

**DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE**

AGENDA

**Meeting to be held in the Committee Room No. 2 on
Tuesday, 31st October, 2006 at 3.30 p.m.**

Part I

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Applications made under the Town and Country Planning Acts and Regulations made thereunder Report of the Director of Development and Regeneration (copy herewith).	1
4.	Town and Country Planning Act 1990 – Appeals Report of the Director of Development and Regeneration (copy herewith).	19

**R.C. RAYNER,
City Solicitor.**

Civic Centre,
SUNDERLAND.

20th October, 2006.

**This information can be made available on request in other languages.
If you require this, please telephone 0191 553 7994.**

Development Control (North Sunderland) Sub-Committee

31st October 2006

REPORT ON APPLICATIONS

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION SERVICES

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Director of Development and Regeneration for determination. Further relevant information on some of these applications may be received and in these circumstances either a supplementary report will be circulated a few days before the meeting or if appropriate a report will be circulated at the meeting.

LIST OF APPLICATIONS

Applications for the following sites are included in this report.

1. Monkwearmouth Station Museum, North Bridge Street (LAL)
2. Monkwearmouth Station Museum, North Bridge Street (LAP)

COMMITTEE ROLE

The Sub Committee has full delegated powers to determine applications on this list. Members of the Council who have queries or observations on any application should, in advance of the above date, contact the Sub Committee Chairman or the Chief Development Control Officer (ext. 1551) email address dc@sunderland.gov.uk

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that "where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Unitary Development Plan - current status

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

STANDARD CONDITIONS

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (General Development Procedure) Order 1995.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the Development and Regeneration Directorate Services in the Civic Centre.

Philip J. Barrett
Director of Development and Regeneration Services.

Reference No.: 06/03706/LAL LAP Listed Building

Proposal: **General repairs and refurbishment to conserve the historic building and enhance its function and accessibility as a museum. (Resubmission)**

Location: Monkwearmouth Station Museum North Bridge Street
Sunderland SR5 1AP

Ward: Southwick
Applicant: Tyne And Wear Museum
Date Valid: 14 September 2006
Target Date: 9 November 2006

Location Plan



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PROPOSAL:

The application is for refurbishment works, both internal and external, to the former station building on the west side of North Bridge Street. Members may recall that a similar application was presented to the May 4th 05 meeting of the Development Control Sub-Committee Meeting and subsequently approved after being referred to Government Office for the North East (GONE).

This application arises from the desire to vary an earlier grant off consent for a restoration scheme that is to be funded by Heritage Lottery Fund. Much of the schedule of work remains unchanged from the previous scheme; the detail has changed only in respect of a small number of areas or features

The proposed works include renewal of the roof covering, repairs to the masonry, the provision of a new disabled access ramp to the front and removal of the former ramp and renewal of the external finishes and boundary enclosures. There are proposed internal works including the provision of a platform lift from the ground floor to the first floor as well as general renewal of electrical wiring and mechanical services which do not require planning permission, but which do require listed building consent as a result of their potential impact on the listed structure.

The new disabled ramp to the main front entrance is proposed to be finished in York stone flags with a glass balustrade to either side or stainless steel handrails. The York stone finish will complement the proposed replacement of existing concrete paving slabs around the frontage which are to be replaced by York stone flags laid at a lower level to reveal the original bases of the columns of the portico. Similar works are also proposed on the former station platform to the west of the building. A new pedestrian path of York stone setts is proposed across the forecourt from North Bridge Street.

The forecourt of the building is to be re-covered in honey coloured gravel bonded in a bitumen base, parking bays are to be painted in a minimalist manner to avoid unsightly surface marking and the disabled parking bay is to be delineated using stone setts to complement the materials of the existing building.

The works to the ground floor include the provision of a new platform lift, the provision of a new half flight of stairs and landing adjacent to the lift and the removal of a recent partition to the rear of the southern exhibition area.

On the first floor two new openings are being made in the walls of the existing store rooms in order to create the proposed education rooms. A glazed screen is proposed at the southern end of the rear education room to create an access corridor to give access to the platform lift from the remainder of the first floor. Within the proposed rear education room, floor to ceiling cupboards are proposed on the northern wall. New toilets for the disabled are proposed in a former store at the south west corner, close to the platform lift.

