

Date:

Wednesday 6 May 2026 at 1.30 pm

Venue:

Council Chamber, Dunedin House, Columbia Drive, Thornaby, TS17 6BJ

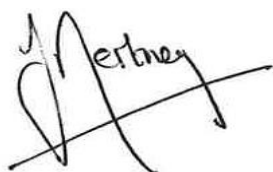
Cllr Mick Stoker (Chair)

Cllr Michelle Bendelow (Vice-Chair)

Cllr Carol Clark, Cllr Stephen Dodds, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Agenda

1. **Evacuation Procedure** (Pages 7 - 10)
2. **Apologies for Absence**
3. **Declarations of Interest**
4. **Minutes of the meeting which was held on 4 March 2026** (Pages 11 - 42)
5. **Planning Protocol** (Pages 43 - 44)
6. **25/2684/FUL 41-45 Yarm Lane, Stockton-on-Tees** (Pages 45 - 86)
7. **25/2685/LBC 41-45 Yarm Lane, Stockton-on-Tees** (Pages 87 - 112)
8. **Houses in Multiple Occupation Supplementary Planning Document and Article 4 Direction** (Pages 113 - 176)
9. **Planning Compliance Performance Report** (Pages 177 - 180)
10. **Consultation direction and call-in arrangements for housing schemes**(Pages 181 - 182)



Jonathan Nertney
Head of Democratic Services
Date Not Specified

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please.

Contact: Democratic Services Officer Sarah Whaley on email sarah.whaley@stockton.gov.uk

Key – Declarable interests are :-

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

Members – Declaration of Interest Guidance



Table 1 - Disclosable Pecuniary Interests

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2 – Other Registerable Interest

You must register as an Other Registrable Interest:

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

Council Chamber, Dunedin House Evacuation Procedure & Housekeeping

Entry

Entry to the Council Chamber is via the Council Chamber entrance indicated on the map below.



In the event of an emergency alarm activation, everyone should immediately start to leave their workspace by the nearest available signed Exit route.

The emergency exits are located via the doors on either side of the raised seating area at the front of the Council Chamber.

Fires, explosions, and bomb threats are among the occurrences that may require the emergency evacuation of Dunedin House. Continuous sounding and flashing of the Fire Alarm is the signal to evacuate the building or upon instruction from a Fire Warden or a Manager.

The Emergency Evacuation Assembly Point is in the overflow car park located across the road from Dunedin House.

The allocated assembly point for the Council Chamber is: D2

Map of the Emergency Evacuation Assembly Point - the overflow car park:



All occupants must respond to the alarm signal by immediately initiating the evacuation procedure.

When the Alarm sounds:

1. **stop all activities immediately.** Even if you believe it is a false alarm or practice drill, you MUST follow procedures to evacuate the building fully.
2. **follow directional EXIT signs** to evacuate via the nearest safe exit in a calm and orderly manner.
 - do not stop to collect your belongings
 - close all doors as you leave
3. **steer clear of hazards.** If evacuation becomes difficult via a chosen route because of smoke, flames or a blockage, re-enter the Chamber (if safe to do so). Continue the evacuation via the nearest safe exit route.
4. **proceed to the Evacuation Assembly Point.** Move away from the building. Once you have exited the building, proceed to the main Evacuation Assembly Point immediately - located in the **East Overflow Car Park**.
 - do not assemble directly outside the building or on any main roadway, to ensure access for Emergency Services.

5. await further instructions.

- **do not re-enter the building under any circumstances without an “all clear”** which should only be given by the Incident Control Officer/Chief Fire Warden, Fire Warden or Manager.
- do not leave the area without permission.
- ensure all colleagues and visitors are accounted for. Notify a Fire Warden or Manager immediately if you have any concerns

Toilets

Toilets are located immediately outside the Council Chamber, accessed via the door at the back of the Chamber.

Water Cooler

A water cooler is available at the rear of the Council Chamber.

Microphones

During the meeting, members of the Committee, and officers in attendance, will have access to a microphone. Please use the microphones, when invited to speak by the Chair, to ensure you can be heard by the Committee and those in attendance at the meeting.

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Planning Committee

A meeting of Planning Committee was held on Wednesday 4th March 2026.

