

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

26th April 2016

Agenda item 5

Application ref. 15/00700/OUT & 15/01078/LBC

The Orme Centre, Orme Road, Newcastle

As anticipated in paragraph 10.3 of the agenda report the comments of the **Local Lead Flood Authority** have now been received. They state that the submitted Surface Water Drainage Statement demonstrates that an acceptable drainage design could be achieved. The detailed drainage design should be in accordance with the drainage statement and design parameters in the submitted documents and in addition, the use of permeable paving should be considered. A condition requiring the submission, approval and implementation of a detailed surface water drainage scheme is recommended.

Similarly as anticipated in paragraph 4.3 of the report the **Conservation Officer** has now advised that the following conditions are required:

- Details and materials for the making good of the main building following the demolition of extensions
- Method statement for repair and consolidation of stonework
- Further details of internal doors and window architraves where alterations are being made
- Details of repair work to existing windows and details including samples of proposed new windows
- Details of any secondary glazing systems
- Details of suspended ceilings system
- Details of the mezzanine floor
- Details of the treatment of internal corridors and internal windows/fanlights
- Details of drainage requirements to service the en-suites
- Details of landscaping and materials between the new and old buildings
- Details of all other proposed external materials
- Any repointing to be in lime mortar

Further comments have been received from the **Environmental Health Division**. They state that they are concerned that the application has been recommended for approval despite the absence of the requested air quality impact assessment. They state that given the proximity to the highway, they are extremely concerned that air quality could be an issue which potentially has significant financial and resource implications for the Council as well as potential health impacts for the residents of the development and those in the immediate locality. As such they still object to the development. A building wide ventilation solution must be identified to ensure appropriate indoor air quality. The details of the heating system must also be required by condition.

The **Applicant** has submitted a section drawing through the hall showing that the finished floor level of the mezzanine correlates with the sill height of the hall windows. It is highlighted that the Conservation Officer wanted the insertion of the mezzanine to be clearly legible as a later addition to the original building fabric and it is considered that this should be achieved by using contrasting materials (such as steel, glass and timber) rather than a physical stepping back from the stone wall. This is because part of the area below the mezzanine contains service accommodation so clearly an open void would be impractical and it would require an extensive amount of balcony rails to stop people from falling through the gap as required by building regulations. Accordingly, it is considered that the correct approach is to form an independent lightweight steel frame within the hall but to fit timber floors up to the edge of the stone walls. Any balustrading around the void areas would be formed in frameless glass.

Your Officer's comments

The issue of whether an air quality assessment should have been provided prior to a decision on the application is considered fully in the agenda report. That it might be necessary for the Council itself at some future date, as indicated by the Environmental Health Division, to obtain an air quality assessment, at its own cost, is not a material planning consideration. It would be appropriate to include the requested conditions requiring prior approval of the main building's ventilation and of the heating systems for both buildings.

The section drawing and details of the treatment of the proposed mezzanine floor are considered appropriate and subject to the conditions recommended by the Conservation Officer, it is considered that the alterations to the Listed Building would be appropriate.

The agenda report anticipates the receipt of further comments from the Landscape Development Section following additional information from the applicant's agent. No further comments have been received but your officer is satisfied that subject to conditions, there would be no significant adverse impact on trees.

The RECOMMENDATION remains as per the main agenda report with the following additional conditions

1) With respect to the application for planning permission 15/00700/OUT:

- **Building wide ventilation system for Main Building**
- **Heating system of both Main and New buildings**

2) With respect to the application for listed building consent 15/01078/LBC:

- **Details and materials for the making good of the main building following the demolition of extensions**
- **Method statement for repair and consolidation of stonework**
- **Further details of internal doors and window architraves where alterations are being made**
- **Details of repair work to existing windows and details including samples of proposed new windows**
- **Details of any secondary glazing systems**
- **Details of suspended ceilings system**
- **Details of the mezzanine floor**
- **Details of the treatment of internal corridors and internal windows/fanlights**
- **Details of drainage requirements to service the en-suites**
- **Details of all other proposed external materials**
- **Any repointing to be in lime mortar**