

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 14 January 2026

APPLICATION REF. NO:	25/00872/LBC
STATUTORY DECISION DATE:	15 November 2025
WARD/PARISH:	PARK WEST
LOCATION:	Polam Hall School, Grange Road, Darlington
DESCRIPTION:	Listed Building Consent for demolition, partial demolition and partial retention and refurbishment of existing buildings, erection of a two storey extension to main building together with associated permanent and temporary external works
APPLICANT:	Keir Construction on behalf of the Department for Education

RECOMMENDATION: GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS (see details below)

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=summary&keyVal=T1A83BFPIKB00>

APPLICATION AND SITE DESCRIPTION

1. The application site comprises the existing Polam Hall School and grounds which extend to approximately 7.8 hectares. The site is bound to the north west by Grange Road (A167) and to the south east by the River Skerne. The site is predominantly surrounded by residential uses with properties to the north, east and west. Land adjacent and to the south comprises South Park with residential properties beyond. Access to the site is via Grange Road (A167) with a secondary access point at the southern end of Polam Road to the north east of the site.

2. The site is located within the West End Conservation Area and includes the Grade II listed Polam Hall, together with two non-designated heritage assets ('NDHAs') to west of the main Polam Hall School Building. The site also includes a range of modern additions to the school, with the main teaching areas being located within a tightly formed complex of buildings at the northern end of the site which also includes the access and car parking areas, with the school grounds, including sports pitches and playing fields located to the south of the site. Levels fall noticeably across the site from north to south towards the River Skerne.
3. Listed building consent is sought for the partial demolition and partial retention and refurbishment of existing buildings and the erection of a two-storey extension to the main school building. The proposals form part of a wider scheme for the redevelopment of Polam Hall school (EFAA) which also include the erection of a single storey extension to Elm Grove (infant/junior school), the erection of temporary modular accommodation for the duration of the demolition and construction period, together with associated permanent and temporary external works, including landscaping and access. An associated planning application has been submitted for these works, 25/00871/FUL, and which is also on this agenda for consideration.
4. In relation to the existing buildings on site, the proposed development includes the following works:
 - EFAA (Main building – Polam Hall Grade II listed building, Admin with library and music room) – partial demolition, partial refurbishment, and erection of an extension for junior and secondary accommodation
 - EFAB (The Stables – Non-designated heritage asset, Stable Block, Reception) – demolition to facilitate the extension to EFAA
 - EFAC (Elm Grove – Non-designated heritage asset, Primary School – Years 1 – 4) – partial demolition, partial refurbishment, and extension for continued use for primary accommodation.
 - EFAD (Science Building – Science and Art) – demolition
 - EFAE (Liddiard – Dining, Theatre, Sports) – demolition
 - EFAF (Mounsey – Secondary Teaching) – demolition
 - EFAG (Proctor – Changing Rooms and PE Store) – demolition
 - EFAJ (Portacabin – Year 6) – demolition
5. The proposed two-storey extension will be connected to the existing and retained main building (EFAA) to provide teaching accommodation for secondary school pupils together with dining and sport facilities, and associated staff and storage facilities. Externally, a central courtyard/garden is proposed with external dining areas located between the existing listed Polam hall and the proposed two-storey extension.
6. Works the boundary wall on Grange Road are also proposed to improve existing pedestrian accesses and to create a new pedestrian access to Elm Grove at the southern end of the site.

MAIN PLANNING ISSUES

7. The main issue to be considered is whether the proposed development insofar as it relates to the Grade II listed Polam Villa (demolition, internal alterations and erection of new build elements) together with the works to the boundary wall along Grange Road are acceptable in terms of their impact on the fabric and significance of this Grade II listed building. Impact on other designated and non-designated heritage assets including the West End Conservation Area, the Grade II registered South Park and Gardens and Elm Grove are assessed as part of the associated planning application, 25/00871/FUL, and are not considered as part of this application.

