DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0422/18/COND
Proposal: Discharge of Condition 7: External materials. Relating to previously approved planning application Ref. ST/0754/16/FUL.
Location: South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

Site Visit Made: N/A

Relevant policies/SPDs

1 DM1 (A) - Management of Development

Description of the site and of the proposals

These details have been submitted to discharge condition 7 (external materials) attached to a previously approved planning application for the erection of a combined heat and power (CHP) and boiler house building with associated plant/equipment, including the erection of a 22metre high flue, and ancillary accommodation at South Tyneside District Hospital, Harton Lane, South Shields.

Publicity / Consultations (Expiry date: N/A)

1) **Neighbour responses**

None consulted

2) **Other Consultee responses**

None consulted

Assessment

Planning permission was granted on 19 December 2016 for the following development:

"Erection of a combined heat and power (CHP) and boiler house building with associated plant/equipment, including erection of 22metre high flue, and ancillary accommodation. The proposal shall provide heat and power and utilise free heat for domestic hot water. The new plant will look to burn gas to generate electricity."

Condition 7 attached to the planning permission states:

"Prior to the commencement of the construction of the development hereby approved details of all external materials shall be submitted to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved details.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with Development Management Policy DM1 of the South Tyneside Local Development Framework."

The proposed materials for the walls of the boiler house include oyster and anthracite coloured composite cladding panels with smooth blue facing bricks to the lower plinth. The materials for the ancillary building include white rendered walls with smooth blue facing bricks to the lower plinth. Curtain walling frames, louvres, doors, rainwater goods, fascias and soffits would be coloured anthracite.

The proposed materials are considered to be acceptable with regard to their impact on the visual amenities of the area. As such, it is considered that the proposals are in accordance with Development Management Policy DM1 (B).

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

Recommendation

Approve Details of Condition

List of approved plans for standard note

Plan Reference

External Materials Schedule received 24/04/2018

Case officer:
Signed:
Date:

Authorised Signatory:
Date:

«END»