

**DELEGATED**

**AGENDA NO .**

**PLANNING COMMITTEE  
31<sup>st</sup> JANUARY 2007**

**REPORT OF CORPORATE DIRECTOR  
OF DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES.**

**06/3578/FUL**

**45 - 53 Dovecot Street Stockton-on-Tees**

**Demolition of existing building and erection of 1 no. Retail unit with 36 no.  
Student flats above**

**Expiry date: 23<sup>rd</sup> February 2007**

**Summary:**

The application site is situated on the corner of Dovecot Street and Brunswick Street and lies approximately 70 metres from the defined Stockton Town Centre. The existing premises in a two-storey building and is currently used for retail purposes. The application site also lies adjacent to a conservation area and several listed buildings.

Planning permission is sought for the erection of 1no. retail unit and 36no. student bedrooms flats with associated cycle store and bin store. The ground floor will accommodate the retail unit with the remaining four floors providing the student accommodation.

The proposed building is a five-storey building of a modern and contemporary design. And discussions have taken place with the case officer, historic buildings officer and English Heritage in order to set out the broad design principles and basic requirements. Further discussions with the Council's officers have helped to develop the current design scheme.

**Recommendations:**

***Planning application 06/3578/FUL be approved subject to the following conditions and a commuted lump sum for open space provision and residents parking scheme.***

***01. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority. Drawing Number(s):- SBC001, SBC002 (lighting details), 0566/01, 0566/02, 0566/03, 0566/04, 0566/05, 0566/06, 0566/07, 0566/08, 0566/09, 0566/10 and 0566/SK1***

***Reason: To define the consent.***

**02. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.**

**Reason: To enable the Local Planning Authority to control details of the proposed development.**

**03. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

**Reason: To achieve a satisfactory form of development.**

**04. Before any building for which permission is hereby granted is occupied, the sewage disposal works required shall be completed in accordance with the plans submitted with the application for the planning permission, to the satisfaction of the Local Planning Authority.**

**Reason: To ensure satisfactory means of sewage disposal.**

**05. Before the use commences the building shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between living accommodation and bedrooms in adjacent flats in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with these agreed details**

**Reason: To protect the amenity of residents from excessive noise from adjacent dwellings.**

**06. Before the permitted dwellings are occupied, any living rooms or bedrooms with windows affected by traffic noise levels of 68db(A) L10 (18 hours) or more (or predicted to be affected by such levels in the next 15 years) shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority for the protection of this proposed accommodation from traffic noise. Such a scheme shall be implemented in accordance with these agreed details.**

**Reason: To protect the amenity of the occupants of the dwellings from excessive traffic noise.**

**07. The hereby approved retail premises shall not be open for business, nor shall supplies be delivered thereto, outside the hours of: 8.00 a.m. - 10.00 p.m. Monday to Sunday.**

**Reason: To ensure a satisfactory form of development**

**08. No Development hereby approved shall commence on site until a Phase 1a+b desk study investigation to involve hazard identification and assessment has been carried out, submitted to and approved in writing by the Local Planning Authority. The study must identify industry and geologically based contaminants and include a conceptual model of the site. If it is likely that contamination is present a further Phase 2 site investigation scheme involving risk estimation shall be carried out, submitted to and approved in writing by**

***the Local Planning Authority prior to any development hereby approved commences on site.***

***Reason: To ensure the proper restoration of the site.***

***09. No development hereby approved shall commence on site until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. No Development hereby approved shall commence until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance which will be carried out in accordance with the requirements of the report.***

***Reason: To ensure the proper restoration of the site.***

***10. Before the use commences the retail unit shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between the retail unit and living accommodation/bedrooms in adjacent flats in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with these agreed details***

***Reason: To protect the amenity of residents from excessive noise from the retail unit.***

***11. No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 8.30am on Saturdays nor after 6.00pm on weekdays and 1.00pm on Saturdays (nor at any time on Sundays or Bank Holidays).***

***Reason: To avoid excessive noise and disturbance to the occupiers of nearby premises.***

***12. Notwithstanding the submitted information provided in this application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority***

***Reason: To define the consent***

***13. Notwithstanding the submitted information provided the external render shall be finished and painted in accordance with a colour scheme to be agreed in writing with the Local Planning Authority. Such an agreed colour scheme shall be retained for the life of the development unless otherwise agreed in writing with the Local Planning Authority.***

***Reason: To define the consent***

**Heads of Terms**

***Commuted lump sum of £1500 towards residents parking scheme  
Commuted lump sum of £900 toward nearby open space provision.***

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies as it is considered that the proposed development is visually acceptable and would not detrimentally impact on the setting of adjacent listed buildings, would not have a detrimental impact on the privacy or amenity of the neighbouring properties or highway safety and there are no other material considerations, which indicate a decision, should be otherwise.