PLANNING POLICIES

8. The following national and local planning policies are relevant to consideration of the application:

Darlington Local Plan (2016 – 2036)

ENV1 – Protecting, Enhancing and Promoting Darlington's Historic Environment

National Planning Policy Framework, 2024

RESULTS OF TECHNICAL CONSULTATION

9. The Council's Conservation consultant also raises no objection in principle subject to planning conditions. Historic England has no objection to the proposal on heritage grounds.
10. The Victorian Society objects to the application on the basis that they consider the proposed development would cause substantial harm to the listed building and that the significance of the later extensions has not been adequately assessed. Additionally, they highlight the carbon emission of the work and advocates for retrofit and alteration to allow for efficient reuse and consider the level of demolition is not justified.
11. The Gardens Trust and Northumbrian Gardens Trust consider that the existing school has minimal impact on South Park, and it is unlikely that this will increase significantly with the construction of the new buildings, albeit it will assume a more modern overall appearance. They do have some concerns with the rearrangement of the playing pitches and associated flood lighting and the potential for light spill onto the park. This matter has been considered as part of the associated planning application, 25/00871/FUL.

RESULTS OF PUBLICITY AND NOTIFICATION

12. One letter of objection has been received which raises the following issues:
 - *Concerned that the proposed works will affect a Grade II listed building. Do not want these building works to alter the architectural or natural characteristics of the area in which we live.*

PLANNING ISSUES/ANALYSIS

(a) Heritage Assets

13. In assessing the proposed development regard must be had to the statutory duty imposed on the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area. In addition, the Planning (Listed Buildings and Conservation Areas) Act 1990 also imposes a statutory duty that, when considering whether to grant planning permission for a development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. If harm is found this gives rise to a strong, but rebuttable, statutory presumption against the grant of planning permission. Any such harm must be given considerable importance and weight by the decision-maker.
14. Part 16 of the NPPF requires clear and convincing justification if development proposals would lead to any harm to, or loss of, the significance of a designated heritage asset. Local Plan Policy ENV1 seeks to ensure that development proposals conserve those elements which contribute to the asset's significance, including any contribution made by their setting in a manner appropriate to their significance irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

Statement of Significance

15. The application site of Polam Hall School is centred around the main Grade II listed villa, Polam Hall, which dates from 1794. The villa was constructed as a modest three-by-three-bay hall of two storeys, with four rooms on each floor. It was built for Harrington Lee, a Darlington linen draper. In 1818 the site was let to Edward Backhouse (1781 – 1860), and subsequently sold to his brother, Jonathan Backhouse the younger (1779 – 1842), who in the late 1820s employed the architect Ignatius Bonomi to enlarge the villa. These renovations also included the landscaping of substantial pleasure grounds overlooking the River Skerne, during the second quarter of the 19th Century.
16. In the 1850s the site was developed as a Quaker school and has remained in educational use since. It is therefore an evolved site with numerous ad hoc buildings that have been adapted and added as part of the on-going educational use of the site. The original hall has been extended and reordered but still exhibits original features, and its character as an 18th century villa remains evident.
17. The significance of the villa primarily relates to its evidential and historical values as an 18th-century villa, altered and extended in the early 19th century by one of the most influential business men in the north east and work undertaken by a notable architect to form a property of substantial status. The Quaker ownership continues into the later 19th century, and the significance of the hall is enhanced through its use as a Quaker school for ladies, later becoming a free school in the 21st century but maintaining its original ethos and influence.

18. The West End Conservation Area is part of Darlington's inner residential suburbs and is a generally prosperous and attractive part of town. Ranging from high density town houses near to the centre of town, to large detached villas in substantial grounds, this area makes a significant contribution to Darlington's housing offer and is generally reflective of the growth of the west end of Darlington in the 18th and 19th century period with notable influences of the Quaker Movement.
19. The green space created by the grounds at Polam Hall School and its significant tree cover contribute positively to the conservation area. The Council's Conservation Area Appraisal notes how the ground the Polam Hall School are visible from South Park and partially from Grange Road, contributing positively to the character of the area and identified as a key green space.