The principal roof structure is sound but there is some water ingress around the chimney stacks and parapet gutters. There are broken slates, particularly at the perimeters of the slopes and a large number of the ridge tiles are badly spalled and all need rebedding. The broken tiles and slates are to be replaced. The lead gutters, flashings and soakers are generally in poor condition and there are numerous "flashband" repairs and continuous lead sheet lengths which exceed current recommendations for the control of thermal movement these faults are to be addressed. The parapets and water tabling require re-pointing with lime mortar and some stone repairs are required to allow lead flashings to be installed. Two areas of felt roof covering are to be replaced by zinc sheeting laid at a slight pitch to aid water run off.

The rainwater outlets are generally clear but not protected from debris, the size and number of outlets is being reviewed and cages are proposed to address the issue of debris ingress.

The building is classified as Grade II_ on the list of buildings of architectural and historic importance.

The application should be considered in conjunction with the planning application which is also reported on this agenda (app. no. 06/03707/LAP).

As the building is in the local authority's ownership the application is one which under regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 will need to be referred to the Secretary of State for determination in the event of Members being minded to approve the application.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

ARC
County Archaeologist
English Heritage
Nexus
Director Of Education

Final Date for Receipt of Representations: **12.10.2006**

REPRESENTATIONS:

Sunderland Arc : No Objection

Network Rail : No objection subject to the inclusion of standard planning conditions to protect the function of the operational rail line during development.

English Heritage: no objection to the proposed development but requests conditions relating to the requirement for a detailed method statement containing precise details of the service routes, fixings, holes and associated interventions into the physical fabric of the building and a methodology for these works and also a requirement that the works be supervised on site by a suitably qualified and competent person.

County Archaeologist: No objection.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments
B_8_Demolition of listed buildings
B_9_Preservation of listed buildings (including re-use)

COMMENTS:

As set out previously in the report this application is a resubmission of a previously approved application. The works proposed were set out in the proposals section of this report. The differences proposed between the approved application (05/00439/LAL) and this application will now be set out and assessed in order that Members can consider the minor differences between the two applications.

The perimeter paving was previously specified as a concrete product; this has now been re-specified as a York stone flag in a more appropriate configuration. This is highly desirable change to the scheme and is considered to be acceptable.

The forecourt is to be re-covered in a coloured gravel bonded in a bitumen base, bays to be painted in a minimalist manner to avoid unsightly surface marking. This finish will complement the materials of the existing building and is also considered to be acceptable.

The design of the replacement of the Platform Gallery is considered acceptable. The design involves a new glazing system being installed onto the existing cantilever trusses. This feature will change the manner in which light enters the building and is a minor change from the current effect. It is known that the platform was originally covered by a canopy that spanned between the east and west platforms, hence this feature is not without precedent. Note that the zinc roof originally specified has been amended at English Heritage's request to a glazed system.

The extension of the hipped roof to fully cover the offshoot to the north is considered acceptable and should help safeguard the building fabric. Should Members be minded to approve the application a condition may be attached to any approval granted requiring the submission of materials to be used in the extension to be submitted and approved to the local authority prior to development commencing on the site.

There is a schedule of stone restoration work and repointing work that is considered to be satisfactory. The method statement submitted in connection with this work has been prepared by a suitably qualified and competent person and is considered to be acceptable...

The strengthening of the first floor over the entrance foyer is being done in a non-destructive manner required to protect the ceiling and is considered to be acceptable.

Minor variations from the agreed scheme relating generally to the circulation and access for disabled persons are included within the revised scheme. These changes are necessary to enable the free and unhindered movement of disabled persons around the building and are required in order to meet the requirements under the Disability Discrimination Act and as such these minor alterations to circulation and access are considered to be acceptable.

Finally, the issue of the protection of the historic features during the proposed work should be considered. Detailed Method Statement requiring precise details of the methodology for the proposed works and additionally requiring the works to be supervised by a suitably qualified and competent person may be attached to any approval granted in order to safeguard the historic fabric of the building. English Heritage have been consulted specifically on this point and are in agreement that such a condition is necessary and appropriate to the proposed development.

In conclusion, the proposed works to the museum are considered to be acceptable. It is recommended that Members resolve that they are minded to approve the application and to refer the application to the Secretary of State for Communities and Local Government under Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990. Set out below are the conditions which it is considered should be applied to any consent.

**RECOMMENDATION: That a)Members be MINDED to grant Listed Building Consent; and
b) REFER the application to the Secretary of State for Communities and Local Government.**

Conditions:

- 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, to ensure that the development is carried out within a reasonable period of time.
- 2 The development to which this permission relates shall be carried out in complete accordance with the approved plans and specifications, to ensure that the development as carried out shall not vary from the approved plans.
- 3 No works shall commence until a scheme for the provision of a photographic and drawn record of the building has been submitted to and approved in writing by the local planning authority. The record shall thereafter be lodged with the County Archaeologist in order to comply with the requirements of Policy B8 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 walls, roofs, doors and windows 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 of the Unitary Development Plan.
- 5 No works shall commence until details of the lime mortar mix to be used have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the Listed Building and to comply with policy B8 of the UDP.

