

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 30 May 2012

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APPLICATION REF. NO:	12/00221/LBC
STATUTORY DECISION DATE:	28 May 2012
WARD/PARISH:	COLLEGE
LOCATION:	Danesmoor House, 158 Carmel Road North, Darlington
DESCRIPTION:	Listed Building Consent for a change of use from offices to day nursery including the installation of internal ground floor toilets and erection of disabled access ramp to front entrance. Erection of palisade fencing and creation of new pedestrian footway
APPLICANT:	Mr Adrian Crompton

APPLICATION AND SITE DESCRIPTION

Danesmoor House is a large detached building accessed off Carmel Road North. It is a Grade II Listed Building last used for office purposes. The proposal involves the change of use of the building from an office to a day nursery and the works would include internal alterations within a ground floor room to create a toilet area and the erection of a timber disabled ramp to the front entrance. Palisade timber fencing would be erected within the site to separate the parking areas from the external play area and a new pedestrian access would be created alongside the existing vehicular access.

The surrounding area is predominately residential with the dwellings on Carmel Road North and Danesmoor Crescent located to the north and Spruce Grove and their associated garages located to the east and south. The gardens belonging to St Clare's Abbey are located to the west on the opposite side of Carmel Road North

A planning application (reference number 12/00224/CU) for the proposed change of use also forms part of this Agenda.

PLANNING HISTORY

The site has a long Planning History but the most relevant and recent entries are:

8/95/593/DM In January 1996 planning permission was REFUSED for the change of use of the property to Bed and Breakfast Accommodation. An appeal was ALLOWED IN October 1996

98/00111/CU In April 1998 planning permission was GRANTED for the change from residential (Class C3) to offices (Class B1) and formation of car park extension

98/00103/LBC In April 1998 listed building consent was GRANTED for internal alterations, demolition of outbuildings and formation of car park extension

98/00250/FUL In September 1998 planning permission was GRANTED for the erection of a conservatory

98/00251/LBC In September 1998 listed building consent was GRANTED for the erection of a conservatory

98/00443/FUL In October 1998 planning permission was GRANTED for the erection of entrance wall and gates

98/00444/LBC In October 1998 listed building consent was GRANTED for the erection of entrance wall and gates

06/00713/FUL In September 2006 planning permission was GRANTED for an application for the removal of condition (1) of planning permission reference number 98/00111/CU (personal planning permission) and continued use of building as (Class B1) offices

PLANNING POLICY BACKGROUND

National Planning Policy Framework 2012

Darlington Core Strategy Development Plan Document

CS14: Promoting Local Character and Distinctiveness

RESULTS OF CONSULTATION AND PUBLICITY

Two letters of objection have been received but the comments that have been made are not relevant to the determination of an application for listed building consent. The objections have been considered as part of the planning application (ref no: 12/00224/CU) for the proposed change of use which also forms part of this Agenda.

PLANNING ISSUES

The main issue to be considered here is whether or not the proposal sustains and enhances the significance of the heritage asset (the listed building) and places the building into a viable use consistent with its conservation in accordance with National Planning Policy Framework 2012 (NPPF) and Policy CS14 of the Core Strategy

Whilst it is always ideal to see a historic building in its original use, this is not always practical and in order to protect the building, paragraph 134 of the NPPF advises securing the *optimum viable use*. Such a use needs to be practical and usually involves minimal physical alterations to the building. Policy CS14 of the Core Strategy requires that developments protect and enhance the quality and integrity of Darlington's built heritage.

It is considered that the proposed use for the building is appropriate and meets the optimum viable use criteria contained with the NPPF.

There are minor alterations to facilitate WC provision, including boxing in of skirting boards and the addition of extraction pipe work to enable a new WC to access an existing air vent. Similar modern alterations have already taken place to this building, and these are not considered to be harmful.

The proposed ramp is a semi-permanent structure in that it will be in place permanently whilst needed, but it won't be permanently fixed to the Listed Building. The ramp is a welcome approach to providing full access to a historic building.

The erection of the fencing and the creation of a new pedestrian access are sympathetically designed and will not cause harm to the setting of the Listed Building.

It is considered that the alterations proposed to facilitate the change of use, including enabling full access to the building and additional safety for the children who will use the building, are appropriate and will not cause harm to the Listed Building, in accordance with the NPPF and the Core Strategy

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

It is considered that the proposed use of the building is acceptable and that the internal and external alterations will sustain and enhance the significance of the listed building. The proposal would accord with the National Planning Policy Framework 2012 and Policy CS14 of the Core Strategy.

RECOMMENDATION

LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A5 – LB Applications (Implementation Limit)
- 2) B7 – Detailed Application (Listed Buildings)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

It is considered that the proposed use of the building is acceptable and that the internal and external alterations will sustain and enhance the significance of the listed building. The proposal would accord with the National Planning Policy Framework 2012 and Policy CS14 of the Core Strategy.

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