

The application is for variation of condition 2 of planning permission 15/00583/FUL for the erection of a 2 storey extension to the David Weatherall Building, in order to allow the addition of condensing units on the roof of the building.

The condensing units measure 1.7 metres in height by 1.2 metres wide by 0.75 metres deep and are situated above the main entrance point of the building.

This part of the University campus lies within a Policy E8 area which is anticipated for academic, staff/student residences, business and employment opportunities linked to the University but is outside of any other specific landscape designation, although within the Rural Area, all as shown on the Local Development Framework Proposals Map.

The site of the building lies outside of, but near to, the Grade II Registered Parkland

**The 13 week period for the determination of this application expires on 25<sup>th</sup> May 2016.**

### **RECOMMENDATION**

**PERMIT subject to conditions relating to the following:-**

- 1. Approved drawings**
- 2. All other conditions associated to permission 15/00583/FUL continue to apply.**

### **Reason for Recommendation**

The air condensing units are required to meet servicing requirements for the internal spaces. Although the condensing units will be viewable from the front (the car parks side) of the building they are located behind a step in the roof preventing views of them from other vantage points along the main entrance into the university campus. Their inclusion in the design is a minor change in the context of the overall scale of the David Weatherall campus building and would not be detrimental to its appearance.

### **Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application**

Following on from pre-application negotiations the proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and no amendments are considered necessary.

### **Key Issues**

The application is for variation of condition 2 of planning permission 15/00583/FUL for the erection of a 2 storey extension to the David Weatherall Building in order to allow the addition of condensing units on the roof of the building.

The condensing units measure 1.7 metres in height by 1.2 metres wide by 0.75 metres deep and are situated above the main entrance point of the building. The sole key issue to consider is

the design of the development and its impact on the visual appearance of the building acceptable?

Paragraph 56 of the National Planning Policy Framework (the Framework) states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 states that permission should be refused

for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres. It states that new development should protect important and longer distance views of historic landmarks and rural vistas and contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, use of appropriate vernacular materials for buildings and surfaces and access. The policy is consistent with the Framework.

The Council's Urban Design Supplementary Planning Document provides further detailed advice as to how design should be assessed to complement to Policy CSP1.

The David Weatherhall building has a curved and segmented footprint with a series of stepped sloping roofs, and partly cantilevered elements facing onto Keele Road on its northern side. The building occupies an extremely prominent location at the main entrance point to the University campus.

The condensing units will only be visible from the front of the building, the car park side, not from Keele Road, the more prominent side. They are also situated behind a step in the roof, further reducing their prominence. The units are to be an off white colour (or similar) to blend in with the colour of the facing materials of the building. The scale and positioning of the units will not be harmful to the overall appearance of the facility.

## APPENDIX

### Policies and proposals in the approved development plan relevant to this decision:-

#### Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy ASP6: Rural Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP2: Historic Environment  
Policy CSP3: Sustainability and Climate Change

#### Newcastle-under-Lyme Local Plan (NLP) 2011

Policy N17: Landscape Character – General Considerations  
Policy E8: Keele University and Keele Science Park

### Other Material Considerations include:

National Planning Policy Framework (NPPF) (2012)  
National Planning Practice Guidance (PPG) (2014)

#### Supplementary Planning Guidance/Documents

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Supplementary Planning Document (2010)

#### Relevant Planning History

01/00874/FUL	Proposed medical school and primary care science research centre	Permitted 2001
12/00383/FUL	Single storey rear extension, two storey side extension and first floor side extension.	Permitted 2012
13/00634/FUL	First floor extension	Permitted 2013
14/00953/FUL	Erection of a single storey extension and new canopy over existing service yard	Permitted 2015
15/00583/FUL	Two storey extension and basement, to rear of David Weatherall Building to extend iPCHS research facility.	Permitted 2015

#### Views of Consultees

Comments from **Keele Parish Council** are awaited. The due date for those is the 25<sup>th</sup> March. If no comments are received it can be assumed there are no objections to the proposal.

**Environmental Health Division** have no objections.

#### Representations

None received to date.

#### Applicant's/Agent's submission

The application documents are available for inspection at the Guildhall and via the following link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00164/ful>

Background papers

Planning files referred to  
Planning Documents referred to

Date report prepared

16 March 2016