- 6 No works shall commence until details of the method of stone repair, and samples of the stone to be used, have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of Policy B8 of the UDP.
- 7 No works shall commence until details of the positioning and enclosure of the platform lift have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of UDP policy B8
- 8 No works shall commence until details of the panelling to the ground floor exhibition space have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 9 No works shall commence until details of all proposed new openings in existing internal walls have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 10 No works shall commence until details of all new architectural features and fittings, and any associated scribing around cornices and skirting boards, have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the UDP.
- 11 No works shall commence until details of proposed repairs to plaster ceilings, mouldings and internal joinery have been submitted to and approved in writing by the local planning authority to protect the fabric of the listed building and to comply with the requirements of policy B8 of the UDP.
- 12 No works shall commence until details of the new ironmongery to be used have been submitted to and approved in writing by the Local Planning Authority to protect the character of the listed building and to comply with the requirements of policy B8 of the UDP.
- 13 No works shall commence until details of the proposed new stairs from the ground floor, and the associated new landing area, have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed buildings and to comply with the requirements of policy B8 of the adopted UDP.
- 14 No works shall commence until details of the proposed new door and architrave in the first floor corridor wall have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 15 No works shall commence until full details of the proposed additional guarding to the balustrade have been submitted to and approved in writing

by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the UDP.

- 16 No works shall commence until details of the proposed remedial structural intervention to limit deflection in the first floor joints have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 17 No works shall commence until details of new and/or replacement mechanical and electrical services, including new flues and vents and all new servicing routes, fixings, holes and associated interventions into the physical fabric of the building have been submitted and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the UDP.
- 18 No works shall commence until details of the mechanical ventilation to the first floor WCs and kitchens have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 19 No works shall commence until details of the proposed new internal and external signage, including the method of fixing, have been submitted to and approved in writing by the local planning authority in order to protect the character of the listed building and to comply with policy B8 of the adopted UDP.
- 20 No works shall commence until details of the method of sealing open chimney stacks against water ingress have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with policy B8 of the adopted UDP.
- 21 No works shall commence until details and a sample of the proposed new roof over the platform gallery, including external finish, internal soffit and gutter have been submitted to and approved in writing by the local planning authority in order to protect the character of the listed building and to comply with the requirements of the policy B8 of the adopted UDP.
- 22 No works shall commence until details, including an elevational drawing, and a sample of the new curtain walling to the long platform elevation have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 23 No works shall commence until details of the new stone plinth, and a sample of the stone to be used, have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the UDP.
- 24 No works shall commence until a sample of the low pitch zinc roof sheet, which will replace two areas of felt roof, has been submitted to and

approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with policy B8 of the adopted UDP.

- 25 No works shall commence until a sample of the second-hand slate to be used, indicating size and thickness, has been submitted to and approved in writing by the local planning authority. The slate shall be British Slate. In order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 26 No works shall commence until details of the proposed lead work to the slate return roof slopes have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 27 No works shall commence until details of the additional movement joints to all lead work have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of Policy B8 of the adopted UDP.
- 28 No works shall commence until details and a sample of the ridge tiles to be used have been submitted to and approved in writing by the local planning authority in order to protect the fabric of the listed building and to comply with the requirements of Policy B8 of the adopted UDP.
- 29 No works shall commence until details of the new rainwater outlets and protective cages have been submitted to and approved in writing by the local planning authority in order to protect the character of the listed building and to comply with the requirements of policy B8 of the adopted UDP.
- 30 No works shall commence until details of repairs to the cast iron fence panels and the replacement of missing finials have been submitted to and approved in writing by the local planning authority in order to protect the character of the listed building and to comply with the requirements of policy B8 of the UDP.

Reference No.: 06/03707/LAP Development by City(Regulation 3)

Proposal: External and internal refurbishment works, to include renewal of roof covering and masonry repairs, demolition and renewal of platform gallery walls and roof, renewal of external finishes and services. Installation of access ramp with railings and car park repairs.

Location: Monkwearmouth Station Museum North Bridge Street Sunderland

Ward: Southwick
Applicant: Tyne And Wear Museum Service
Date Valid: 14 September 2006
Target Date: 9 November 2006

Location Plan



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PROPOSAL:

The application is a resubmission of an application previously approved 05/00439/LAL which was presented to the Development Control North Sub-Committee on 4th May 2005.

