

**DARLINGTON BOROUGH COUNCIL**

**APPEAL AGAINST REFUSAL FOR PLANNING PERMISSION**

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**APPLICATION REF. NOS:** 25/00450/FUL  
25/00452/FUL  
25/00653/FUL  
25/00655/FUL  
25/00657/FUL

**APPEAL REF. NOS** 6004833  
6004835  
6004837  
6004840  
6004841

**LOCATION:** Pavement outside 5 Tubwell Row, Darlington  
Pavement outside 38 Northgate, Darlington  
Pavement outside 41-45 Northgate, Darlington  
Pavement outside 4 Northgate, Darlington  
Pavement outside Santander, Bondgate,  
Darlington

**DESCRIPTION:** Installation of a modern, multifunction hub unit  
featuring an integral advertisement display and  
defibrillator

**APPLICANT:** Focus Network Limited

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**PLANNING OFFICER: ANDREW HARKER**

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**BRIEF SUMMARY:**

1. The above planning applications for the installation of a modern, multifunction hub units featuring an integral advertisement display and defibrillator at various locations around the town centre, were all refused due to their impact on the character and appearance of the local area, including the Darlington Town Centre Conservation Area.
2. Planning application 25/00655/FUL (Pavement Outside No 4 Northgate) was also refused on the ground that the hub unit have an adverse impact on the setting of nearby listed buildings.
3. Planning application 25/00452/FUL (Pavement outside 38 Northgate) was also refused on the ground that the hub unit would have an adverse impact on pedestrian safety and movement.

**KEY POINTS TO NOTE:**

4. The application sites are all located within the town centre and the Town Centre Conservation Area

**REASON(S) FOR REFUSAL:**

5. As set out above, the planning applications were refused on the grounds that the hub units would harm the character and appearance of their individual surroundings and the wider Town Centre Conservation Area.
6. Additional refusal reasons relating to pedestrian safety and impact on the setting of listed buildings were attached to the planning decisions at No 4 Northgate and No 38 Northgate.

**APPEAL DISMISSED:**

7. Having considered all material planning considerations and the public benefits that would be derived from each hub unit, the Planning Inspector considered that each proposal would materially harm the character and appearance of the local area, and they would not preserve or enhance the character or appearance of the Town Centre Conservation Area. Every appeal was dismissed for these reasons.
8. Regarding planning application 25/00655/FUL, the Planning Inspector considered that the hub unit would preserve, not harm, the setting of the nearby listed buildings. However, the appeal was still dismissed for the reasons set out in paragraph 7 of this report.
9. Regarding planning application 25/00452/FUL, the Planning Inspector concluded that the proposal would not have a harmful effect on pedestrian safety. However, the appeal was still dismissed for the reasons set out in paragraph 7 of this report.