## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0149/22/DEM
**Proposal:** Application to determine if prior approval is required for a proposed demolition of Doctors Residence and The Leas Buildings {under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended}.
**Location:** Doctors Residence and The Leas Buildings
South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

**Site Visit:** 04/03/2022

### Description of the site and of the proposals

Before exercising a permitted development right to demolish a building under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the developer is required to apply to the Local Planning Authority for a determination of whether the prior approval of the authority will be required as to the method of the proposed demolition and any proposed restoration of the site.

The buildings are sited towards the north western side of the Hospital complex. Demolition is required as the buildings are currently vacant, in a poor state of repair, and no longer form viable units of accommodation. Submitted details state that the proposed demolition works would be completed by sequential dismantling techniques using a mechanical demolition 360 excavator and power hand tools. Dust and noise suppression methods will be employed during the demolition. Following the demolition of the building, the vacant plot will be finished with top soil and seed. Waste material will be sorted for recycling. Non-recyclable materials will be taken to land fill sites for disposal.

As required by the GPDO, the applicant was required to erect the appropriate site notice informing the public of the proposed demolition works. A copy of the site notice was submitted with the application. A site visit was undertaken by the case officer on 4th March 2022 and the site notice (dated 4th January 2022) was visible. It is therefore considered that the application has been appropriately publicised.

### Publicity / Consultations

**1) Neighbour responses**

N/A

**2) Other Consultee responses**

N/A

### Assessment

Part 11 Class B of the Town and Country Planning (General Permitted Development) Order 2015 outlines the need for an applicant to apply to the Local Planning Authority for a determination of whether its prior approval will be required for the proposed method of demolition and any proposed restoration of

the site. This gives the Local Planning Authority the means of regulating the details of demolition in order to minimise the impact on local amenity. This procedure does not allow for the consideration of the principle of demolition or the loss of the buildings, merely the methods of demolition and site restoration.

There is no planning history of direct relevance to the determination of this application.

The proposed method of demolition would be appropriate given the scale of the buildings. The proposed method of site restoration would also be acceptable, leaving the site in a tidy condition.

It is noted that the site lies within a predominantly residential area, and the Local Planning authority is mindful on the disturbance demolition works can have to neighbouring residential properties. As such, a condition relating to working hours is suggested in order to protect the amenity of neighbours. As a condition is required, prior approval is required and granted to allow the attachment of a condition relating to working hours.

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

**Recommendation**

Prior Approval Required & Given

Conditions and reasons

1. No demolition activities, including the use of plant, equipment, and deliveries shall take place before 0800 hours and continue after 1800 hours Monday to Friday, or commence before 0800 hours and continue after 1300 hours on Saturday. No demolition or associated works shall be carried out on a Sunday or Bank Holiday.

Reason: In the interests of residential amenity and in accordance with part 15 of the NPPF.

**Case officer: Adam Williamson**
**Signed: 16/03/2022**
**Date:**

**Authorised Signatory:**
**Date:**

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