Policies of the adopted Stockton-on-Tees Local Plan  
GP1,  
HO3,  
HO11,  
EN28

Planning Policy Guidance No.3: Housing,  
Planning Policy Guidance No.15: Planning and the Historic Environment

**Background:**

1. The application site has been subject to two previous planning applications during 2006, the first seeking consent for the erection of 2no. retail units and 46no. student bedrooms (06/0074/FUL) with the second application seeking consent for 1no. retail unit and 36no. student bedrooms (06/1435/FUL), both applications were withdrawn by the applicants.
2. Although both applications were considered to be acceptable in principle for retail use and student accommodation, the design of the schemes was considered not to be appropriate in terms of the adjacent conservation area and listed buildings.
3. The first application was considered to be inappropriate in terms of its scale and massing in relation to the adjacent buildings and the overall design considered to be poor in context of the conservation area/surrounding buildings. Whilst the second application offered a more traditional design, the pastiche approach was deemed not appropriate and concerns were again raised in relation to scale, proportions and massing of the building.
4. Since the second application discussions have taken place with the case officer, historic buildings officer and English Heritage in order to set out the broad design principles and basic requirements. Further discussions then took place with the Council's officers to develop the current design scheme.

**The Proposal:**

5. The application site is situated on the corner of Dovecot Street and Brunswick Street and lies approximately 70 metres from the defined Stockton Town Centre. The existing premises is in a two-storey building and is currently used for retail purposes. The application site also lies adjacent to a conservation area and several listed buildings.
6. Planning permission is again sought for the erection of 1no. retail unit and 36no. student bedrooms flats with associated cycle store and bin store. The ground floor will accommodate the retail unit (providing approximately 147 sq. metres of floorspace), with a separate access to four floors of student accommodation, refuse and cycle stores.

7. The proposed building is a five-storey building of a modern and contemporary design. The building will measure 25m (long) x 12m (wide) and will reach a height of approximately 13.5 metres, with the fifth storey set back from the main frontage by approximately 0.5 metres.

### **Consultations**

8. The following Consultees were notified and any comments they made are below

#### **Head of Integrated Transport and Environmental Policy**

The development should be designed and constructed in accordance with the Councils Design Guide and Specification (Residential and Industrial Estates Development) current edition, and to that end I would comment as follows:

The proposed accommodation has no incurtilage car parking. However, it is located on the Town Centre fringe, with nearby public parking and good public transport provision.

Provision of 8 number covered and secured cycle spaces is required as specified in the Councils Design Guide.

A commuted lump sum of £1500 should be requested in order to contribute towards a Residents Parking Scheme for this area of Stockton Town Centre.

I have no knowledge of flooding in this area and the applicant is advised to make their own enquiries.

#### **Environmental Health Unit**

Further to your memorandum regarding the above, I have no objection in principle to the development, however, I do have concerns regarding the following environmental issues and would recommend the conditions as detailed be imposed on the development should it be approved.

- Noise disturbance from access and egress to the premises
- Noise disturbance between living accommodation
- Noise disturbance from Retail Unit
- Possible land contamination
- Construction Noise

#### **Northumbrian Water Limited**

No objections to the proposal but require the developer to contact them regarding connections to the water supply and the discharge of foul and surface waters.

#### **English Heritage**

This application follows two previous applications that were withdrawn. Our comments on these earlier applications are contained in our letters dated 6 March 2006 and 26 June 2006. The current application also follows several pre-application meetings with the applicant, one of which we attended in August 2006 to discuss broad design principles. It is regrettable that there was not an opportunity for us to provide pre-application advice on the latest proposal before the formal submission was made.

The advice we have provided so far has tended to emphasise the need for the proposed design solution to be informed by a robust understanding of the context of the application site. While we recognise that the current proposal incorporates several positive aspects (notably, a reduced overall height when compared to the previous scheme and a strong corner treatment at the junction of Dovecot Street and Brunswick Street), we remain to be convinced by the proposed architectural form, detailing and external materials in this location. The submitted Design and Access Statement has not been prepared in accordance with current guidance in DCLG Circular 01/2006 and provides only a few hints of how the context of the proposed application site (including the architectural character of the neighbouring listed buildings) has informed the physical characteristics of the current proposal.