Summary of position

20. Alongside the heritage considerations in redeveloping the school, this is a site that is constrained in many respects, including access, the presence of neighbouring residential properties close by, tree preservation orders, land levels and the like. There are notable issues across the site including level changes within the listed building, general fabric deterioration and outdated form and function for modern educational needs. These in combination create operational issues for the school due to multiple and split buildings and collectively all influence the proposals for redevelopment.
21. Fundamentally, the proposals look to continue the use of the site as a school. Adapting the site to meet modern educational needs by rationalising the existing buildings, the creation of new facilities and the demolition of more modern elements and parts of the existing extended listed villa, some of which are early phases of development. The proposed development therefore has the potential to impact both directly and indirectly on a number of heritage assets, as set out below.

Heritage assets considered to be affected

22. The site contains a single Grade II listed building, the original Polam Hall villa, at the core of the school which has had subsequent extensions of varying ages and quality (designated heritage asset). Works of demolition to this building are proposed along with internal reordering and significant extensions proposed to the building, most notably two large wings to the north and east.

Impacts of development

23. The proposal involves new elements of building primarily along Grange Road and to the east of the site through demolition of more ad hoc elements and the creation of larger (greater footprint) school blocks as a large, interconnected school building. The new blocks would connect to the villa (EFAA) via a new glazed link with a central landscaped courtyard created. Works to the listed building include, but are not limited to:
 - Demolition of the existing parts of the extended villa to the north and west
 - Replacement of the existing roof lantern
 - Roof repairs/replacement and repairs to chimneys
 - Large scale replacement of windows
 - Removal of the former Head Teachers office and replacement with a bay window to the principal elevation
 - Internal reordering
 - Removal of the servant's stair

24. The application follows extensive pre-application discussions which included the Council's Conservation advisor and Historic England, due to the number and range of issues to be considered. The application is accompanied by a heritage impact assessment which considers the individual and cumulative impacts on works on the heritage assets identified. It is considered that the requirements of paragraph 207 of the NPPF have been met in this regard.
25. The updated submitted design and access statement sets out what options have been considered in respect of the adaptation of existing buildings at the site and the complexities this causes with school use. It sets out the stepped process to the design evolution and what alternative options have been considered to avoid and reduce heritage harm. This body of work examines the constraints within the project site boundary for any future building works that may arise from a redevelopment or upgrade to the school. The existing building stock and teaching spaces are also assessed against current recommended and required standard for teaching spaces on behalf of the Department for Education (DfE) which was part of the feasibility work to consider upgrades to the school.
26. There are clear operational issues and physical constraints presented by the existing buildings in managing the school. For these reasons there will be the need for a balanced judgement to be had in respect of the impacts on heritage assets and the public benefits presented through the adaptation of the current building to meet educational needs.

Direct impact on the listed Polam Hall

27. The continued use of the site as a school is entirely befitting with its historic context and use, with the site originally being a villa in landscaped grounds and latterly evolving to a Quaker school, remaining in educational use since the mid-1850s. There are therefore clear heritage benefits in allowing the long-established use of the site for educational purposes to continue.
28. In respect of heritage matters, the site offers opportunities to reinforce elements of significance, through the removal of less sympathetic alterations such as the head teachers office, but also the potential to adversely impact on these through loss of existing buildings and new build elements. There are large parts of the existing school building proposed for demolition which in their own right hold a degree of interest, and their loss undoubtedly results in some harm to the significance of the listed building.
29. As an ad hoc and evolved school for over 125 years the nature, extent and significance of built fabric varies across the assets and therefore the impacts of the work also varies in terms of its impacts. Fundamentally, the significance of Polam Hall lies in its interest as an 18th century villa with later Victorian and Edwardian elements that collectively contribute to its interest as a Quaker school. This is illustrative of the growing needs of Darlington and the influence that the Quaker Movement had in the town within the Victorian period. The original historic significance and evolved historic interest is continued, as it will remain in educational use.