Present: Cllr Mick Stoker (Chair),
Cllr Carol Clark, Cllr Lynn Hall, Cllr Shakeel Hussain, Cllr Niall Innes (Sub for Cllr Dan Fagan), Cllr Eileen Johnson, Cllr Mohammed Mazi (Sub for Cllr Elsi Hampton), Cllr Tony Riordan, Cllr Paul Rowling (Sub for Cllr Michelle Bendelow), Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Officers: Julie Butcher, Stephen Donaghy, Simon Grundy, Martin Parker, Joe Porter and Sarah Whaley

Also in attendance: Applicants, Agents and Members of the Public

Apologies: Cllr Michelle Bendelow (Vice-Chair), Cllr Dan Fagan and Cllr Elsi Hampton

P/57/25 Evacuation Procedure

The evacuation procedure was noted.

P/58/25 Declarations of Interest

There were no declarations of interest.

P/59/25 Minutes of the meeting which was held on 4 February 2026

The minutes were approved and signed as a correct record by the Chair.

P/60/25 Planning Protocol

The planning protocol was noted.

P/61/25 25/1330/OUT Land East Of Holdenfields Farm, Green Lane, Yarm

Consideration was given to planning application 25/1330/OUT Land East Of Holdenfields Farm, Green Lane, Yarm.

Planning permission was sought for Outline planning application with all matters reserved except access for up to 600 dwellings.

The application site was outwith the development limits, however the Council could not demonstrate a five year supply of housing and therefore the benefits of the scheme had been weighed against the harm as detailed in the report.

The development had received a significant number of objections which had been considered in full and there were no sustainable planning reasons to refuse the development.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that In view of the considerations set out within the main report, the application be recommended for approval with conditions as detailed within the officers report.

Objectors attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- Concerns were raised relating to the impact on highways and capacity overload on the local traffic network. Should this application be approved, there would be over an additional 1000 vehicles exacerbating the situation further.
- There were 2 roundabouts and 4 junctions on Green Lane with reports of up to 28 vehicles frequently backed up to the junction of Kirk Road.
- Would Kirk Road junction have traffic lights should the proposal go ahead?
- Questions were raised relating to when the last traffic report had been undertaken as it was believed to have been in 2016.
- Where was the road safety audit within the transport assessment?
- Where would the financial contributions for education and NHS be spent?
- Due to the lack of a 5-year housing supply developers were able to submit applications outside the limits of development.
- The councils 5-year housing supply estimates were called into question as there were as many as 2300 houses (2.8 years) excluded from the 5-year housing supply.
- The application should be refused on the grounds of adverse impact on the area outweighing the benefits.
- Accumulative traffic impact must be assessed in terms of historic buildings and landscape with associated noise and air pollution impacting on the ambient setting of Yarm High Street.
- Yarm High Street was a conservation area and the local plan protected it.
- Reference was made to a previous application 19/0345/OUT at Handley Cross, Leven Bank, Yarm for the erection of up to 7 dwelling's and which was refused by the Planning Committee and lost at appeal. The inspectorate concluded that the proposal would appear as an incongruous form of suburban development in an important

countryside gap. The site at Handley Cross was in close proximity to this application site.

- There was also reference made to the local Farm Shop on the proposed site which had made a previous application to extend its premises, however the application had received objections from Highways.

- A resident and his wife regularly walked into Yarm High Street via the Spital and would arrive in the high street before the queuing vehicles, however the last traffic study was undertaken in 2020 during a COVID year which was not representative of traffic issues during peak times.

- Concerns were raised relating to the lack of support in Yarm for its current residents, particularly the elderly. There was little in the way of green belt and parks. Inadequate buses and railway stations, therefore more people relied on their cars. Poor access to car parks. Only 1 chemist, 1 GP surgery and 1 dentist. Nothing got fixed such as pavements and potholes. Traffic congestion made it difficult to get to hospital. There were no leisure facilities in Yarm, the nearest facility was in Ingleby Barwick.

- On the 21 January 2026 a valid petition had been considered at full council to stop further developments in Yarm which had been started because of this application, yet there were 2 more applications where Northern PowerGrid had submitted that there was not enough electricity capacity for extra homes.

- The application should be deferred due to a lack of clarity regarding power supply.

- A previous application for 200 homes had been withdrawn due to traffic matters, showing a lack of consistency.

- Concerns were raised relating to S106 agreements not being completed and also the upgrade to the A19 Crathorne interchange which was running into millions and needed the necessary funding to be completed.

- Following the comments submitted by the NHS which stated it was at full capacity and required additional funding should the development go ahead, it was suggested that the required funding should be released as soon as the first dwelling was built.