This proposal arises from the desire to vary an earlier grant off consent for a restoration scheme that is to be funded by Heritage Lottery Fund. Much of the schedule of work remains unchanged from the previous scheme; the detail has changed only in respect of a small number of areas or features.

The application is for refurbishment works, both internal and external to the former station building on the west side of North Bridge Street.

The proposed works include renewal of the roof covering, repairs to the masonry, the provision of a new disabled access ramp to the front and removal of the former ramp and renewal of the external finishes and boundary enclosures. There are proposed internal works including the provision of a new platform lift from the ground floor to the first floor and general renewal of electrical wiring and mechanical services which do not require planning permission, but which do require listed building consent.

The new disabled ramp to the main front entrance is proposed to be finished in York stone flags with a glass balustrade to either side and stainless steel handrails. The York stone finish will complement the proposed replacement of existing concrete paving slabs around the frontage which are to be replaced by York stone flags laid at a lower level to reveal the original bases of the columns of the portico. Similar works are also proposed on the former station platform to the west of the building.

The building is classified as Grade II_ on the list of buildings of architectural and historic importance.

The application should be considered in conjunction with the application for listed building consent which is also reported on this agenda (app. no. 06/03706/LAL).

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

ARC
Director of Community and Cultural Services
Director of Education
Nexus
County Archaeologist

Final Date for Receipt of Representations: **12.10.2006**

REPRESENTATIONS:

County Archaeologist: No Further Archaeological Work Required.

Network Rail: No objection subject to standard railway conditions.

Sunderland Arc: No comment to make on this application.

English Heritage: Preliminary discussion with a representative from English Heritage have confirmed that there are no objections to the proposed development providing that a condition is applied to any approval granted requiring the locations of all new servicing routes, fixings, holes and associated interventions into the physical fabric of the building to be agreed with the Local Planning Authority prior to the commencement of the works. Formal comments regarding the scheme are awaited from English Heritage.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments

B_8_Demolition of listed buildings

B_9_Preservation of listed buildings (including re-use)

COMMENTS:

The scheme of works is required to achieve three main aims:

- _ bring the upper floor in to more beneficial use;
- _ achieve compliance with the requirements of the Disability Discrimination Act
- _ allow greater educational use of the building; and
- _ maintain and refurbish the building to keep it weather tight.

The scheme has been the subject of detailed discussions with both the Council's own Conservation Officers and the Historic Buildings Officer for Tyne and Wear.

The major element of the work which requires planning permission is the provision of the new disabled access ramp to the main entrance and the removal of the existing ramp. The new ramp is proposed to be finished with York stone flags with a glass balustrade and stainless steel handrail. Internally, the scheme includes the introduction of a platform lift to aid access from the ground floor to the first floor and the provision of disabled toilets and two education rooms on the first floor.

The erection of a renewed platform gallery to the rear of the museum building is also proposed.

The design of the replacement of the Platform Gallery is considered acceptable. This feature will change the manner in which light enters the building and is a minor change from the current effect; it is known that the platform was originally covered by a canopy that spanned between the east and west platforms, hence this feature is not without precedent. Note that the zinc roof originally specified has been amended at English heritage's request to a glazed system.

The exact details of this platform gallery require further clarification. However, such details may be the subject of a planning condition should the application be approved.

The extension of the hipped roof to fully cover the offshoot to the north is considered acceptable and should help safeguard the building fabric.

The scheme also proposes the removal of some of the trees to the south of the building in order to increase visibility of the museum building from the road. There are no objections to this in principle but it is considered that the works should be agreed on site and should therefore be conditioned accordingly.

It is proposed that the forecourt of the building, which faces directly on to North Bridge Street, be resurfaced using the existing tarmac in honey coloured gravel rolled into a Bituminous Base. It is considered that this surface finish will complement the existing building and will also complement the proposed York Stone paving to be used at the front of the building. In addition to this the car parking bays proposed on the site are proposed to be delineated with stone setts. The proposed finish of the car parking area is considered to be acceptable.

It is considered that the scheme is acceptable in principle subject to the agreement of precise details of various aspects of the work and materials to be used. Consequently, a number of conditions will be required to ensure that the final works are satisfactory, the headings for which are set out below.