Before formally determining this application, we would urge your Council to seek from the applicant further contextual information showing the proposed scheme in the broader street scene, ideally by way of a series of photomontages. We also recommend that the applicant be encouraged to “beef up” the submitted Design and Access Statement to reflect the advice in DCLG Circular 01/2006 (as well as published guidance from CABE) in order to provide a more substantive explanation and justification of the proposed design solution.

#### *Recommendation*

We would urge you to address the above issues and would welcome the opportunity of advising further. Please consult again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise of the committee and send us a copy of your report at the earliest opportunity.

#### **Historic Buildings Officer**

The development site is an existing simple two storey building retail unit situated on Dovecot Street adjacent to the Grade II\* listed former Brunswick Methodist Chapel. Formerly a chapel the building is now in use as a carpet warehouse.

In addition the site lies adjacent to the Stockton Town centre conservation area and the current proposals should be determined in line with the guidance set out in PPG 15.

Dovecot Street is a mix of building types, forms and heights. The site is a sensitive development site due to its prominent position adjacent to several important listed buildings.

Two previous design schemes have been submitted which failed to meet the Local Authorities requirements for such a sensitive location. Subsequently the current scheme has been amended to take into account officer’s comments and has greatly been reduced in terms of bulk and massing. This has significantly improved its appearance in the street scene next to the neighbouring Brunswick Chapel and now appears subservient in scale.

The result is a contemporary design, which is intended not to compete with the more decorative style of the neighbouring listed properties.

There are examples of other modern architecture in the street scene notably the Arc building and the adjacent 1960’s building which has recently been

converted to Student accommodation on the corner of Skinner Street and it is not considered that the building will appear out of place in its context.

The proposed building follows the built pattern along Dovecot Street and will have active frontage on both Dovecot Street and the return on to Brunswick Street.

The stepping on the Dovecot street elevation is intended to minimise the bulk of the building and the corner detail has been considered to ensure views from the town centre are maximised at the same time minimising the impact on the Brunswick Chapel at this key point.

The use of a basic colour palette and restrained architectural form is again intended to create a subtle finish to not compete with neighbouring properties and to harmonise in the street scene.

The window lines and levels, intend to follow existing prominent lines within the street scene to minimise visual conflict with neighbouring properties.

In general the architectural form of the building sits positively in the street scene in terms of its bulk and massing.

The proposal needs to be considered in terms of its replacement of a more modest building, in a street scene where properties are in general of a larger scale. On balance, in context with the existing building on site I have no objections to the proposal.

#### **Landscape Officer**

I refer to your letter and enclosures received on 20 December 2006 and respond as follows:

I have no objections to the lighting proposals; however I make reference below to previous comments made regarding the application as a whole;

Whilst I have no objection to the application, I would like to make the following observations:

1. Given the location of the site adjacent to a listed building, the historic planning officer is likely to make comment. I request that we continued to be consulted in respect of any subsequent changes to the application.
2. I request that a Section 106 contribution be obtained from the applicant towards open space provision.
3. Due to the likely increase in traffic, I request that traffic-calming proposal be investigated. This would provide an opportunity to improve the floorscape and street furniture along the street, should the highway engineers consider that the proposal have an implication on the adopted highway.
4. The building façade treatment will need to be looked at closely taking into account the existing adjacent building lines and materials. In particular, the softening transition between the adjacent existing building roofline and windows and the proposed new build. The previous application on the site, app – 06/1435/FUL was more in keeping with the traditional building treatment of Dovecot Street complimenting the original existing architecture and materials.

5. I also would recommend a strong emphasis on the importance of the corner treatment of the building as this can be seen from the high street and provides an important focal point for pedestrians moving through into the Parkfield & Mill Lane area from the Town Centre.

### **Cleveland Archaeologist Section**

I have a basic record of the existing building and do not have any objection to its demolition. I have no other comments to make on archaeological grounds.

### **NEDL**

No objections but refer the developer to the Health and Safety Executives publications on working with and in and around electricity.

9. The application has been advertised on site and in the Local Press as well as individual letters being sent to neighbouring residents. The neighbour consultation period expired on the 29<sup>th</sup> December 2006. 2 letters have been received to the proposed development. Objections/concerns are raised on the following issues (in summary)
  - Impact of adjoining walls/roofs
  - Loss of daylight
  - Impact on existing parking problems
  - Impact on marginalised communities in the area
  - Noise and disturbance during construction
  - Overlooking of No.55 Dovecot Street roof space

### **Planning Policy Considerations**

10. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP).
11. The following planning policies are considered to be relevant to the consideration of this application:

Stockton-on-Tees Local Plan

#### **Policy GP1**

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;



- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

**Policy HO3**

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

**Policy HO11**

New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment which is in keeping with its surroundings;
- (ii) Incorporate open space for both formal and informal use;
- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity;
- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (v) Pay due regard to existing features and ground levels on the site;
- (vi) Provide adequate access, parking and servicing;
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

**Policy EN28**

Development which is likely to detract from the setting of a listed building will not be permitted.

