive Economy*: The Government is committed to ensuring the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
11. *NPPF Part 2: Ensuring the Vitality of Town Centres*: Local Authorities should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
12. *NPPF Part 4 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.

13. *NPPF Part 7 Requiring Good Design*: 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.
14. *NPPF Part 11 Conserving and Enhancing the Natural Environment*: Planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.
15. *NPPF Part 12 Conserving and Enhancing the Historic Environment*: Working from Local Plans that set out a positive strategy for the conservation and enjoyment of the historic environment, LPA's should require applicants to describe the significance of the heritage asset affected to allow an understanding of the impact of a proposal on its significance.

#### **LOCAL PLAN POLICY:**

#### **City of Durham Local Plan**

16. Policy E3: World Heritage Site – Protection which seeks to protect the World Heritage Site and its setting by restricting development to safeguard local and long distance views to and from the cathedral and castle and peninsula and applying the requirements of policy E6, E22 and E23 of the plan relating to conservation areas and archaeological remains.
17. Policy E6: Durham City Conservation Area states that the special character, appearance and setting of Durham City Conservation Area will be preserved or enhanced.
18. Policy E22: Conservation Areas states that the Council will seek to preserve and enhance the character or appearance of the conservation areas within the City of Durham.
19. Policy E23: Listed Buildings states that the Council will seek to safeguard listed buildings and their setting.
20. Policy E24: Ancient Monuments and Archaeological Remains states that the Council will preserve scheduled ancient monuments and other nationally significant archaeological remains and their setting in situ.
21. Policy Q1: General Principles – Designing for People states that the layout and design of all new development should take into account the requirements of users. It will be expected to incorporate the following as appropriate: personal safety and crime prevention, the access needs of people with disabilities, the elderly and those with children.
22. Policy Q2: General Principles – Designing for Accessibility states that the layout and design of all new development should take into account the requirements of users. It will be expected to embody the principle of sustainability and to incorporate the following as appropriate.

## **EMERGING COUNTY DURHAM PLAN:**

### The County Durham Plan

23. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan (CDP) was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 18 February 2015, however that Report was quashed by the High Court following a successful Judicial Review challenge by the Council. In accordance with the High Court Order, the Council has withdrawn the CDP and a new plan being prepared. In the light of this, policies of the CDP can no longer carry any weight. As the new plan progresses through the stages of preparation it will begin to accrue weight.

*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>.*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

24. Historic England offered updated comments after the scheme was amended during the course of the application in which they confirm that the revised proposal would have a minor impact upon the World Heritage Site (WHS), and that this would need to be considered against the requirements of paragraphs 132 and 134 of the NPPF which asks for clear and convincing justification for any harm to heritage assets, and for the harm to be weighed against the public benefits of the proposal.

### **INTERNAL CONSULTEE RESPONSES:**

25. Environmental Health Section has no objection to the application subject to conditions controlling hours of use, prohibiting the playing of live or recorded music until such time as a further noise impact assessment has been submitted to and agreed in writing by the Local Planning Authority. In addition a condition is also advised requiring the submission of a verification report post development to demonstrate that the noise levels anticipated have been achieved. Concerns are still raised regarding the omission of the extraction equipment previously included and the use of the existing plant to service the larger kitchen. However, it is noted that the existing use and associated ventilation equipment is lawful and is not subject to any planning control.
26. Design and Conservation Section offers no objection to the application after the proposal was amended to reduce the extent of the area enclosed by the proposed roof. The amendment effectively pulls the structure back from the boundary to the street and bridge, and would draw it partially out of the sightlines in those views towards the WHS from the North Road/Framwellgate Bridge junction. It would therefore now be less intrusive and would not be as distracting in the visual experience of the WHS from this location which is given the greatest weight. In terms of views from the bridge it would still intrude to some degree but as it no longer immediately abuts the bridge its dominance and intrusiveness would be reduced. Its impact would be at a localised level as following just a short walk onto the bridge the structure would be behind the viewer so would not interfere with the view of the WHS in this respect. The inclusion of planning conditions requiring specification/technical data from the appointed manufacturer is advised to be provided and could be subject to agreement via planning condition.

27. Archaeology Section has no objection to the application.

**NON STATUTORY CONSULTEE RESPONSES:**

28. World Heritage Site Co-Ordinator considers that despite amendment, the scheme would still have a negative impact and cause substantial harm to the Durham Cathedral and Castle World Heritage Site and its approaches, and as such raises objection to the application.
29. City of Durham Trust raise objection to the application noting that the key to any acceptable planning application for this building lies in its unique position, in full view of the World Heritage Site on the opposite bank of the river. A tidying-up of the roof area of the former public house is to be welcomed, but the present proposal for what is, in effect, an additional storey to the building is not an acceptable solution being unacceptable in terms of height, design and materials. As a consequence, in policy terms it infringes both NPPF and saved Local Plan policies E3, E6, E21, E22 and E24.

