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## **REPORTS FOR CIRCULATION**

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### **REPORT BY DEPUTY CHIEF EXECUTIVE**

#### **PURPOSE OF REPORT**

This report is circulated to the Sub Committee Meeting. It includes additional information received after the preparation of both the report on applications and the supplement. This information may allow a revised recommendation to be made.

#### **LIST OF CIRCULATED ITEMS**

Applications for the following sites are included in this report.

##### **South Area**

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| 1 | <u>St.Anthony's RC School, Thornhill Terrace, Sunderland</u> |
| 2 | <u>St.Anthony's RC School, Thornhill Terrace, Sunderland</u> |

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Number:	1
Application Number	11/03342/FUL
Proposal:	Removal of single storey mobile unit (located adjacent to western boundary of site) and demolition of attached toilet block and two storey corridor/classroom building located to the south of Westburn Building; removal of fire escape stairs from Westburn Building and remedial works to stone damage on Westburn Building. Removal of trees, saplings and shrubs from site. Erection of two storey building comprising 6no. classrooms, seminar, accessible WCs, toilets, lift, plant, stores and flexible ICT teaching space and erection of two storey link building between new build extension (as proposed) and Western Building. Erection of fencing and gates and associated landscaping works.
Location:	Saint Anthony's RC School, Thornhill Terrace, Sunderland.

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Further to the main report and to a Members site visit dated 23.03.2012, no additional information has been requested to be taken into account.

It is therefore considered that the proposed demolition of the attached toilet block and two storey corridor/classroom building and the removal of the fire escape and existing temporary classroom to allow the construction of a new two storey classroom/learning block is acceptable in principle.

The proposed design, siting and external appearance of the new building is considered to be well conceived in terms of urban design principles, sympathetic with the character of the surrounding conservation area and listed building and retains significant levels of residential amenity currently afforded neighbouring residential properties.

Appropriate mitigation can also be afforded the development by means of conditions to safeguard both the trees and wildlife contained within the site to the benefit of the wider community.

As such the proposal accords with planning policies B2, B4, B6, B10, L7, CF5, CN17, CN18, CN22, T14 and EN5 of the adopted Unitary Development Plan and conditional approval of the application is recommended.

**RECOMMENDATION: Approve subject to conditions**

## 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, 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 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

Drawing No.1. Location Plan received 14.12.2011.

Drawing No.2. Existing Site Plan received 14.12.2011.

Drawing No.3. Proposed Site Plan received 14.12.2011.

Drawing No.9. Existing Plans and Elevations - Westburn received 15.11.2011.

Drawing No.10. Proposed Ground Floor Plan received 14.12.2011.

Drawing No.11. Proposed First Floor Plan received 14.12.2011.

Drawing No.12. Proposed Roof Plan received 14.12.2011.

Drawing No.20. Existing Elevations - Contextual received 11.11.2011.

Drawing No.21. Proposed Elevations - Contextual received 11.11.2011.

Drawing No.22. Existing and Proposed Elevations - Westburn received 14.12.2011.

Drawing No.23. Westburn - Proposed Works to the Existing Fire Escape Stair Opening received 11.11.2011.

Drawing No.25. Proposed Elevations received 14.12.2011.

Drawing No.30. Proposed Fencing Detail received 14.12.2011.

Drawing No.35. Proposed Sections received 11.11.2011.

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

- 3 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.
- 4 Before the development hereby approved is commenced details of the means of demolition of the extensions, including details of measures to be taken to protect stonework of the listed building Westburn House shall be submitted to and approved in writing 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 policy EN5 of the UDP.

- 5 No development shall take place unless in accordance with the mitigation detailed within the Wildlife Survey of Saint Anthony's School, as outlined in Appendix 4 : Method Statement For Contractors and Appendix 3 : BS5837 Tree Protection Plan Should Trees Be Retained of the Arboricultural Implications Assessment, in order to maintain the favourable conservation status of protected species and to comply with policies CN18 and CN22 of the UDP.
- 6 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 days and hours of working, 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.
- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning authority a scheme of landscaping and treatment of hard surfaces which shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development, in the interests of visual amenity and to comply with policy B2, B4 and B10 of the UDP.
- 8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 and B4 of the UDP.
- 9 No tree shown to be retained on the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 "Tree Work", in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 10 If any retained tree is removed, uprooted, destroyed or dies, throughout the construction period on site and for a further three years following the completion of works, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be

planted at such time, as may be specified in writing by the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.

- 11 The erection of fencing for the protection of any retained trees shall be undertaken in accordance with the plans and particulars to be submitted to and approved by the Local Planning Authority, before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 12 Before the trees which are subject of this application are felled, details of the location, size and species of the replacement planting shall be submitted to and agreed with the Local Planning Authority along with a timescale for the replanting, in the interests of visual amenity and to comply with policy CN17 of the UDP.

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Number	2
Application Number	11/03343/LBC
Proposal:	Removal of single storey mobile unit (located adjacent to western boundary of site) and demolition of attached toilet block and two storey corridor/classroom building located to the south of Westburn Building; removal of fire escape stairs from Westburn Building and remedial works to stone damage on Westburn Building. Removal of trees, saplings and shrubs from site. Erection of two storey building comprising 6no. classrooms, seminar, accessible WCs, toilets, lift, plant, stores and flexible ICT teaching space and erection of two storey link building between new build extension (as proposed) and Western Building. Erection of fencing and gates and associated landscaping works.
Location:	Saint Anthony's RC School, Thornhill Terrace, Sunderland.

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Further to the main report and a Members site visit dated 23.03.2012, no additional information has been requested to be taken into account.

The proposal is considered to comply with the general conservation principles as outlined in PPS5 and policy B10 of the UDP. It is considered that the appearance and setting of the listed building will benefit significantly from the removal of the attached toilet block and two storey corridor/classroom building along with the removal of the fire escape stairs and as such members are recommended to approve the proposal subject to the following conditions.

### **RECOMMENDATION: Approve subject to conditions**

#### **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, as required by section 18 of the Planning (Listed Buildings and Conservation Areas) 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 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 new stonework for quoins, cills and pilasters 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.

- 3 Notwithstanding the approved plans, no part of the works hereby granted consent shall be commenced until a detailed method statement of the proposed demolition of the attached toilet block and two storey corridor/classroom and removal of the fire escape stairs from Westburn House has been submitted to and approved in writing by the City Council in its capacity as Local Planning Authority. For the avoidance of doubt, the method statement shall include a clearly annotated plan confirming the exact extent of demolition, written details of the means of demolition, details of measures to be taken to protect the existing stonework of the listed building as the extension is taken down and the removal of material from the site, in the interests of maintaining the historic fabric of the building and to comply with the requirements of Planning Policy Statement 5 : Planning for the Historic Environment
- 4 Notwithstanding the approved plans, no part of the works hereby granted consent shall be commenced until a full specification and method statement providing precise details of the work necessary for all repair and restoration works to the listed building, including stone repairs, mortar mix, and method of finishing for re-pointing works etc. has been submitted to and agreed in writing with the City Council in its capacity as Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details, in the interests of maintaining the historic fabric of the building and to comply with the requirements of Planning Policy Statement 5 : Planning for the Historic Environment
- 5 Notwithstanding the submitted details, a sample panel of re-pointing (and bedding of new stone if necessary) must be provided for approval prior to the implementation of the re-pointing works on site and the remaining brickwork shall be re-pointed in accordance with the agreed method, in order to protect the fabric of the listed building, in the interests of visual amenities of the area, and to comply with policies B2 and B10 of the UDP.