- The development was not needed; there were several houses on development sites within Yarm which had still not sold. In particular 6 new builds on Green Lane which had failed to sell at auction with a starting price of £2700. There were also incidents at Morely Carr development site which had seen the developer send tankers to deal with sewage issues.

- Reassurances were sought that the facts and figures submitted by developers relating to the requirement for school places, GP and dental surgeries, flood risk assessments, impacts on roads etc, should be independently checked prior to the development being approved.

- Local GP surgery was already struggling with number of patients; it was impossible to make an appointment.

- Reference was made to the loss of the 12-acre golf driving range, stating it could violate rural diversification for which funding had been provided. changing the land to

housing was highly relevant and needed consent, representing the loss of open space and sporting amenity.

- This development alone would lead to approximately 900 vehicles which the current infrastructure could not support.

- Nearby comprehensive schools were full to capacity. Yarm did not have a police station and only had a part time operational fire station. The current infrastructure could not cope with the accumulative housing developments in Yarm and Eaglescliffe which would total 1348 houses, approximately 2700 adults, 1500 children and 2000 vehicles.

- One member of the public expressed he was not opposed to new housing in principle; however, it must be supported by infrastructure particularly the impact on the A1044 roundabout at Mount Leven, which Highways Officers had not highlighted within the officer's report. Reference was made relating to the preparation of a masterplan for south-east Yarm to include a possible bypass from A1044 to A167 where he had been in discussions with the Council and was asked to secure landowners' participation which they had agreed to, however formal correspondence from the Council was never issued as agreed. The Committee were also informed that he had commissioned modelling of a link road at his own expense. The report failed to adequately address highways concerns and should this application be approved, it would prevent a relief road. In addition, a new substation would be needed on his land to supply the new homes with electricity which remained at his good will and had yet to be secured.

The applicant's agent was in attendance and given the opportunity to make representation. His comments could be summarised as follows:

- The proposed scheme would deliver 120 much needed affordable homes at a time when Stockton was facing an acute affordable housing crisis.

- The Yarm traffic model had been updated and there were no outstanding issues.

- Northern PowerGrid were obliged to supply power, and they had committed to work to deliver supply.

- There were no objections from regulatory authorities / external consultees.

- The scheme would provide substantial material benefits, and the 600 homes would meet the councils needs.

- There would be green areas, bus provision, safe cycle connections and increased employment revenue, as well as S106 contributions to Crathorne interchange, GP surgeries and education.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- The Planning Services Manager explained to the Committee that officers had been working on outstanding issues, however they had to consider material planning considerations rather than the weight of public objection as well as supplying housing for future generations. The applicant had put the Councils Planning Authority on notice

for non-determination in December 2025 however an extension had been agreed up until today's meeting and should the application be refused the notice for non-determination would be triggered.

- In terms of concerns raised relating to power supply, there was limited capacity available which could slow down housing delivery however that was not a reason for refusal.
- In terms of landscaping although it was acknowledged there would be harm, this would not outweigh the overall benefits of the proposed scheme.
- The NHS's response to the consultation requesting additional funding meant that additional capacity could be provided subject to a S106 agreement. Financial contribution would also be required to increase school capacity.
- Where concerns had been raised relating to houses not selling in the area, the council worked with national housing figures and the need for future housing. It was the role of the council and statutory consultees to check facts and figures and enter into discussions should additional information be required.
- Officers were not aware of tankers at the Morely Carr development site dealing with sewage issues, they could have been called for a failed pumping station.
- Flood risk had been considered with a small area of surface flooding, and an assessment had been done raising no significant issues. The driving range was not considered an open space, and was a "commercial entity", but it was understood that the range would be retained.
- The proposed site was close to local amenity, such as shops, pub, schools etc therefore was considered a sustainable site.
- The Yarm traffic model was updated in the summer of 2025. In terms of severe impact officers were required to consider what had been before. The last application which went to appeal showed an increase of 3-minute increase in journey time and was considered acceptable. This application was only showing an increase of 1 minute on journey times at peak times. There was also cycle link improvements , a bus service and a contribution to the Crathorne Interchange.
- Officers also confirmed that access would be subject to agreements, and a full road safety audit process would be done if the application was approved.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows:

- The site was not originally marked for housing and was outside the limits to development. Should the application be approved this would exacerbate an already busy road network with over an additional 1000 vehicles. There would also be a substantial increase of patients at Yarm Medical Practice, and there were real issues around school places at the local secondary school. Electricity supply was also a reason for concern.
- Traffic concerns were real, as demonstrated by a small section of the A19 being closed recently and traffic in Stockton coming to a standstill. It was also felt officers

had not fully addressed issues surrounding why 200 homes were refused due to road safety traffic capacity issues, however this application was for 600 homes with no traffic concerns.