30. There will be a degree of adverse impact on the listed building as a result of the loss of earlier phases of development, notably the later extensions to the north and west which are illustrative of the adapted and evolved needs of the school through its history, and which hold a degree of both historic and architectural interest in their own right as early phases of extension to the listed villa.
31. The proposal also involves the loss of a historic servants stair, which due to its extremely steep and narrow nature, poses a safety risk for pupils and is not accessible. This is proposed for full removal. Such losses of fabric would be considered less than substantial harm at the mid level of the spectrum to the listed villa. It is considered that clear and convincing justification for the changes proposed have been presented by the applicants and that alternative options have also been considered.
32. There are also benefits created through the removal of less successful elements including the head mistress's office, which presents an opportunity to better understand the historic form and proportions of the villa and reinterpret the original east façade into the newly created quadrangle. This area of landscaping becomes a key area of circulation and landscape to ground the hall and improve the immediate setting of key elements of the building. These works are considered to bring minor heritage benefits.
33. Landscaping is a key element across the site, the historic parkland setting of the villa and its relationship of borrowed views to South Park and intervisibility are important. The verdant backdrop formed by the school playing fields assist in the transition from park to town.
34. There will be change to the setting of the listed building through the new extensions which are of a large scale, as well as temporary buildings and MUGAs proposed. The impacts of the temporary accommodation will be just that, temporary and reversible. The new MUGAs are separated from the listed village by proposed blocks of development (as much of the school grounds are currently through later blocks of modern development) and will not have an immediate or appreciable change in setting to the listed villa.
35. Other works are proposed to the building including replacement windows and internal reordering, which are set out in detail in the application plans and documents. It is considered that in principle these elements are acceptable, that appropriate justification has been provided within the heritage impact assessment and supporting reports including the window and door surveys. This would be subject to the use of suitable materials, finishes and detail being submitted, to be secured by planning condition.
36. There are a number of individual entrances to the building along Grange Road and the boundary walls along this elevation vary in quality and condition. Opportunities exist to improve these areas and also to ensure that any changes to the entrances are appropriate, a planning condition requiring details of the works proposed to be submitted for approval is recommended.
37. Overall, the proposed works are considered to result in less than substantial harm to the Grade II listed Polam Hall villa at the mid level of the scale of harm. This is due to the loss of earlier phases of work, including the northern and west wing extensions and servants stair. There are benefits in removing less successful elements of the building, but this in itself would not outweigh the resultant harm.

38. Historic England has been involved in the proposals from the pre-application stage and have provided detailed comments in response to both the planning and listed building consent applications. Historic England considers the proposal has two main heritage impacts: the direct impacts on the listed Hall through adaptation and demolition of its northern range and the impact of the new school buildings on the setting of the listed building and the character and appearance of the conservation area (assessed as part of the accompanying planning application).
39. In terms of the direct impact on the listed building, Historic England considers that internally, the proposal retains the graceful details and layout of Ignatious Bonomi's remodelling of the house from the early 19th century. Likewise, the large music room extension with its striking trefoil bay is retained. The removal of the reception from the east elevation restores the original design, although careful matching of brick, brick bond and window detail will be required. The buildings to be demolished are the original service range and two classroom extensions from the early 20th century. The timber and corrugated sheeting classroom is the most interesting because of its rarity, but all make some contribution to the history of the house and its use as a school. Overall, Historic England considers that the loss of the buildings to be demolished would cause moderate harm to the significance of the listed building, equating to 'less than substantial harm'.
40. In terms of the impact of the proposals on the setting of the listed building, the new school buildings are considered to set up a comparison between old and new design. The contrast is considered to be softened using references to its surroundings: red brick, similar heights, and the same building line at the south, which are considered respectful to the listed building. Historic England considers the courtyard to be particularly successful in tidying up an already compromised setting of the listed building in a way that gives the Hall a renewed presence. While the proposal does not restore the original setting of the Hall, it does make it a focal point, which is considered to be an improvement on the existing disjointed character of the school and the Hall.
41. In wider conservation area terms, the visual impact is lessened by the set back from the road and the existing tree cover, and where most visible the new building is enlivened by the entrance and windows of the assembly hall. Historic England considers this impact to be neutral. In raising no objection, Historic England considers the proposal strikes a good balance between delivering a new school to modern standards within a historic setting.
42. The Victorian Society has objected to the application for the reasons set out earlier in this report. While these points of objection are noted, as the report sets out and considers in some detail, officers consider that the significance of the Polam Hall site, including the villa itself and the later extensions, is fully understood, and which has resulted in the assessment that the proposals will result in less than substantial harm to the listed building, at the mid-level of the spectrum, rather than substantial harm as identified by the Victorian Society. This is supported by the advice of the Council's Conservation consultant and Historic England both of whom have been involved in the proposals from the pre-application stage. Officers would therefore disagree with the Victorian Society's view that the proposals represent substantial harm to the listed building.

