

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 30 September 2020

APPLICATION REF. NO: 20/00439/LBC

STATUTORY DECISION DATE: 11 August 2020 (EOT 27th November 2020)

WARD/PARISH: HURWORTH

LOCATION: The Hall Dinsdale Park Middleton St George
Darlington DL2 1UB

DESCRIPTION: Formation of hard landscaping to unit 4 & 5 including erection of stone walls, steps, paving and creation of 2.no car parking spaces to unit 4, erection of 1.8m wall and gates to units 4 and 5 and erection of 800mm wall to the southern boundary of unit 4 (Amended description)

APPLICANT: TYNESIDE INVESTMENTS LIMITED

RECOMMENDATION: GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS

Application documents including application forms, submitted plans, supporting technical information, consultations responses and representations received, and other background papers are available on the Darlington Borough Council website via the following link: <https://publicaccess.darlington.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QBPMTTFPH8000>

APPLICATION AND SITE DESCRIPTION

1. The application site is situated between Neasham and Middleton St George, accessed via a private road which connects Dinsdale Hall to the nearest public highway at Brass Castle. This road runs across Dinsdale Spa Golf Course and forms a legally defined right of way (Footpath No 9). It also serves an access for adjacent dwellings known as The Courtyard, which lie adjacent to the north of Dinsdale Hall.

2. The site comprises the Dinsdale Hall residential development, consisting of a three storey Grade II Listed Building and an associated wing, converted to residential dwellings. Planning permission and Listed Building Consent was granted in 2000 for the conversion with a later Listed Building application seeking some amendments, granted in 2006.
3. The conversion of units 4 and 5, situated to the northern side of Dinsdale Hall, in line with the original permission is soon to be underway as the planning permission remains extant. These Grade II listed buildings are in a dilapidated state and in need of significant investment. This application seeks planning permission for external landscaping works to units 4 and 5 and the internal courtyard immediately adjacent to the units, to include:
 - Formation of hard landscaping to units 4 and 5, to include the erection of stone walls, steps and paving;
 - The creation of two parking spaces to part of grassed area to the west of unit 4;
 - Removal of existing timber close boarded fence adjacent to unit 4 and its replacement with an 800mm reclaimed brick wall with natural stone coping with wrought iron gate to provide access;
 - Erection of a 1.8m reclaimed brick wall with natural stone coping within the internal courtyard between units 4 and 5 to define amenity space for the units together with a 1.8m high timber leg and brace gate, with rear emergency access maintained.
4. A separate Planning application has been submitted and is dealt with elsewhere on this agenda under application reference 20/0513/FUL.

MAIN PLANNING ISSUES

5. The main issue for consideration is:
 - Impact on Heritage Assets

PLANNING POLICIES

6. .Relevant planning policies are those seeking to ensure that new development:
 - Protects and, where appropriate, enhances the distinctive character of the Borough's built, historic, natural and environmental townscapes (Policy CS14)
7. In accordance with the statutory duties set out in 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, special regard must be paid to the desirability of preserving listed buildings and their settings, or any features of special architectural or historic interest which they may possess.

RESULTS OF TECHNICAL CONSULTATION

6. The application has been subject to several amendments and further to these changes, the Conservation Officer raises no objections, however, does have concerns regarding some proposed tanking which is dealt with within this report.

RESULTS OF PUBLICITY AND NOTIFICATION

7. Several objections have been received to both the planning and listed building consent applications where comments overlap between the two applications. While eight objections including two petitions have been received to the listed building consent application, many of these objections relate to the issues for consideration under the planning application. These comments have therefore been included in associated planning report. Those matters raised in respect of the application for listed building consent are:

- Proposals will have a negative impact on heritage assets.

PLANNING ISSUES/ANALYSIS

(a) Impact on Heritage Assets

8. The unit 4 and 5 buildings in question are Listed at Grade II under the Listing for the Grade II, Dinsdale Park Residential School. The House was constructed in 1829. The buildings which are subject to this application are located to the north side of the main house. Looking at the historic OS maps they appear on the first edition maps. There have been alterations to the buildings, however these buildings contribute to the character of the estate as a whole and form an integral part of the significance of the site.
9. Several amendments have been made to the scheme in response to concerns raised by the Council's Conservation Officer, and issues raised by objection. The main changes relate to the use of appropriate materials, to ensure that the proposed alterations to the external areas are in keeping with and do not adversely impact on the significance of the Grade II Listed Building and allow views across the site which add to the setting of the building, to be maintained. These include the use of grasscrete reinforcing mesh to the proposed parking area and reclaimed brick walls in English Garden Bond with natural coping stones to the side of Unit 4 and within the rear courtyard area. Also proposed is the replacement of an unauthorised timber fence, erected by the previous owners, and its replacement with a reclaimed brick wall with natural coping stones and a wrought iron gate to reinstate a pedestrian access to the units from the main entrance to Dinsdale Hall, which was the intention of the original 2000 consent, but was never implemented by the previous owners.
10. Overall, whilst it is noted that the proposals will have an impact on the building in changing the appearance of part of the site, the impact brought about by these changes is considered to be 'less than substantial' and any harm is considered to be significantly outweighed by the improvements to the appearance of and the

maintenance and retention of these dilapidated buildings, brought about by the implementation of the approved scheme. The applicant considers that the changes proposed are required in order to secure the viability of the conversions.

11. The Conservation Officer has noted on the submitted plans the the use of a tanking system, which is a means of providing damp proofing, to part of the building where the adjacent external ground levels cannot be reduced. The Conservation Officer considers there are less intrusive measures of achieving this, and whilst no agreement has been reached on the most appropriate method, considering the buildings Grade II status, this would need to be considered further taking into account any Building Regulation requirements. It is recommended that a planning condition be attached to any approval which would require submission and agreement of these details before any such works take place. [Condition 3.]
12. The Conservation Officer also requested that a 20mm gap is left between the proposed paving to the side of Unit 4, and the building to allow movement of moisture and this has now been incorporated into the plans.[Condition 3.]
13. Subject to the above condition as set out in paragraph 11, and conditions to secure submission and agreement of external materials for the walls, coping stones, paving stones and details of the design of the proposed gates (condition 3), the proposal accords with Policy CS14 in this regard.

CONCLUSION AND RECOMMENDATION

14. The proposals in respect of landscaping and boundary treatment, are considered to be acceptable in respect of their impact on heritage assets, any 'less than substantial impact' being outweighed by the benefits of implementing the scheme in the interests of the long term retention of these Grade II listed buildings, which contribute to the significance of the estate. The proposed means of securing damp proofing and details of external materials can be dealt with by planning condition, to be agreed with the Conservation Officer. The proposal is considered to accord with Policy CS14.

LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A5 (Standard 3-year time limit – listed buildings)
2. PL 00 (Accordance with Plans)
 - 10 Site Location Plan
 - 11 Landscaping proposed site plan
 - 12 Landscaping elevations
 - 02 Proposed site and Ground Floor plan
3. The following details shall be submitted to and approved in writing by, the Local Planning Authority, prior to the works commencing on each element:
 - a) Details of bricks, mortar mix and coping stones to walls;

- b) Details of paving stones;
- c) Details of gates;
- d) Details of method of damp proofing in the area marked on drawing No. 02 as 'drained tanking system'.

The development shall not be carried out otherwise than in complete accordance with the approved details.

REASON – In the interests of preserving the special historic or architectural interest of this Grade II listed building to comply with Policy CS14.