**PUBLIC RESPONSES:**

30. The application has been publicised by way of site notice, press notice and notification letters to neighbouring properties. Two letters of objection have been received from interested parties and the objections summarised as follows;
- a) Adverse impact upon designated Heritage Assets including the UNESCO World Heritage Site, Durham City Conservation Area and Scheduled Ancient Monument.
  - b) Adverse impact upon the amenity of surrounding residents from noise, odour and disturbance.
  - c) Insufficient space provided within the site to adequately accommodate appropriate bin storage.

One letter has been received from the occupier of an adjacent office which although not offering objection to the application notes the application presents an opportunity to improve the current access as the adjacent office accommodation has been confused for the access to the public house by patrons. In addition they also note the opportunity to improve bin storage arrangements which presently has vermin (rat) problem which has been reported to the Council's Environmental Health Section.

**APPLICANTS STATEMENT:**

31. The applicant, Revolution Bars Group, are a well-established and popular nationwide bar operator who have been operating for circa 25 years and now trade from approximately 70 sites across the UK. Throughout this time, they have developed a strong reputation for well run and managed establishments; they have won many operating awards over the years, including the multiple operator award and numerous Bar None awards.

Revolution have been actively seeking premises in Durham for some time, and are keen on the vacant Bishop Langley site thanks to its prominent location and outstanding views across to the Castle. Terms have been agreed with the landlord, subject to Revolution obtaining a planning consent to satisfy their operational requirements. This essentially relates to the installation of a retractable roof structure to tidy up the longstanding, existing roof terrace and to provide the area with coverage from the elements as required such that it can provide a more pleasant casual dining and drinking area, maximising the views across to the Castle.

If the applicant is successful in securing the site, they would invest a substantial sum in refurbishing and transforming the building - which has sat vacant and unused since 2016 – therefore making a long term commitment to the City of Durham and ensuring the viability and future occupancy of this empty, prominent property.

The applicant has worked closely with the Council's planning and conservation officers to ensure the design of the proposed roof structure is appropriate. It will enhance the appearance of the currently cluttered and untidy roof terrace, and will make a more efficient use of the building as a whole, providing customers with a well-run casual dining and drinking venue in a prominent location – as such enhancing the City Centre's overall offer to both local residents and tourists alike, and making efficient use of a prominent vacant building which could otherwise lay empty indefinitely.

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

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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32. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development, the impact upon designated heritage assets including Durham Cathedral and Castle UNESCO World Heritage Site, Durham City Conservation Area and an adjacent Scheduled Ancient Monument and the amenity of nearby residential occupiers.

### Principle of Development

33. The existing building is well established as a public house falling within Class A4 of the Town and Country Planning (Use Classes) Order 1987 as amended and its use in this regard is lawful across all three floors, including the existing roof terrace upon which the erection of 8 No. canopies was granted planning permission in 2005. Whilst this permission does not appear to have been implemented the area nevertheless remains available for use, although given its exposure to the elements it is unlikely to be used extensively in this way.
34. The introduction of the proposed structure in order to enclose part of the existing terrace would allow a more concentrated and year round use of this part of the building and is understood to be fundamental to the viability of the building's continued A4 use and occupation by the applicant. Given the structure would be used in association with an existing use, which is itself typical of city centre locations, the installation of the retractable roof is considered acceptable in principle subject to proper consideration of its impact upon designated heritage assets including the UNESCO World Heritage Site, Durham City Conservation Area and an adjacent Grade I Scheduled Ancient Monument along with the amenity of surrounding occupiers, both commercial and residential.

Design, appearance and the impact upon Durham Cathedral Heritage Site, Durham Conservation Area and Grade I Scheduled Ancient Monument

