

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 6 February 2008

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APPLICATION REF. NO:	07/01239/CAC
STATUTORY DECISION DATE:	14 February 2008
WARD/PARISH:	NORTHGATE
LOCATION:	White Bros (Darlington) Ltd, Corporation Road, Darlington
DESCRIPTION:	Conservation Area Consent for demolition of motorcycle repair depot, hard standing and boundary walling (amended plans received 15 January 2008)
APPLICANT:	WHITE BROS LIMITED

APPLICATION AND SITE DESCRIPTION

The site is 760 square metres in area and located on the south side of Corporation Road within the Northgate Conservation Area within a mixed commercial and residential part of the town. This application seeks demolition of the existing flat roof commercial building occupying the site in preparation for the erection of a block of 12 flats currently to be considered by this Committee in application 07/01215/FUL

PLANNING HISTORY

None recent or relevant to this application.

PLANNING POLICY BACKGROUND

Government Guidance

PPG15: Planning and the Historic Environment is relevant.

RESULTS OF CONSULTATION AND PUBLICITY

The Conservation officer has no objection to this proposal, as the existing building cannot be said to possess any significant historic or architectural interest.

He considers the proposal to be an acceptable design using acceptable materials (see below) and is not dissimilar to other recent new apartment buildings granted Planning permission in Darlington.

He has however recommended the following Conditions:-

That natural slate roof slates are used rather than the grey Marley concrete tiles proposed. Neighbouring buildings on all sides have natural slate roofs.

That real sandstone rather than reconstituted stone be used for sills, string courses, etc.

PLANNING ISSUES

The structure currently occupying the site is a single storey flat roof commercial building with metal facing to the front. In terms of its appearance, the building has no architectural merit and does not make a positive contribution to the character and appearance to the Northgate Conservation Area in which it is situated. As such, its removal is considered to be acceptable as a prerequisite to the redevelopment of the site. The removal of the building therefore meets the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The proposed development has 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. The proposed development does not give rise to crime a disorder issues.

CONCLUSION

The structure currently occupying the site is a single storey flat roof commercial building with metal facing to the front. In terms of its appearance, the building has no architectural merit and does not make a positive contribution to the character and appearance to the Northgate Conservation Area in which it is situated. As such, its removal is considered to be acceptable as a prerequisite to the redevelopment of the site.

RECOMMENDATION

THAT CONSERVATION ORDER CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

- 1) A3 Implementation Limit (Three Years)
- 2) B4 Details of Materials (Samples)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development will preserve the character and appearance of the Conservation Area within which the application site is located. The proposed development complies therefore with PPG15 (Planning and The Historic Environment).