

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

SUPPLEMENT

Number:	S1
Application Number:	08/04097/FUL
Proposal:	Demolition of former bus depot and erection of 2no 3 storey apartment blocks comprising of 24no 2 bedroom apartments with associated access, parking and landscaping (As Amended to 20no apartments and revised layout, access and parking)
Location:	76 Toward Road, Sunderland

Further to the main agenda report work is still being undertaken on the preparation of a Section 106 Agreement in respect of equipped children's play and it is anticipated that a recommendation will be made on a report to be circulated at the meeting.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

Number: S2

Application Number: 09/00312/LBC

Proposal: Partial demolition of 170 - 175 High Street West and proposed alterations, refurbishment and extension of existing buildings to provide 15no. apartments, 2no ground floor shop units and ground floor office space.

Location: 170 -175 High Street West, Sunderland

As stated in the main report, the majority of the demolition, alteration, refurbishment and extension works to 170-175 High Street West are considered to be generally acceptable, although some amendments and clarification is considered necessary. However, the proposed work was still being considered by a number of statutory and non-statutory consultees and the public consultation period was still in progress. Since the preparation of the main report, a number of consultation responses have been received and the statutory public consultation period has ended.

ENGLISH HERITAGE COMMENTS

English Heritage has noted that 170-175 High Street West is a significant group of buildings in Sunderland, for the survival of such late 18th/early 19th century examples is rare. As such, whilst their poor condition is undoubtedly an issue, every effort should be made to retain and restore the fabric and important features of the building. It was previously advised, in response to consultation for the earlier Listed Building Consent for the demolition at the site (ref. 08/03889/LBC), that the future of the buildings should be considered as part of a comprehensive proposal for their repair and re-use. This application for Listed Building Consent, in conjunction with the tandem full planning application (ref. 08/04562/FUL), now proposes such a scheme. The applicant is urged to consider the availability of funding via the Townscape Heritage Initiative in order to help secure a high-quality scheme and help bridge any conservation deficit.

The conversion and extension scheme is broadly supported, but it is recommended that further information or clarification is sought on a number of issues prior to determination:

1. It is agreed that the first floor bay (or oriel) window to the front of 172-173 High Street West should be retained, for it is an attractive feature of the building and represents a later phase in its commercial development. There is no apparent

justification for its removal and the reinstatement of sash windows and new brickwork would create difficulty in finding matching brickwork and pointing.

2. The plans propose the removal of chimney breasts at first and second floor level to 170-171 High Street West and the reinstatement of the stacks above. The reinstatement of the stacks on all the buildings is welcome and it is recommended that this is confirmed in writing prior to the determination of the application. The removal of the chimney breasts could be avoided with slight alterations to the internal layout of the proposed flat and could become a feature in a new kitchen.

3. The existing timber windows should be retained where possible or replaced with exact replacements. If internal shutters remain, they would provide additional thermal and noise insulation.

4. The detail relating to the work proposed to the shopfronts is scant and highly detailed plans are recommended prior to determination.

5. The provision of kitchen units in front of windows on the front elevations should, and could, be avoided as the worktop level would be higher than the existing cill level, which results in an unsightly and uncomfortable junction. Further units could return from the inside wall to create a U-shape to avoid crossing windows.

6. Re-pointing of the historic buildings should be avoided unless absolutely necessary. If necessary, a sample panel should be agreed on site before work commences and mechanical tools should not be used in order to avoid possible damage to the brickwork.

The above recommendations, which mirror many of the recommendations made by the City Council's Conservation section, have been relayed to the agent acting on behalf of the applicant. Amended drawings have subsequently been submitted (received 25th February 2009), with the bay window retained, chimney breasts retained, chimney stacks reinstated and kitchens re-organised to prevent units crossing in front of windows. The requirements relating to the sash windows and re-pointing will be covered by the imposition of suitably worded conditions.

The agent of the applicant has confirmed that new shop fronts will be required to all three buildings. These will be subject to separate planning and Listed Building Consent applications once the shops/office are sub-let.

English Heritage have recommended that the demolition of the rear section of the central building (no. 172-173) should be carefully monitored and the extent of demolition should be clearly annotated on plans of the buildings to avoid unnecessary loss of historic fabric. Additionally, whilst an Archaeological Assessment of the buildings has been undertaken and submitted with the

application, internal access was not possible due to health and safety issues and therefore it is also recommended that an archival record be taken prior to demolition once the buildings have been made accessible.

The proposed new-build to the rear of the plot is considered to be acceptable in terms of its scale and massing. The height of the new buildings is broadly equal to the eaves line of the historic buildings and should not creep any higher so as to retain the hierarchy of built form on the site, with principal buildings to the front. The contemporary design is clear and again it is recommended that the more detailed aspects are finalised prior to determination.

COUNTY ARCHAEOLOGIST COMMENTS

The County Archaeologist has raised no concerns with regard to the proposal, suggesting that due to the state of the buildings, the Archaeological Assessment submitted with the application provides as complete a record of the building as is reasonably possible at this stage. No further action is requested or recommended.