Planning Policy Guidance No.3 & Planning Policy Statement 3 – Housing and Planning Policy Guidance 15: Planning and the historic environment are also considered to be relevant to this decision.

**Material Planning Considerations**

12. The main planning considerations of this application are the impacts on the character of the area, amenity of neighbouring occupiers and access and highway safety.

**Principle of development.**

13. The application site lies within the limits to development and is a previously developed site. The site has no specific allocation although it lies adjacent to the Stockton Town Centre Conservation Area and within 70 metres of Stockton Town Centre.
14. Both Planning Policy Guidance No. 3 and the recently produced Planning Policy Statement 3 outline that there is a priority to re-using previously

developed land within urban areas and to encourage more sustainable patterns of development near to public transport and local services.

15. The site also meets the criteria for high density development as outlined in the Council's Supplementary Planning Guidance for high density/flatted developments (SPG no.4) and is within approximately 70 metres from the defined Stockton Town Centre, therefore the site is considered to be suitable and sustainable enough for accommodating flatted development.
16. Given the above and the previous approval the principle of residential development on the site is still considered to be acceptable subject to policies GP1, HO3, HO11 and EN28.

### **Site sustainability**

17. The site lies within short walking distance of Stockton Town Centre, which provides a range of services, goods and facilities to meet the every day needs of students. The town centre also provides access to public transport modes that cover links to the Teesside Area and North East/Yorkshire regions through bus service provision and the rail network. Good footpath/cycleway links are also provided to the University campus on Teesdale and is approximately only a 15-minute walk from the site.
18. The site is therefore considered to be an appropriate and sustainable enough site to location the student accommodation proposed as part of the development.

### **Vitality and viability on local centres**

19. The application site lies outside of a defined centre where new retail development is not encouraged or normally considered to be acceptable under the Stockton on Tees Local Plan Alteration. However, the existing building is currently used as a retail showroom with a much larger retail floor area. Taking into consideration the existing use of the site, the retail (use class A1) element of the proposed development is considered to be acceptable and is unlikely to have a detrimental impact on the vitality and viability of the existing defined centres as outlined in policy S1 of the adopted Stockton on Tees Local Plan, when compared to the existing situation.

### **Impact on the character of the area**

20. Within the immediate locality there are a range of building styles and sizes some of which are historic and have listed building status. The design follows the outcome of discussions with the Local Planning Authorities planning and historic buildings officers as well as discussions over the broad design principles with an officer from English Heritage.
21. As the application site lies adjacent to the Stockton Town Centre conservation area planning policy guidance No.15 (PPG15) has particular relevance. PPG15 sets out that replacement buildings should be imaginative, of a high quality design and is seen as an opportunity to enhance the area. It is also stated that new buildings should not directly imitate earlier styles, but that they should be designed with respect for their context. PPG15 also highlights that the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

22. The scale and massing of the building is considered to be appropriate within the immediate locality and would act as a local landmark and feature building along Dovecot Street and to a certain extent reflects the contemporary nature of the Arc. Its design highlights elements by the Dovecot Street area and suggested materials to reflect the existing higher quality buildings without competing against the high quality buildings. The importance of high quality materials would however, be essential to achieving a successful design and could be controlled through a planning condition.
23. It is accepted that this contemporary design will differ from the more traditional and historical buildings in the locality, but it is not considered that the development would have a positive impact on this area of the nearby conservation area or the visual amenities as a whole so as to justify a reason for refusal of the application.
24. Given the above it is considered that the proposed development is visually acceptable and would not be in direct conflict with local plan policy GP1.