- Traffic capacity in Yarm was already horrific, and it was time that the Planning Committee just said no to further developments in Yarm unless the right infrastructure was in place.

- Figures relating to zero queuing traffic on Kirk Road reported by Eddison's did not stack up and needed to be checked.

- Comments made relating to 'non-determination' and the threat of an appeal would not influence Members decisions. How could a developer put the council on notice when there were numerous outstanding issues still needing to be addressed.

- Concerns were raised relating to fact and figures submitted by the applicant and whether these had been thoroughly checked by officers.

- Yarm medical Practice was already at full capacity. Should the practice be able to extend to accommodate the predicted additional patients, they would need to walk, as the current car park could not be extended

- In terms of the 120 affordable homes that were proposed, these would be too expensive for most people to afford.

- The proposed site was prime arable land and should be left alone.

- Future development sites had not been considered in terms of impact on traffic highway safety and infrastructure.

- A nearby development to the proposed site by Duchy Homes had a S106 agreement in place which highlighted that they could only allow occupancy of the first 50 homes until the Crathorne Interchange had been completed, therefore building would stop until the upgrade of the interchange.

- The upgrade to the Crathorne interchange would take years, and until completed local roads would take the strain.

- The proposed application was a sizeable extension to Yarm and needed to be part of a Masterplan.

- Land use and environmental issues needed to be determined.

- Ancient woodland and protected species must be protected and an Environmental Management Plan was required including a check for Badgers.

- Concerns were raised relating to flooding particularly that along Green Lane which was a major problem.

- There was a lack of confidence in the future 5-year housing supply until the Crathorne Interchange had been completed. Other housing developments such as Little Maltby Farm which had originally been included in the councils 5-year housing supply had now been excluded even though the application had been approved.

- Mitigation for wildlife was required. If habitats were to be destroyed permission for major developments should not be granted.
- Officers seemed to have dismissed one of the biggest concerns which was the lack of a power supply.
- Questions were raised asking when the Crathorne Interchange would be completed and whether it had gone out to tender.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- Where concerns had been raised relating to the lack of a masterplan, officers explained most planners would prefer a masterplan which was the intention, however their approach had to change. There were several applications which required determination, however the fact the council did not have a masterplan was not a reason for refusal.
- In terms of capacity issues around electricity supply, this would still need negotiation between Northern Powergrid and landowners to procure and determine where a substation would go.
- Regarding concerns relating to road safety, this had been considered by an appeal inspector on a different application, who did not find it a material planning consideration.
- The previous plan for 200 homes was withdrawn and not refused. The council also had a Local Plan in place at the time.
- The proposed development complied with policy in terms of affordable housing.
- In terms of the impact on surgeries and school places this would be addressed with a S106 agreement.
- Regarding the cost of affordable homes, the Planning Authority looked to ensure 20% of affordable homes would be delivered on any proposed development however had no say over the market price of those homes.
- In terms of the 5-year housing supply, all 600 homes could not be delivered within 5 years, and therefore not all could be included in the council 5 year housing supply however, they would be added to the 5-year rolling housing supply. There was a difficult decision which needed to be made to achieve five years' worth of housing, because of national policy.
- Had the council had an up-to-date Local Plan full weight could be added to some policies.
- Officers explained that this was the first housing application on this site therefore there were no other sites to consider in terms of cumulative impact and the increase in journey times could not be accepted as severe.

- Officers explained to the Planning Committee that clarification would need to be sought in terms of how far ahead the Crathorne Interchange was.

A vote took place and the application was refused.

Members clarified reasons for refusal

RESOLVED that planning application 25/133/OUT Land East Of Holdenfields Farm, Green Lane, Yarm be refused for the reasons as detailed below:

In the opinion of the Local Planning Authority, the proposed development is outside the defined settlement limits and would have an unacceptable impact on the character and distinctiveness of Yarm. The development would also not represent sustainable development under the terms of the National Planning Policy Framework and in accordance with paragraph 11(d,ii) of the framework, the associated benefits of the proposals would not be outweighed by the limited contribution to housing supply and the resultant harm to; the landscape character of Yarm; biodiversity, ecology and protected species; the local highway network; and there being insufficient infrastructure capacity to support the proposed development, contrary to policies SD3(4), SD8 (1&2), T11(6&12) and ENV5(1) of the adopted Stockton on Tees Local Plan and the National Planning Policy Framework 110, 129.135, 187 and 193.