35. The site occupies a prominent location within the setting of the Durham Cathedral and Castle WHS, Durham (City Centre) Conservation Area and immediately adjacent to the western end of Framwellgate Bridge which is a Grade I Scheduled Ancient Monument. The area is a key gateway to the historic centre of the city and forms the main pedestrian route linking the public transport services of the Bus Station and Railway Station at the top of North Road, across the River Wear to the Peninsula.
36. As such policies E3, E6 and E22 of the City of Durham Local Plan are relevant and require new development to preserve or enhance the special character, appearance and setting of the World Heritage Site and Durham City Centre Conservation Area through restricting development which does not safeguard local and long distance views to and from the cathedral and castle, ensuring the use of appropriate materials and robust shapes in new buildings with a clear prominence of wall surface over openings and the use of simple roofs which do not create long or continuous ridge or eaves lines and which do not include reflective surfaces such as glass. Policy E24 relates to ancient monuments and seeks to preserve remains of national importance in situ and those of regional and local importance in situ only where possible, and where this is not justified requiring an archaeological programme of archaeological investigation, recording and publication via condition.
37. This approach is considered to display a broad level of accord with the aims of paragraph 132 of the NPPF which states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the more important the asset the greater the weight should be. At paragraph 134 the NPPF goes on to note that where a development proposal would lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
38. The impact of the site on the significance of the assets identified in this instance is drawn from a number of contextual factors, namely its position within the setting of Durham Cathedral and Castle WHS, as a component of the designated conservation area, in which it occupies a key gateway and riverfront location with a strong visual reach that also marks a point of arrival into part of the city of differing character and its position within the setting of the adjacent Grade I Scheduled Ancient Monument at Framwellgate Bridge.
39. Two local residents, the City of Durham Trust and the World Heritage Site Co-Ordinator raise objection to the application citing the impact of the proposal upon the WHS, Durham City Centre Conservation Area and Grade I Scheduled Ancient Monument. Notwithstanding these objections it is noted that Historic England and the Council's Design and Conservation Officer offer no objection to the application noting the need to weigh any harm caused as a result of the development against the public benefits (as required by paragraphs 132 and 134 of the NPPF).
40. The scheme has been amended since its original submission and the extent of the proposed enclosure reduced in footprint to 175sq metres from 234sq metres. This would bring the northern elevation of the structure in line with the existing gable of Bridge House which forms a logical end-stop to the proposed structure which would pull it back from the boundary to the street and bridge, drawing it partially out of the sightlines in those views towards the WHS from the North Road/Framwellgate Bridge junction. The result would be a less intrusive structure which would not be as distracting in the visual experience of the WHS from this location which is given the greatest weight in terms of impact. In terms of views from the bridge it would still intrude to some degree but as it no longer immediately abuts the bridge its dominance and intrusiveness would be reduced. Its impact would therefore be at a localised level as following just a short walk onto the bridge the structure would be behind the viewer so would not interfere with the view of the WHS in this respect.

41. In terms of harm the Council's Design and Conservation Officer considers this to be less than substantial with Historic England taking the view that the development would have only a minor impact. With regard to public benefits (and consideration of these weighed against the harm) there would be some notable positives in terms of job creation, the positive reuse of a building which is currently vacant and situated within a prominent location with the city centre and consequential contribution this would have upon the vitality of the city centre.
42. Despite the concerns raised by interested parties it is considered that the benefits of the proposal would outweigh the limited harm and the development is considered acceptable when applying the requirements of paragraph 134 of the NPPF. In addition, it is considered that the proposal would accord with the aims of policies E3, E6 and E24 of the City of Durham Local Plan and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in that it would preserve the special character, appearance and setting of the Durham Castle and Cathedral WHS and the surrounding Durham (City Centre) Conservation Area. However, planning conditions are advised to require the submission and specification details/technical data from the appointed manufacturer to be provided and agreed prior to commencement to secure as slender and light weight a design as possible and to ensure the quality of the final construction.

#### Impact upon the amenity of adjacent occupiers

43. The site is bounded by both residential units and commercial offices to the south and west respectively and whilst the proposal originally included external ventilation equipment to the building's southern elevation, this has since been removed from the scheme.
44. Paragraph 123 of the NPPF requires planning decisions to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.
45. Objection has been received from two local residents that raise concern regarding the impact of the additional noise from extraction equipment which they consider would worsen an already unacceptable situation given the existing equipment generates a high level of noise and disturbance.
46. Whilst the external extraction equipment has been removed from the scheme a Noise Impact Assessment has been submitted in support of the application assessing the impact of the proposed retractable roof. This assessment although robust in its methodology considers only the impact of persons speaking during the day and does not include the playing of music or any night time use. It is noted that both activities would likely increase potential impact in this regard.
47. The Council's Environmental Health Section has no objection to the application noting that whilst allowing the intensification of the use of the terrace the structure would not result in any increase in noise and would likely effect an overall reduction in terms of noise impact to that which is currently possible. However, as the submitted Noise Impact Assessment does not include any assessment of the playing of music, considering only the impact of persons speaking during daytime hours, conditions are advised which restrict the hours of use to between 09:00 to 23:00 Monday to Sunday and prohibit the playing of live or recorded music within the terrace until such time as an updated noise impact assessment has been submitted to and agreed by the Local Planning Authority which includes appropriate mitigation. A condition is also advised requiring the completion and submission of a verification report post development in order to demonstrate that the anticipated noise levels have been achieved.

