

**Development Control  
(South Sunderland & City Centre) Sub-Committee**

**SUPPLEMENT**

<b>Number:</b>	S2
<b>Application Number:</b>	08/04727/FUL
<b>Proposal:</b>	Proposed reduction in retail floor space to existing retail department store and the conversion of three floors to hotel use, including additional floorspace to fourth floor and elevational treatments.
<b>Location:</b>	Joplings Ltd, John Street, Sunderland

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At the time that the main agenda report was prepared there were design issues which required further discussion with the agent in respect to the proposed hotel entrance. Reservations had been expressed by the Planning Implementation Section in regard to the use of the corporate blue portal feature and its prominence on the building and wider street scene.

The agent has since confirmed via email (11 March 2009) that the proposed blue boxed elevational treatment to the hotel entrance is part of the potential hotel operator's corporate image, i.e. Hamptons by Hilton. Nevertheless, the agent noted the LPA's comments regarding the possibility of creating a more sleek and slender entrance via the reduction in its cross section and smoothing of its corners. Therefore, in recognition of the time requirements involved in negotiating these changes with the potential hotel operator and in light of the overall acceptability of the scheme in design and conservation terms, if Members are minded to approve the application a condition requiring agreement of the exact design of the hotel entrance before development commences would be imposed to retain control over this matter.

Furthermore and again subject to Members being minded to approve the application, the exact details of refuse storage and collection still require to be

agreed and this too can be achieved via the imposition of an appropriately worded condition. Currently the Joplings department store houses a skip outside in the rear lane. The proposed plan indicates an internal refuse storage area for the hotel operator, which has the advantage of keeping the storage of refuse away from public view. It is noted that Joplings could also potentially house its refuse internally thereby removing the need for an external skip and thereby keep Frederick Road free of obstructions. Therefore, it is considered appropriate that the exact details of storage and collection of refuse should be agreed via a pre-commencement condition.

## Conclusion

It is considered that the proposal is acceptable subject to the imposition of relevant conditions and as such accords with the requirements of policies B2, B8, B10 and T14 of the Unitary Development Plan (UDP) and policy EC5B of UDP Alteration Number 2 and the policy advice provided within Planning Policy Guidance note 15.

**RECOMMENDATION: APPROVE** subject to the conditions set out below

1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
2. No development shall take place until a scheme of working has been submitted to the satisfaction of the local planning authority; such scheme to include siting and organisation of the construction compound and site cabins, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects, and so implemented, in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the UDP.
3. The construction works required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP.
4. Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces,

- including glazing, cladding, render, window and door surrounds, windows, roofing materials and all other building elements and architectural components has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2, B4 and B6 of the UDP.
5. Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved UDP.
  6. Before the development, hereby permitted, is commenced a plan showing the provision of adequate facilities for the storage of refuse within the site shall be submitted to and approved by the Local Planning Authority, and shall be so installed and maintained thereafter in order to ensure a satisfactory form of development and to comply with policy EN1 of the UDP.
  7. Before the development hereby approved is commenced details of the means of demolition shall be submitted to and approved by the Local Planning Authority. All works shall be carried out in accordance with the agreed details in order to protect the amenities of the area and to comply with policies B2, B4, B6 and EN1 of the UDP.
  8. Before the development hereby approved is commenced the details of any floodlighting / exterior lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved plans before the hotel building is occupied, in order to ensure a satisfactory form of development and to comply with policies B2, B4 and B6 of the UDP.
  9. Notwithstanding the submitted plans, before the development hereby approved is commenced, full details of the design, materials and proposed treatment of the ground floor elevations shall be submitted for the written approval of the Local Planning Authority and the approved works so implemented in the interests of visual amenity and to comply with policies B2, B4 and B6 of the UDP.

10. Notwithstanding the submitted plans, before the development hereby approved is commenced, full details of the design, materials and proposed treatment of the hotel entrance portal feature shall be submitted for the written approval of the Local Planning Authority and the approved works so implemented in the interests of visual amenity and to comply with policies B2, B4 and B6 of the UDP.
11. Prior to the commencement of work, the specification / method statement for the cleaning of the brickwork (and re-pointing if necessary) to the existing building shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt a gentle steam / water based cleaning technique should be used. The brickwork shall then be cleaned (and re-pointed) with the approved details and maintained as such thereafter, in the interests of visual amenity and to comply with policies B2, B4 and B6 of the UDP and the requirements of PPG15.
12. No development shall take place until a programme of photographic building recording has been completed, in accordance with a specification provided by the County Archaeologist. The archaeological report shall be submitted to and approved by the Local Planning Authority before development work commences and in order to provide an archive record of the historic building before conversion and to comply with policy B14 of the UDP.