The scheme is intrinsically bound with the application for listed building consent, which will need to be referred to the Office of the Deputy Prime Minister under regulation 11 of the Town and Country Planning General Regulations 1992, as the building is in local authority ownership. Consequently, it is considered that the decision to approve this application for planning permission should be delegated to the Director of Development and Regeneration on determination of the listed building application by the Office of the Deputy Prime Minister.

RECOMMENDATION: DELEGATE to Dir. of Dev and Regeneration

Conditions:

- 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, to ensure that the development is carried out within a reasonable period of time.
- 2 The development to which this permission relates shall be carried out in complete accordance with the approved plans and specifications, to ensure that the development as carried out shall not vary from the approved plans.
- 3 No works shall commence until a scheme for the provision of a photographic and drawn record of the building has been submitted to and approved in writing by the local planning authority. The record shall thereafter be lodged with the County Archaeologist.

- 4 No works shall commence until details and samples of all external materials to be used have been submitted to and approved in writing by the local planning authority.
- 5 No works shall commence until details of the lime mortar mix to be used have been submitted to and approved in writing by the local planning authority.
- 6 No works shall commence until details of the method of stone repair, and samples of the stone to be used, have been submitted to and approved in writing by the local planning authority.
- 7 No works shall commence until details of the proposed remedial structural intervention to limit deflection in the first floor joints have been submitted to and approved in writing by the local planning authority
- 8 No works shall commence until details of new and/or replacement mechanical and electrical services, including new flues and vents and all new servicing routes, fixings, holes and associated interventions into the physical fabric of the building have been submitted and approved in writing by the local planning authority.
- 9 No works shall commence until details of the proposed new internal and external signage, including the method of fixing, have been submitted to and approved in writing by the local planning authority.
- 10 No works shall commence until details of the method of sealing open chimney stacks against water ingress have been submitted to and approved in writing by the local planning authority.
- 11 No works shall commence until details and a sample of the proposed new roof over the platform gallery, including external finish, internal soffit and gutter have been submitted to and approved in writing by the local planning authority.
- 12 No works shall commence until details, including an elevation drawing, and a sample of the new curtain walling to the long platform elevation have been submitted to and approved in writing by the local planning authority
- 13 No works shall commence until details of the new stone plinth, and a sample of the stone to be used, have been submitted to and approved in writing by the local planning authority.
- 14 No works shall commence until a sample of the low pitch zinc roof sheet, which will replace two areas of felt roof, has been submitted to and approved in writing by the local planning authority.
- 15 No works shall commence until a sample of the second-hand slate to be used, indicating size and thickness, has been submitted to and approved in writing by the local planning authority. The slate shall be British Slate.

- 16 No works shall commence until details of the proposed lead work to the slate return roof slopes have been submitted to and approved in writing by the local planning authority.
- 17 No works shall commence until details of the additional movement joints to all lead work have been submitted to and approved in writing by the local planning authority.
- 18 No works shall commence until details and a sample of the ridge tiles to be used have been submitted to and approved in writing by the local planning authority.
- 19 No works shall commence until details of the new rainwater outlets and protective cages have been submitted to and approved in writing by the local planning authority.
- 20 No works shall commence until details of repairs to the cast iron fence panels and the replacement of missing finials have been submitted to and approved in writing by the local planning authority.

ITEMS FOR INFORMATION

LIST OF OTHER APPLICATIONS CURRENTLY ON HAND BUT NOT REPORTED ON THIS AGENDA WHICH WILL BE REPORTED WITH A RECOMMENDATION AT A FUTURE MEETING OF THE SUB COMMITTEE

APPLICATION No. & Ward	ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
04/01568/OUT Southwick	Sunderland Association Football Club Stadium Of Light Sunderland	Sunderland AFC Erection of ten storey hotel incorporating two storey academy in existing parking area.	04.03.2005	03.10.04	Awaiting further Information
06/02899/FUL St Peters	Roker Hotel 9-13 Roker Tce Sunderland SR6 9ND	Durham Estates Ltd Increase in height of second floor to include raising roof line of main building and rear offshoot, to include 11 no. dormer windows to front. (14 no. additional bedrooms in roof space).	N/A	N/A	Awaiting further Information

Appeals Determined North Sunderland

Between 01/09/2006 and 30/09/2006

Team	Ref No	Address	Description	Appeal Decision	Date of Decision
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None Determined

Appeals Received North Sunderland

Between 01/09/2006 and 30/09/2006

Ref No	Address	Description	Date Appeal Lodged
06/00059/REF	1 Windmill Square□Fulwell□Sunderland□SR 5 1QP□	Erection of a detached bungalow. (Resubmission)	29/09/2006