43. The amended design and access statement provides a detailed justification for the proposed development and consideration of options for the re-use and adaptation of the existing buildings on the site. This is set out in paragraphs 25 and 26 of this report and is an important consideration in the assessment of the concerns of the Victorian Society regarding the potential re-use of these buildings rather than their demolition. Whilst Officers consider this sets out appropriate justification for the proposed works, nevertheless a level of less than substantial harm is identified and there is therefore the need for a balanced judgement to be had in respect of the impacts on heritage assets and the public benefits presented.
44. The proposals represent continued investment into a site which forms a pivotal educational role historically and currently within Darlington. A range of impacts to the affected heritage assets (designated and non-designated) as a result of the proposed development have been identified. While these impacts are mitigated to a degree by the resulting design and scope of works, together with benefits arising from the ongoing and improved management of the heritage assets and investment into the retained historic fabric, a resultant level of harm to the identified heritage assets will arise.
45. While the level of harm identified to the Grade II listed Polam Hall villa is considered to be less than substantial harm, albeit at the mid level in the scale of harm, in accordance with paragraph 215 of the NPPF, less than substantial harm should be weighed against the public benefits of the proposal, where appropriate securing its optimum viable use.
46. The applicant has submitted a public benefits case with the application. The proposed redevelopment of Polam Hall School delivers significant public benefits across economic, social, environmental, and heritage factors. The scheme will provide modern, high quality educational facilities that enhance opportunities for young people and secure the school's long-term future on this historic site. The economic benefits include job creation, investment in Darlington's local economy, and the retention of a skilled workforce through improved educational infrastructure. Social benefits include enhanced educational outcomes, improved wellbeing, strengthened community ties, and broader access to sports and recreational facilities.
47. Environmentally, the proposals will deliver meaningful gains in biodiversity, landscape quality, and sustainable designed, achieving Net Zero Carbon in Operation and enhancing the site's ecological value. In heritage terms, the sensitive refurbishment of Polam Hall, including the targeted removal of unsympathetic 20th century extensions, ensures the long-term stewardship of the Grade II listed building. The removal of these later additions will enhance the architectural integrity and setting of the heritage asset, enabling its continued active and viable use in a manner that respects its significance.
48. Collectively, these benefits are considered to outweigh the less than substantial harm arising from the partial demolition of the listed building together with the impacts identified to other designated and non-designated heritage assets including the West End Conservation Area, the Grade II registered South Park and Garden, and Elm Grove (NDA).

49. Based on the information that has been submitted in support of the application, officers are convinced that the significance of the site and heritage assets is well understood, and that the proposal has been designed to reflect the assets' significance whilst allowing the site's long-standing educational use to continue and evolve. The proposal has been assessed against the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, in accordance with the requirements of paragraphs 215 and 216 of the NPPF there are sufficient social, economic, environmental and heritage public benefits which would be derived from the proposed development to outweigh the less than substantial harm to the significance of identified heritage assets arising from the proposed development.
50. Subject to a number of detailed planning conditions which cover a range of matters including building recording, materials, windows and door details, boundary treatment etc, and for the reasons outlined above, the proposal is considered to accord with the provision and statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Policy ENV1 of the Darlington Local Plan.

THE PUBLIC SECTOR EQUALITY DUTY

51. In considering this application the Local Planning Authority has complied with Section 149 of the Equality Act 2010 which places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. The proposed development will provide modern, high quality educational facilities that enhance opportunities for children and young people and secure the school's long-term future on this historic site.

