

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 17 December 2008**

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**APPLICATION REF. NO:** 08/00859/DCLB

**STATUTORY DECISION DATE:** 16th December 2008

**WARD/PARISH:** NORTHGATE

**LOCATION:** North Lodge, Northgate, Darlington

**DESCRIPTION:** Listed Building Consent for removal of security screen and brick structure to ground level on the east elevation

**APPLICANT:** Director of Corporate Services

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**APPLICATION AND SITE DESCRIPTION**

Listed Building Consent is sought for the removal of a brick structure and steel security screen, which is situated to the south of the main two storey projecting bow window on the east elevation of this Grade II Listed Building. The site is situated within the Northgate Conservation Area and also included within the Northgate Article 4 Direction which removes many permitted development rights within the conservation area. It is also identified as an area of Parkland of landscape or historic interest.

**PLANNING HISTORY**

The site has a lengthy planning history however none of this is considered relevant for the determination of this application.

**PLANNING POLICY BACKGROUND**

**National Policy Guidance**

Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)

**RESULTS OF CONSULTATION AND PUBLICITY**

No objections.

The Council's Conservation Officer has been consulted and has raised no objections to the proposed works.

English Heritage has been consulted and has raised no objections to the proposed works.

**PLANNING ISSUES**

The principal issue to be considered is whether the proposed works to remove the existing brick structure and security screen are acceptable in terms of their impact on the character, fabric and appearance of this Grade II Listed Building.

The proposed works are fairly modest in nature and are considered to be acceptable subject to conditions to control the making good of the building and landscaping following demolition.

**RECOMMENDATION**

THAT NO OBJECTION BE RAISED TO THE PROPOSED ALTERATIONS AND THAT THE APPLICATION BE REFERRED TO THE DEPARTMENT COMMITTEES AND LOCAL GOVERNMENT OFFICE OF THE DEPUTY PRIME MINISTER (GOVERNMENT OFFICE FOR THE NORTH EAST) FOR DETERMINATION WITH CONSIDERATION GIVEN TO THE FOLLOWING CONDITIONS:

1. A5 LB Applications (Implementation Limit).
2. B7 Detailed Application (Listed Buildings).
3. On completion of the demolition works, the building and landscaping shall be made good. The precise details of these works (including materials) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development and work shall not be carried out otherwise than in accordance with the approved details.

REASON – To safeguard the character and appearance of the Listed Building.

**SUGGESTED SUMMARY OF REASONS FOR GRANTING LISTED BUILDING CONSENT**

The proposed development will preserve the special character and setting of this Listed Building. The proposal therefore complies with national advice contained within Planning Policy Guidance Note: 15: Planning and the Historic Environment (1994).