#### **Setting of Listed buildings**

25. The site is surrounded by several listed buildings/structures to the north and east, these are namely the Brunswick Methodist Chapel (grade II\*), No 62 Dovecot Street (grade II\*), Walls and gates piers to no. 62 (grade II), No.'s 64 and 66 Dovecot Street (grade II), No.'s 1 and 2 Brunswick Street (grade II).
26. Given the design, scale and massing are considered to be appropriate the proposed development is not considered to have a detrimental impact on the setting of these listed buildings in accordance with policy EN28 of the adopted local plan

#### **Impact on residential amenity.**

27. The proposed development will be situated approximately 15 metres from the neighbouring units opposite the site. Although this is less than the recommended distance of 21 metres the distances replicate those already existing along Dovecot Street as a whole and is an historic problem. Given the variety of uses along Dovecot Street includes a mix of commercial and residents and then historic problems of the area it is considered that the proposed development will not result in a significant loss of privacy of amenity to the future residents of the area.
28. Concerns have been raised in relation to windows/balconies overlooking the roof of the neighbouring unit potentially harming any future redevelopment of the site. It is accepted that 3 window will overlook the current roofs cape and will therefore not have a significant impact in term of loss of privacy. Whilst concerns over the future redevelopment are understood each application must be judged on its own merits. Part of Dovecot Street's character is down to the mix of styles and architecture and it is considered that approval of this scheme would not set a precedent, which would allow other units to redevelop at similar scale. In the case for the adjacent unit it is felt that a more modest scheme would be appropriate to the street scene and that the windows of the top two floors of the adjacent will not significantly harm any future proposals for redevelopment.
29. The Council's landscape officer has commented that a requirement to nearby open space provision is required as none is provided within the site. Based on

site area of 0.026 and the Authorities current calculation of £3,500 per 0.1 hectare the commuted lump required is £900.

30. The Environmental Health Unit are satisfied that the two uses are compatible with one another and have suggested that several conditions be imposed on the development, in relation to sound insulation/noise disturbance if it is approved. Any noise issues between the two uses can therefore be reduced to a satisfactory levels and ensure that future occupiers of the premises can expect a suitable level of amenity. Hours of open of the retail unit have also been limited for 8am-10pm in order to preserve a reasonable level of amenity.
31. It is accepted that if the application were to be approved that there could potentially be some issues with noise and disturbance during construction, however, this would only be a temporary issue and the hours of construction could be restricted via a planning condition to protect amenity, and would therefore not warrant a reason for refusal.

#### **Archaeological Interest**

32. Tees Archaeology have commented that they have a basic record of the existing building and do not have any objection to its demolition. No that there are no objections it is considered that there is no basis for a refusal on archaeological grounds.

#### **Impact of Traffic and Highway safety**

33. The Head of Integrated Transport and Environmental Policy have commented that they have no objections to the proposed development due to its central location. A commuted lump sum is however, requested in order to contribute towards a Residents Parking Scheme for this area of Stockton Town Centre. It is therefore considered that there are no significant highway safety issues that remain and that the development is acceptable in this aspect.
34. Objections have received in relation to the implications of the proposed development in relation to parking within the area. Given the nature of the proposals and the Head of Integrated Transport and Environmental Policy's response parking provision is not deemed to be an issue on this application. It is also anticipated that a residents parking scheme in the area will also help in alleviate any current problems. On balance it is therefore considered that there are no significant issues of access and highway safety to justify a refusal of the application

#### **Other issues**

35. Concerns have been raised in relation to the impact on neighbouring properties in terms of adjoining walls/roofs; this issue would be addressed under the Party Wall act and is not a material planning consideration.
36. Concerns over the impacts on marginalized communities are noted and appreciated, however the principle of student accommodation on the site is acceptable and would not be provide justification to warrant a refusal of the application.
37. Objection over the impact on security of neighbouring properties are appreciated, however, it is not considered to be significant enough to warrant a refusal of the application and this to a certain extent would be the responsibility of the neighbouring property owners.

**Conclusion.**

38. In conclusion it is considered that the proposed development is visually acceptable and would not detrimentally impact on the setting of adjacent listed buildings, would not have a detrimental impact on the privacy or amenity of the neighbouring properties or highway safety. The development is viewed to be in accordance with policies GP1, HO3, HO11 and EN28 of the adopted Stockton on Tees Local Plan and is subsequently recommended for approval.

**Corporate Director of Development & Neighbourhood Services**

**Contact Officer: Simon Grundy**

**01642 528550**

**Financial Implications**

As report.

**Environmental Implications**

As Report

**Community Safety Implications**

N/A

**Human Rights Implications**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

**Background Papers**

Stockton-on-Tees Local Plan

Regional Spatial Strategy

Tees Valley Structure Plan

Planning Policy Guidance No. 3: Housing

Planning Policy Guidance No. 15: Planning and the historic environment.

Planning Policy Statement 3: Housing

**Ward and Ward Councillors**

Stockton Town Centre Ward

Councillors D. W. Coleman and Councillor P. Kirton