

## **DELEGATED REPORT / CASE OFFICER'S ASSESSMENT**

**Ref No:** ST/0029/16/COND  
**Proposal:** Partial Discharge of Condition 3 - Details of External Materials, Windows, Roof Lights, Doors and Repair of Boundary Walls - in relation to previously approved planning application ST/0108/15/FUL  
**Location:** Site of Church Lane House  
Church Lane  
Whitburn  
SR6 7JL

**Site Visit Made:** N/A

### **Relevant policies/SPDs**

- 1 DM1 - Management of Development (A)
- 2 DM6 - Heritage Assets and Archaeology
- 3 SPD12 - Whitburn Conservation Area Management Plan

### **Description of the site and of the proposals**

Planning permission ST/0108/15/FUL was granted on 30<sup>th</sup> July 2015 for the following:

*“Construction of 5no. contemporary executive townhouses with associated vehicle access/egress, car ports, garden waste and refuse stores, boundary treatments and landscaping.”*

Planning permission was granted subject to 17 conditions. This application provides details of Condition 3 relating to details of materials and detailing.

Condition 3 states that:

*“Notwithstanding the details hereby approved, prior to the commencement of works in connection with each of the architectural features referred to in this condition, samples and details for that feature shall be submitted to the local planning authority and approved in writing. Architectural features include, samples and details of all external materials, sample panel of stone cladding, proposed windows, roof lights, glass balustrades, large scale joinery details of front entrance doors and site entry gates, external decoration scheme, ventilation grilles and boiler flues, external bin stores and sample panel with methodology for the repair, rebuilding and repointing of the existing boundary walls enclosing the site as shown on Drawing Number AL (90) 0200 Rev C (Received 13/05/2015).  
All works shall be carried out in accordance with the approved details.*

*In the interests of safeguarding both the character and appearance of the area, in accordance with Policies DM1(A) and DM6 of the South Tyneside Local Development Framework.”*

The applicant has submitted the following information seeking to discharge this condition:

- Letter from Allan Thompson received 14/03/2017
- The Rooflight Company neo Rooflight Detailed Description received 25/02/2016
- Dwg No AL(00)0030 received 25/02/2016
- 'Upgrading and replacement of the existing stone boundary wall', Fitz Architects received 22/02/2017
- Dwg No FL/SK1 received 16/06/2017
- Dwg No FL/SK2 received 16/06/2017
- Dwg No AA (27) 001-002 received 22/02/2017
- Dwg No AA (27) 003-004 received 22/02/2017
- Dwg No SK01 received 25/02/2016
- Dwg No FD/SK1 received 25/02/2016
- 'Birtley Steel Doors' Brochure received 25/02/2016
- 'ThermoPlus / ThermoPro Entrance Doors' Brochure received 25/02/2016
- 'Thermal 4-35Hi+' Brochure received 25/02/2016

### **Publicity / Consultations**

#### **1) Neighbour responses - None**

#### **2) Other Consultee responses**

The Historic Environment Officer commented that the submitted details were acceptable and the condition can be discharged.

### **Assessment**

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

The main issue relevant to the assessment of the details of the condition is whether the proposed materials and details as detailed in the report would be acceptable and would satisfy the requirements of condition 3. The reason for the condition was to ensure that the development would display a design sympathetic to the character and appearance of the Whitburn Conservation Area.

The Council's Historic Environment Officer has advised that the submitted details are acceptable and satisfy the requirements of condition 3.

Given that the Historic Environment Officer has raised no objections, it is considered that the submitted details would be acceptable, in accordance with Local Development Framework (LDF) Development Management Policies DM1 (A) and DM6. It is therefore recommended that Condition 3 be discharged.

### **Recommendation**

Approve Details of Condition

## **Informatives**

### 1 NOTE TO APPLICANT

For the avoidance of doubt, this decision relates to the following documents:

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### 2 NOTE TO APPLICANT

This condition has been discharged in part.

Samples and details of the stone cladding, glass balustrades, external decoration scheme and boiler flues are required to enable the condition to be discharged in full.

**Case officer: Seán Gallagher**

**Signed:**

**Date: 01/11/2017**

**Authorised Signatory:**

**Date:**

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