

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0222/23/COND
Proposal: Partial discharge of Condition 4: Sectional Drawings. Relating to previously approved planning application ST/1072/21/FUL.
Location: The Barnes Institute
13 - 15 East Street
Whitburn
SR6 7BY

Site Visit Made: N/A

Relevant policies/SPDs

- 1 DM1 - Management of Development
- 2 DM6 - Heritage Assets and Archaeology
- 3 WNP Policy WNP4 - Whitburn Conservation Area
- 4 WNP Policy WNP11 - Whitburn Village Centre

Description of the site and of the proposals

Planning permission ST/1072/21/FUL was granted on 14/04/2022 for replacement/alterations to both front shop entrances, including doors and display windows. Installation of windows in blocked up openings on the south facing wall. Replacement/alterations to all other windows on all four sides of the building

Condition 4 of the planning permission states:

Sectional drawings, drawn to a recognised scale (ideally to a scale of 1:20 or less) of each size of proposed window shown on the elevation plans hereby approved shall be submitted to and approved in writing by the local planning authority, prior to the installation of any of the windows of the corresponding size. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure that the proportions of frame to glass are appropriate, particularly in relation to some of the smaller windows, in the interests of the character and appearance of the property, the street scene and the Whitburn Conservation Area, in accordance with South Tyneside LDF Development Management policies DM1 and DM6.

The applicant is seeking a partial discharge of this condition in respect of replacement windows to the front elevation including the shopfronts and new windows at ground floor level to currently blocked up openings on the south side elevation and has submitted the following documentation in support of their application, namely:

Phase 1 Window Replacement Drg No.1 received 13/03/2023;
Phase 1 Window Replacement Drg No.2a received 13/03/2023;
Phase 1 Window Replacement Drg No.2b received 13/03/2023;
Phase 1 Window Replacement Drg No.3 received 13/03/2023;

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Phase 1 Window Replacement Drg No.4 received 13/03/2023;
Phase 1 Window Replacement Drg No.5 received 13/03/2023;
Phase 1 Window Replacement Drg No.6 received 13/03/2023;
Phase 1 Window Replacement Drg No.7 received 13/03/2023;
Phase 1 Window Replacement Drg No.8 received 13/03/2023;
Sections Vertical & Horizontal received 01/05/2023.

Publicity / Consultations (summary)

1) **Neighbour responses:** Not applicable

2) **Other Consultee responses**

Historic Environment Officer: I am satisfied with the sections provided and would therefore recommend the condition be discharged.

Assessment

Having regard to the submitted details and the consultation response from the Historic Environment Officer, it is considered that sufficient information has been submitted to enable this condition to be discharged in part in respect of the replacement windows to the front elevation including the shopfronts and new windows at ground floor level to currently blocked up openings on the south side elevation ; in accordance with LDF Policies DM1 and DM6 and Whitburn Neighbourhood Plan Policies WNP4 and WNP11.

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 plans for standard note

Phase 1 Window Replacement Drg No.1 received 13/03/2023;
Phase 1 Window Replacement Drg No.2a received 13/03/2023;
Phase 1 Window Replacement Drg No.2b received 13/03/2023;
Phase 1 Window Replacement Drg No.3 received 13/03/2023;
Phase 1 Window Replacement Drg No.4 received 13/03/2023;
Phase 1 Window Replacement Drg No.5 received 13/03/2023;
Phase 1 Window Replacement Drg No.6 received 13/03/2023;
Phase 1 Window Replacement Drg No.7 received 13/03/2023;
Phase 1 Window Replacement Drg No.8 received 13/03/2023;
Sections Vertical & Horizontal received 01/05/2023.

Case officer: Geoff Horsman

Signed: G.Horsman

Date: 04/05/2023

Authorised Signatory:

Date:

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