CONCLUSION AND RECOMMENDATION

52. Based on the information that has been submitted in support of the application, officers are convinced that the significance of the site and heritage assets is well understood, and that the proposal has been designed to reflect the assets' significance whilst allowing the site's long-standing educational use to continue and evolve. The proposal has been assessed against the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, in accordance with the requirements of paragraphs 215 and 216 of the NPPF there are sufficient social, economic, environmental and heritage public benefits which would be derived from the proposed development to outweigh the less than substantial harm to the significance of identified heritage assets arising from the proposed development.
53. Subject to a number of detailed planning conditions which cover a range of matters including building recording, materials, windows and door details, boundary treatment etc, and for the reasons outlined above, the proposal is considered to accord with the provision and statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Policy ENV1 of the Darlington Local Plan

THAT LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS

Time limit

1. A5 (standard 3-year time limit)

Approved plans

2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:
 - (a) Site location plan, drawing number SRP114-ONE-ZZ-ZZ-D-L-0001-P03
 - (b) Planting strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0201 P03
 - (c) Site sections, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0401 P03
 - (d) Temporary whole site plan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0901-P04
 - (e) EFAA Demolition Level 0, drawing number SRP1142-RYD-01-00-D-A-0411-S2-P3
 - (f) EFAA Demolition Level 1, drawing number SRP1142-RYD-01-01-D-A-0412-S2-P3
 - (g) EFAA Floor Plan Level 2, drawing number SRP1142-RYD-01-02-D-A-3074-S2-P3
 - (h) EFAA Demolition Basement, drawing number SRP1142-RYD-01-B1-D-A-0410-S2-P1
 - (i) EFAA Scope of works Level 0, drawing number SRP1142-RYD-01-00-D-A-3621-S3-P4
 - (j) Whole site plan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0003-P16
 - (k) Planting strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0201-P03
 - (l) Illustrative masterplan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0801-P08
 - (m) GA Floor plan EFAA Level 0, drawing number SRP1142-RYD-01-00-D-A-3071-S2-P3
 - (n) Scope of works EFAA Level 0, drawing number SRP1142-RYD-01-00-D-A-3621-P4
 - (o) GA Floor plan EFAA Level 1, drawing number SRP1142-RYD-01-01-D-A-3072 P2
 - (p) Scope of works EFAA Level 1, drawing number SRP1142-RYD-01-01-D-A-3622-P4
 - (q) Scope of works EFAA Level 2, drawing number SRP1142-RYD-01-01-D-A-3623-P3
 - (r) GA Floor Plan EFAA Level 2, drawing number SRP1142-RYD-01-02-D-A-3074-P2
 - (s) GA Floor Plan EFAA Level B1, drawing number SRP1142-RYD-01-B1-D-A-3070-P3
 - (t) Scope of works EFAA Level B1, drawing number SRP1142-RYD-01-B1-D-A-3620-P4
 - (u) GA EFAA Roof Plan, drawing number SRP1142-RYD-01-R3-D-A-3073-P2
 - (v) Planning GA elevations, drawing number SRP1142-RYD-01-ZZ-D-A-3610-P4
 - (w) Scope of works EFAA elevations, drawing number SRP1142-RYD-01-ZZ-D-A-3630-P4
 - (x) GA Floor Plan New Build Level 0, drawing number SRP1142-RYD-20-00-D-A-3080-P2
 - (y) GA Floor Plan New Build Level 1, drawing number SRP1142-RYD-20-01-D-A-3081-P2
 - (z) GA New Build Roof Plan, drawing number SRP1142-RYD-20-R2-D-A-3082-P2
 - (aa) GA Elevations New Build Sheet 1 of 2, drawing number SRP1142-RYD-20-ZZ-D-A-3612-P4
 - (bb) GA Elevations New Build Sheet 2 of 2, drawing number SRP1142-RYD-20-ZZ-D-A-3613-P4
 - (cc) External lighting layout 1 of 2, drawing number SRP1142-TES-00-XX-D-E-9001 Rev P04
 - (dd) External lighting layout 2 of 2, drawing number SRP1142-TES-00-D-E-9011 Rev P04

REASON - – To ensure the development is carried out in accordance with the listed building consent

Materials

3. Prior to the commencement of any works to the listed Polam Hall and the demolition of the stable block at Elm Grove Villa, a written scheme of investigation demonstrating how the applicant shall record the building/structure to an appropriate standard shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the building recording shall be undertaken in accordance with the written scheme of investigation as approved and the resulting building recording shall be submitted to an approved in writing by the Local Planning Authority within 6 months of work commencing, or other timescale which may be otherwise be agreed in writing. Within 3 months of the Historic Building Recording being approved by the Local Planning Authority it shall be submitted to the relevant Record Office.