48. Although offering no objection to the application the Council's Environmental Health Section considers that whilst the existing kitchen extraction equipment and its operation in association with the existing A4 use is not subject to planning control (and therefore not a material consideration in determination of this application), nevertheless raises concern regarding this arrangement as the equipment appears to discharge at low level, equal to that of neighbouring residential windows and does not appear to have any odour abatement measures included within it. The suitability of the equipment is therefore questioned and in the event that this is not suitable to control noise and odour in line with relevant guidance, then it is likely that this will generate complaints and a potential statutory nuisance subsequently identified. Should this be the case, then formal action could be taken through statutory nuisance legislation to ensure any nuisance was appropriately abated, which can be more costly to achieve retrospectively, more so than carrying out the works as part of any refit of the building as a whole.
49. Notwithstanding the above, subject to the inclusion of planning conditions stated, the proposal is considered to accord with the requirements of paragraph 123 of the NPPF in that it would not have any adverse impact upon the residential amenity of surrounding occupiers.

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## **CONCLUSION**

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50. The current building benefits from an existing and well established A4 use which includes use of the existing roof terrace. The installation of the retractable roof would allow better use of this area and secure the reoccupation of a building which is currently vacant and has been for some time, creating employment opportunities and providing a notable contribution to the vitality of the city centre, taking place in the context of other development along this part of the City Centre fronting the riverside.
51. The site lies within the setting of the WHS, within Durham (City Centre) Conservation area and immediately adjacent to a Grade I Scheduled Monument and as such any harm to these assets should be weighed against the public benefits of the scheme as required by paragraphs 132 and 134 of the NPPF. Whilst the development would have some limited impact upon the WHS, Durham (City Centre) Conservation Area and adjacent Grade I Scheduled Monument this is considered to be less than substantial and as such the public benefits of the scheme, comprising the positive re-use of the building, the contribution this would have upon the vitality of the city centre and the job creation, are considered to outweigh any harm.
52. Whilst acknowledging there would be some limited adverse impact upon the heritage assets identified, contrary to the aims of policies E3, E6 and E24 of the City of Durham Local Plan and Sections 66 and 72 of the Town and Country Planning (Listed Building and Conservation Area) Act 1990, this is considered to be such that it would be outweighed by the public benefits as previously described.
53. In relation to its impact upon the amenity of surrounding occupiers the retractable roof would not have any adverse impact subject to the imposition of appropriate planning conditions restricting the times of use, the playing of music and requiring the submission of a verification report post development in accordance with the requirements of paragraph 123 of the NPPF.
54. Whilst the objections and concerns raised by local residents, the WHS co-ordinator and the City of Durham Trust are noted and have been taken into account, they are not considered sufficient in this instance to sustain refusal of the application.

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## RECOMMENDATION

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

1. The development hereby approved 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:

Drawing No.	Description	Date Received
17159	Location Plan	08 June 2017
	Proposed Plans and Elevations	01/12/2016

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

3. No development shall commence until precise specification details/technical data from the appointed manufacturer for the retractable roof hereby approved is submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

*Reason: In order to secure a slender and light weight design and ensure the quality of the final construction to protect the character and appearance of the surrounding conservation area in accordance with the requirements of Policy E6 of the City of Durham Local Plan as amended by Saved and Expired Policies September 2007.*

4. No live or recorded music shall be played within the glass roof/terrace until such time as an updated noise impact assessment has been submitted to and agreed in writing by the Local Planning Authority. The assessment shall include appropriate mitigation measures to attenuate the impact of noise from music upon the nearest noise sensitive premises with the roof open or closed and any mitigation identified implemented prior to any music first being played or performed.

*Reason: In the interests of residential amenity in accordance with the requirements of paragraph 123 of the NPPF.*

5. The structure hereby approved shall only be open for use and occupied between the hours of 09:00 to 23:00 Monday to Sunday, including Bank and public holidays.

*Reason: In the interests of residential amenity in accordance with the requirements of paragraph 123 of the NPPF.*

6. Within 28 days of the completion of the development a validation report shall be completed and the results submitted to the Local Planning Authority. The aim of the report shall be to demonstrate that the noise level arising from the terrace is no more than 53db (LAeq 1 hr) with the roof retracted and 46db with the roof closed. Should the report confirm that the required levels cannot be achieved, appropriate mitigation measures shall be submitted to and approved by the Local Planning Authority, and shall subsequently be implemented in accordance with a timescale to be agreed with the Local Planning Authority.