P/62/25 25/1001/FUL Kirklevington Hall, Thirsk Road, Kirklevington

Consideration was given to planning application 25/1001/FUL Kirklevington Hall, Thirsk Road, Kirklevington.

Planning permission was sought for Hybrid planning application comprising of the following;

- 1) Full application for refurbishment works and extensions to the hotel and Victorian stables and development of a new covered walkway from the hotel to the Victorian stable building; event pavilion; spa; demolition of the existing staff accommodation in the walled garden to be replaced by eight self-contained lodges and potting shed offices; car parking and associated works and
- 2) Outline planning permission for residential development comprising self-build residential plots, woodland lodges, and associated infrastructure.

The application site was outwith the development limits and within the boundaries of a non designated asset, however the benefits of the scheme had been weighed against the harm as detailed in the report.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the considerations set out within the report, it was recognised that there was conflict with some policies of the current Local Plan and harm would arise from the proposed housing to the landscape character of setting of the non-designed heritage asset.

However, the refurbishment and reopening of Kirklevington Hall as a hotel offer, provided social and economic benefits which would support the local economy, tourism and wider tourism offer across the Tees Valley. These associated benefits were considered to outweigh the harm with regards to its overall setting, and the terms of the section 106 agreement would look to control the phasing and delivery of the housing.

In addition, there remained potential for further growth and improvement in the hotel offer through the works associated with phase 2, though these aspects were not attributed any weight in favour of the proposals at this stage.

The application was therefore recommended for approval subject to conditions as detailed within the report.

Members were presented with an update report which since the original report to planning committee Natural England had confirmed they had no objections to the proposals subject to appropriate mitigation being secured. This mitigation was to be secured via a legal agreement as detailed in the Heads of terms of the original report.

A further comment had also been received from a neighbouring occupier, which was detailed in the update report and generally related to the potential use as a wedding venue and the impacts on any associated marquee with regards to noise.

For transparency, clarification on the matters raised were detailed within the update report, and no fundamental new issues were raised therefore the recommendation remained as outlined in the original committee report.

With the agreement from the Chair a member of the public submitted pictures for the Committee to consider relating to an opportunity to implement a pedestrian and cycle path from Kirklevington to Yarm.

Members of the public attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- Following the distribution of photos highlighting a possible safe pedestrian and cycle path from Kirklevington to Yarm, resident and local Parish Councillor highlighted that this was a "once-in-a-lifetime opportunity" for an improved foot and cycle path. The village required that a way be found and it was time for Stockton to put its money where its mouth was. There was currently no cycle path and the current pedestrian footpath was usually overgrown. Increase in developments meant increase in traffic making roads busy emitting noxious fumes. There had been numerous traffic incidents including cars being hit by falling branches. The A67 was a designated emergency route when there was an accident on the A19, and the road had a series of bends.
- Children also used the overgrown path to walk to the nearby secondary school which was not considered a safe route.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- Planning officers did not support the suggested pedestrian / cycle path as it would mean mature tree loss and "significant environmental and visual impact". But the developer would allow access through the hall grounds.

The applicant's agent attended the meeting and was given the opportunity to make representation. Their comments could be summarised as follows:

- The hall would return to its former glory and produce a community centrepiece and "jewel in the crown" for a developer with over two decades of experience including the Spanish City in Whitley Bay.

- Planning officers recommended approving the scheme because of its social, economic and environmental benefits including tourism. The five-star hotel would be a "real asset for the borough" in a two-phase development, with the housing sales to provide funding for the hotel works, and the woodland lodges and spa in the second phase once the hotel became profitable.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows:

- Officers were urged a rethink on the suggested pedestrian / cycle path, saying there had been broad support for the hotel with a safer route, less for the housing plots as it was feared these could be a "Trojan horse". Pedestrian safety was more important than trees and shrubland.

- It was felt that the hotel part of the application should come first prior to the proposed homes in case the hotel did not materialise and additional houses were built.

- The proposed site was outside the limits of development and as it was only at outline stage there was no guarantee what the end result would be.

- There would be the same issues regards electricity supply as the Holdenfields development.

- It was very important that the heritage asset was protected.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- Officers would try to ensure the hotel restoration as a community asset in planning permission agreements.

