

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10 March 2010 **Page**

APPLICATION REF. NO: 09/00918/DCLB

STATUTORY DECISION DATE: 18 February 2010

WARD/PARISH: CENTRAL

LOCATION: 11, 12 And 13 Horsemarket, Darlington DL1 5PW

DESCRIPTION: Listed building consent for internal alterations to layout and for installation of replacement sliding door to front (amended description and amended plans received 25 February 2010)

APPLICANT: Director Of Corporate Services

APPLICATION AND SITE DESCRIPTION

The property is a Grade II Listed Building and is located opposite the Old Town Hall and the market building. To the east of the property is Bull Wynd.

The property is listed separately under No.'s 11 & 12 and No. 13. Number 11 & 12 is a three storey late Seventeenth or early Nineteenth Century building. Number 13 is an early to mid Nineteenth Century three storey building.

Listed Building Consent is sought for internal alterations to the layout. On the ground floor these alterations consist of removing a partition wall towards the rear of the ground floor office (ground floor unit of No. 13 – due to be converted to a one stop shop for Children's Services), removing a meeting room and altering the configuration of the toilets to the rear of the vacant shop unit (former hairdressers – due to be converted to a one stop shop for 'Connexions').

At first floor level the proposed alterations consist of removing a partition wall from a back office to allow for a larger open plan office and reconfiguring the offices located towards the front of the property to provide meeting rooms.

On the second floor the internal partition walls would be removed to create a larger open plan office in the eastern half of the building. Towards the front (to the western side of the building) the partition walls would be moved to re-size two smaller offices.

The application has been amended to feature a new sliding door in the ground floor unit (the unit that would be converted into a 'One Stop Shop' for Connexions). This would be the only external alteration to the property although it would not affect the appearance of the property.

The Local Planning Authority is required to refer the application to the Secretary of State for determination.

Plans have also been provided that show a lift being provided from the ground floor through to the first floor. This lift would be located in the vacant hairdressers unit – proposed as being converted into ‘Connexions’. These plans are only indicative as a lift may be installed at a later date. If it is decided to install a lift, a new application for listed building consent will be required.

PLANNING HISTORY

78/00894/AD, on 10 January 1979 planning permission was granted for the display of one internally illuminated projecting sign.

80/00612/MISC, on 13 August 1980 planning permission was granted for a change of use from ice cream parlour to ice cream parlour with café with seating

86/00065/MISC, on 26 March 1986 planning permission was granted for the change of use from a restaurant / café to a retail shop.

91/00453/MISC, on 16 July 1991 an application was withdrawn for a change of use from retail shop (Class A1) to use for financial and professional services (Class A2).

91/00472/MISC, on 18 October 1991 planning permission was refused for the change of use from Class A1 (retail Shop) to Class A2 (financial and professional services) estate agent.

PLANNING POLICY BACKGROUND

Planning Policy Guidance Note 15 – Planning and the Historic Environment (1994) is the main policy background in relation to the proposal.

RESULTS OF CONSULTATION AND PUBLICITY

Consultation letters were sent to neighbouring properties and a site notice was displayed. No objections have been received.

The Conservation Officer commented that the existing shop front is not original and not a significant feature of the building and that the proposed alteration to it, to allow full access, is supported. The Conservation Officer also commented that there is little of value remaining internally and the proposed wall alterations involve the loss and addition of stud walls, not harming significant areas of the building.

PLANNING ISSUES

Planning Policy Guidance Note 15 (Planning and the Historic Environment) states that many listed buildings can sustain some degree of sensitive alteration but also advises that listed buildings vary greatly in the extent to which they can accommodate change without loss of special interest.

The property has been considerably altered internally since the building was originally constructed. The upper floors consist of modern offices with stud partition walls. The ceiling in the offices includes suspended tiles featuring strip lighting.

All the load-bearing and external walls would be unaffected by the proposed alterations and as such the proposal would not be harmful to the architectural or historic character of the property.

The only external alteration would be to replace the existing door with a sliding door that is required to widen the access. Elevation drawings and exact details of this sliding door have not been received at the time of writing this report. As stated above, the application has to be referred to the Secretary of State for determination. The application will not be referred unit elevation drawings showing the new door have been received by the Local Planning Authority.

Section 17 of the Crime and Disorder Act 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect

CONCLUSION

The proposal is to alter internal walls within the building to reconfigure the office space. The property has been altered significantly internally since it was built to provide modern office accommodation (and a retail unit on the ground floor). The proposal to reconfigure the office accommodation would not be harmful to the architectural or historic character of the property.

RECOMMENDATION

THAT NO OBJECTION BE RAISED TO THE PROPOSED ALTERATIONS AND THAT THE APPLICATION BE REFERRED TO THE DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT (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)

Suggested summary of reasons for granting listed building consent.

The decision to grant Listed Building Consent has been taken having regard to Planning Policy Guidance Note 15 (Planning and the Historic Environment) and to all relevant material considerations.