*Reason: In the interests of residential amenity in accordance with the requirements of paragraph 123 of the NPPF.*

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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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.

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## **BACKGROUND PAPERS**

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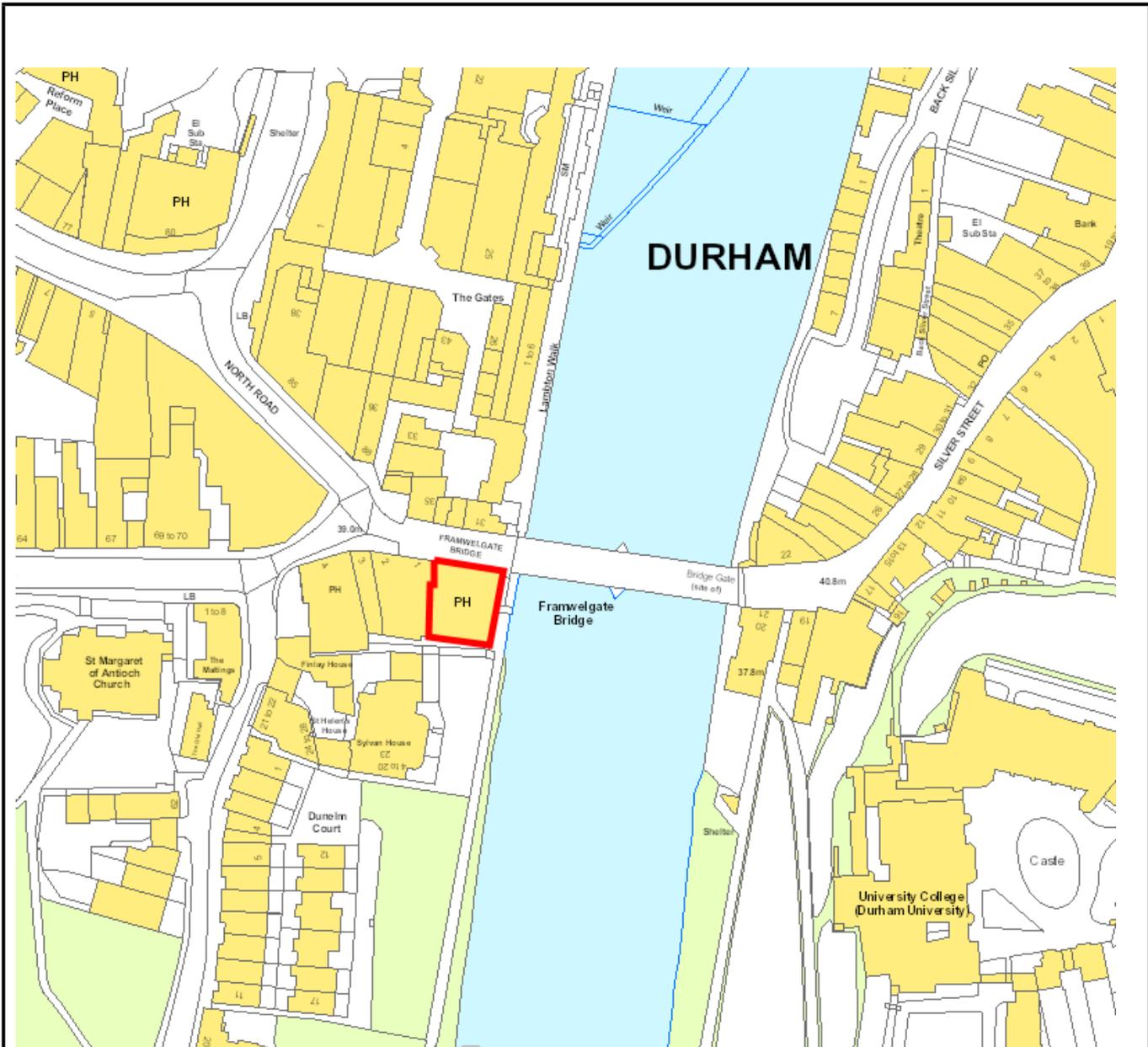
Submitted application form, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2012)

National Planning Practice Guidance Notes

City of Durham Local Plan 2007

Statutory, internal and public consultation responses



**Planning Services**

Alterations to the existing rooftop terrace (amended proposal reducing the footprint of the retractable roof)

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**Comments**

**Date** 09/01/2017