REASON – To record and advance understanding of the significance of the elements of the heritage assets to be lost in accordance with Darlington Local Plan Policy ENV1.

4. All repair works to the retained historic building fabric must match that of the original work in terms of materials, method of construction and finished appearance.

REASON - In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

5. Prior to any external repointing or repair works to the listed Polam Hall villa taking place, a specification for the mortar together with a method statement for the carrying out of the works, shall be submitted to and approved in writing by the Local Planning Authority. All repair works shall be undertaken and maintained in accordance with the approved details.

REASON – To ensure that the proposed works are appropriate in order to preserve the historic fabric of the listed building in accordance with Darlington Local Plan Policy ENV1.

6. Prior to any of the following roof works being carried out:
 - (a) Roof repairs
 - (b) New rainwater goods
 - (c) Roof replacements (to retained buildings)
 - (d) Replacement of the existing roof lantern (as shown on GA EFAA Roof Plan, drawing number SRP1142-RYD-01-R3-D-A-3073-P2)

A detailed method statement setting out the intended works shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter the development shall be completed in accordance with the approved details and thereafter be so maintained.

REASON – To safeguard and enhance the special character of the listed building in accordance with Darlington Local Plan Policy ENV1.

7. All roof repairs to retained buildings shall be undertaken with matching roof tiles or slates, or alternatively prior to the installation of any replacement tiles or slates, samples shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter any roof repairs shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

8. Prior to the commencement of that part of the development, a method statement and proposed scheme details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) Proposed new floor finishes and retained historic floor finishes within the ground floor of the listed Polam Hall villa
 - (b) Cornice plaster repairs including works of making good to ceilings
 - (c) External stonework repairs
 - (d) Retrained internal doors/woodwork repairs including any redecoration

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

9. Prior to the commencement of any work relating to the removal of the existing head teachers office, a method statement detailing how the removal works are to be undertaken and making good the villa, including details of the new window to be installed following removal, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the details as approved and any remedial works including the installation of the new window shall be maintained in accordance with the approved details.

REASON – In order to preserve the character and appearance of the building in accordance with Darlington Local Plan Policy ENV1.

10. Prior to the commencement of any work to the boundaries of the school site along Grange Road, a scheme of proposed works to the boundaries to include details of works for the formation/improvement of existing pedestrian access points, repointing works and any other remedial or repair works to the boundaries, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the character and appearance of the building in accordance with Darlington Local Plan Policy ENV1.

11. Prior to the construction of any works above damp proof course level of any new building/extended building details of the following, including samples if requested, shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) Wall and roof materials
 - (b) Details of new windows and doors
 - (c) Details of hard landscaping materials

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON - In order to ensure that the materials used preserve the character and appearance of the host building and wider locality in accordance with Darlington Local Plan Policy ENV1.

12. Prior to the commencement of any works relating to the new glazed link to be erected between the new building and the Grade II listed Polam Hall villa, elevations and section details of the link at an appropriate scale (1:20 or as agreed) shall be submitted to and approved in writing by the Local Planning Authority. The submitted plans shall show the following:
 - (a) Details of openings
 - (b) Depth of reveals
 - (c) Details of frames
 - (d) Details of meeting rails
 - (e) Details of glazing bar and glazing cavity
 - (f) Details of the colour finish

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON – To ensure that the character, appearance, and integrity of the listed building is not prejudiced thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, and Darlington Local Plan Policy ENV1.

13. Details of any new ancillary works to the Grade II listed Polam Hall including any extraction or ventilation equipment, CCTV, alarm and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON – To ensure a satisfactory external appearance to the building in accordance with Darlington Local Plan Policy ENV1.

14. Should any hidden historic features be revealed during works to the Grade II listed Polam Hall, they should be retained in situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately for inspection. Works shall not recommence in that area without the agreement of the Local Planning Authority.

REASON – To safeguard the special character of the listed building in accordance with Darlington Local Plan Policy ENV1.