PUBLIC CONSULTATION

One letter of objection has been received in response to consultation, from the resident of an address distant from the development site. The objector raises six general concerns with regard to the application, namely;

1. The bow window at the front of no. 172-173 should be retained as it is an attractive historic feature of the building.
2. The existing buttresses to the eastern elevation of the retained buildings should be removed and alternative, more sympathetic supporting measures introduced.
3. The modern extension should start at the southern end of the retained existing buildings
4. A more traditional treatment should be adopted to the side (eastern) elevation of the retained building in terms of fenestration, materials etc.
5. The new build extension is unsympathetic in design, materials and unsubtle colour finishes and does not enhance the Conservation Area.
6. No part of the modern extension should be visible beyond the gable wall of no. 170-171 when viewed from High Street West (there is a protruding relief feature housing balconies at first and second floor levels in the east elevation of the proposed extension).

The comment regarding the retention of the bow window is agreed with; as previously indicated, this matter has been discussed with the agent of the applicant. It is not considered reasonable or necessary to request the alteration or removal of the buttresses to the exposed gable wall of no. 170-171 - it is likely these were fitted when the buildings previously occupying the site were cleared.

The comments regarding the design of the new build extension are subjective; the proposals have been assessed by both the City Council's Conservation section and English Heritage and are considered to be generally acceptable and an appropriate addition to the listed buildings and wider Conservation Area.

CONCLUSION

The amended plans retain the first floor bay window to the front of no. 172-173 High Street West, revise the internal layout to enable the retention of the chimney breasts and display the reinstatement of chimney stacks, as requested by English Heritage and the City Council's Conservation section. The amended drawings are considered to be acceptable and will result in a generally sympathetic restoration and high-quality extension scheme that will bring these severely dilapidated vacant buildings back into a viable use. The proposed demolition, alterations, refurbishment and extension works are not considered to be of undue harm to the character and appearance of the listed buildings, or result in the unacceptable loss of historic fabric. As such, the proposal is considered to comply with the requirements of policies B2, B8 and B10 of the City Council's adopted Unitary Development Plan (1998) and the policy advice provided within Planning Policy Guidance note 15.

RECOMMENDATION: MINDED TO GRANT Listed Building Consent, subject to referral of application to Government Office for the North East and the conditions 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. 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.

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 buildings to the rear of 170-173 High Street West 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 and the removal of material from the site. 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 buildings and comply with the requirements of policies B8 and B10 of the City Council's adopted Unitary Development Plan (1998) and PPG15.
4. Notwithstanding the approved plans, the demolition hereby granted consent shall not commence until an archival record of the buildings to be demolished has been taken once they have been made accessible, in the interests of providing a record of historic fabric and to comply with the requirements of policies B8 and B10 of the UDP and PPG15.
5. Notwithstanding the approved plans, no part of the works hereby granted consent shall be commenced until a method statement providing precise details of the of the work necessary to retain the first floor bay window to the front of 172-173 High Street West have been submitted to and approved in writing by 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 in order to comply with the requirements of policies B8 and B10 of the UDP and PPG15.
6. Notwithstanding the approved plans, prior to the commencement of development precise details of the methods to be used for the cleaning of all brickwork and stonework shall be submitted to and approved in writing by the City Council in its capacity as Local Planning Authority. For the avoidance of doubt, the submitted details shall include a methodology for non-abrasive technique of cleaning of the stone and brick work and shall include precise details of an area of brickwork and sandstone to be used to trial the cleaning method. A timetable for the trial cleaning of the brick and stone work shall be agreed in writing with the Local Planning Authority prior to any cleaning of stone/brickwork taking place, in order that the Local Planning Authority can observe the cleaning method taking place. Once agreed, the cleaning shall be carried out in complete accordance with the approved details to a timetable to be first agreed in writing with the Local Planning Authority, in the interests of protecting the historic fabric of the building and to comply with the requirements of PPG15.

7. Notwithstanding the approved plans, no part of the works hereby granted consent shall be commenced until a drawing showing any areas where re-pointing is required is submitted to the City Council in its capacity as Local Planning Authority. New pointing must be undertaken in a pure lime mortar, the composition and finish of which must be agreed in writing with the City Council in its capacity as Local Planning Authority prior to the commencement of any works, and the removal of any defective pointing shall only be carried out by hand. 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 PPG15.
8. Notwithstanding the approved plans, no part of the works hereby granted consent shall be commenced until a method statement providing precise details of the work necessary to restore or replace window frames 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 PPG15.
9. Notwithstanding the approved plans, no part of the works hereby granted consent shall be commenced until a drawing and method statement giving precise details of the proposed roof construction, including any necessary supporting steel work, has been submitted to and approved 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 PPG15.
10. Notwithstanding the approved plans, no part of the works hereby granted consent shall be commenced until a drawing giving precise details of eaves detailing and rainwater goods has been submitted to and approved in writing with the City Council in its capacity as Local Planning Authority. For the avoidance of doubt, the eaves detailing and rainwater goods should be of a historic pattern gleaned from surviving evidence. 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 PPG15.
11. Notwithstanding the approved plans, no part of the works hereby granted consent shall be commenced until a drawing giving precise details of the works proposed to restore chimney stacks has been submitted to and approved 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 PPG15.

12. The approved demolition shall be carried out in complete accordance with the method statement in the 'Bat Assessment for three terraced buildings at 170-175 High Street West, Sunderland' submitted with the application, dated November 2008, so as not to harm a protected species and comply with policy CN22 of the adopted Unitary Development Plan (1998).
13. 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.
14. The works hereby granted consent shall not be carried out until a contract to carry out the works of the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides (planning application reference 08/04562/FUL), in order to ensure that the Local Planning Authority retains control of the development and to comply with policies B8 and B10 of the UDP and PPG15.