

## **Appeal Statement for Full Planning Application:**

### **Sir William Fox Hotel: South Tyneside Council: ST/0234/20/FUL**

The following appeal statement is in support of a full planning application for the conversion of the current Sir William Fox Hotel from a hotel use back to a residential use and remodelling to provide seven apartments within the existing building footprint.

The appeal is being lodged on the grounds of non-determination of the planning application in the statutory timescales of the application.

The full plans application accompanies a listed building application running concurrently.

The application is recommended for approval by the planning officer (see enclosed officers report) and was considered at the November committee on 23<sup>rd</sup> November 2020 and was non-determined.

During the course of the application, we have worked closely with the Planning Officer and Historic Building Officer to ensure the application meets planning policy requirements and sympathetically considers the listed building status to ensure that the proposals provide enhancement and betterment to the building. This is borne out within the officer's report.

The relevant planning policy documents the application meets fully are (and referenced in the officers report):

- Policy DM1.
- Policy DM6.
- Policy SPD10.
- Core Strategy Policy SC4 (Housing Needs, Mix and Affordability (LDF Core Strategy)
- South Tyneside Strategic Housing Market Assessment.

The conversion from current hotel use to residential (C3) use accords with Local Development Framework Policies ST1, ST2, SC1, SC3, SC4 and DM1(J). (This is borne out within the officer's report.)

The proposal accords with Policies A1 Improving Accessibility (LDF Core Strategy) and DM1 (G, H and I) Management of Development-Highways and Access (LDF Development Management Policies) as the proposed will not change either the location of the existing or off-street parking provision or the vehicular access arrangements to the building. The proposal meets the requirements of A1 in supporting the use of public transport, cycling and walking to ensure new developments are easily accessible. The proposal is located in a sustainable location with good access to public transport with a bus stop located directly to the rear of the property on Dean Road.

The Planning Officer and Historic Building Officer have visited the building prior to the Covid lockdowns and consider that the current arrangement of the internal fabric of the building to have no bearing on the listed building status, with any features removed during the conversion works for the current hotel use. This is borne out within the officer's report.

Nevertheless, the proposals will have no impact on the listed building asset and significance to the conservation area. Through careful and sensitive alterations to the interior and exterior, repair and limited extension will enhance the significance of the building and the heritage asset. It is the applicant's intention to refurbish the building to respect its heritage asset and in turn, provide the building with an extension to its life as an important part of Westoe Village and the conservation area.

The scale of the proposals is in keeping with the size and shape of the building and as noted, has been designed to work with the original building fabric and layout. The linear nature of the building supports the proposed subdivision of the floor levels in a considered way. The floor area of the building and size of apartments is not unusual to a building of this size and scale and the number of apartments is reflective of the simple subdivision of the 'L' shaped building footprint in providing well-proportioned apartments. The apartments are to be rented with a private management service agreement for communal areas. The service agreement will ensure upkeep and maintenance of the listed building.

The proposal of one 1-bed apartment and six 2-bed apartments provide opportunity for people to live in this part of the South Tyneside where demand for smaller two-bedroom dwellings is greater than large single sized dwellings and as such the proposed seven apartments would meet the identified need within the South Tyneside Strategic Housing Market Assessment.

In summary, the proposals are the result of a careful approach in respecting the heritage asset whilst returning the building to a residential use which will meet housing needs in the borough while ensuring the application before the committee meets Core Strategy planning policy and respects the listed building status of 5 Westoe Village and the surrounding conservation status of the village.