- Officers confirmed they would look at heritage in detail and look at phasing s106 agreement to mitigate hotel coming forward but could not guarantee, however would try to put in place so the asset is restored to a hotel.

A vote took place and the application was approved.

RESOLVED that planning application 25/1001/FUL be approved subject to the following conditions and informatives and subject to, the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below;

01 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

02 Approved Plans

The development hereby approved shall be in accordance with the following approved plan(s);

Drawing Number	Date Received
P122A-GSS-SE-XX-DR-A-(00)07` PO3	15 February 2026
P122A-GSS-SE-XX-DR-A-(00)04 Rev P03	11 December 2025
P122A-GSS-SE-XX-DR-A-(00)05 P03	15 February 2026
P122A-GSS-SE-XX-DR-A-(00)08 Rev PO2	11 December 2025
P122A-GSS-SE-XX-DR-A-(00)10 Rev PO3	11 December 2025
P122A-GSS-SA-ZZ-DR-A-(00)07 Rev P01	15 May 2025
P122A-GSS-SA-ZZ-DR-A-(00)08 Rev P01	15 May 2025
P122A-GSS-SA-00-DR-A-(00)03 Rev P01	15 May 2025
P122A-GSS-SA-01-DR-A-(00)04 Rev P01	15 May 2025
P122A-GSS-SA-B1-DR-A-(00)02 Rev P01	15 May 2025
P122A-GSS-SA-ZZ-DR-A-(00)05 Rev P01	15 May 2025
P122A-GSS-SA-ZZ-DR-A-(00)06 Rev P01	15 May 2025
P122A-GSS-VS-00-DR-A-(00)09 Rev P01	15 May 2025
P122A-GSS-VS-01-DR-A-(00)10 Rev P01	15 May 2025
P122A-GSS-VS-B1-DR-A-(00)08 Rev P01	15 May 2025
P122A-GSS-VS-RL-DR-A-(00)11 Rev P01	15 May 2025
P122A-GSS-VS-ZZ-DR-A-(00)12 Rev P01	15 May 2025
P122A-GSS-VS-ZZ-DR-A-(00)13 Rev P01	15 May 2025
P122A-GSS-VS-XX-DR-A-(00)01 Rev P01	15 May 2025
P122A-GSS-HL-00-DR-A-(00)11 Rev P01	15 May 2025
P122A-GSS-HL-01-DR-A-(00)12 Rev P01	15 May 2025
P122A-GSS-HL-02-DR-A-(00)13 Rev P01	15 May 2025
P122A-GSS-HL-03-DR-A-(00)14 Rev P01	15 May 2025
P122A-GSS-HL-B1-DR-A-(00)10 Rev P01	15 May 2025
P122A-GSS-HL-ZZ-DR-A-(00)17 Rev P01	15 May 2025
P122A-GSS-HL-ZZ-DR-A-(00)18 Rev p01	15 May 2025
P122A-GSS-HL-ZZ-DR-A-(00)16 Rev P01	15 May 2025
P122A-GSS-HL-ZZ-DR-A-(00)15 Rev P01	15 May 2025
P122A-GSS-WG-ZZ-DR-A-(00)08 Rev P01	15 May 2025
P122A-GSS-WG-XX-DR-A-00 Rev P0111	15 May 2025
P122A-GSS-WG-RL-DR-A-(00)06 Rev P01	15 May 2025
P122A-GSS-WG-ZZ-DR-A-(00)07 Rev P01	15 May 2025
P122A-GSS-WG-ZZ-DR-A-(00)09 Rev P01	15 May 2025
P122A-GSS-WG-ZZ-DR-A-(00)10 Rev P01	15 May 2025
P122A-GSS-EP-00-DR-A-(00)01 Rev P01	15 May 2025
P122A-GSS-EP-ZZ-DR-A-(00)02 Rev P01	15 May 2025
P122A-GSS-SE-XX-DR-A-(00)06	15 May 2025
1648-1-1 Rev B	15 December 2025
1648-1-2i Rev A	15 December 2025
1648-1-5 Rev B	15 December 2025

1648-1-6 Rev B
1648-1-7 Rev B
1648-1-4 Rev A
1648-1-3 Rev A
1648-1-2ii rev A

15 December 2025
15 December 2025
15 December 2025
15 December 2025
15 December 2025

3 Phasing Plan

No development shall commence until a phasing plan for the application site has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise approved in writing with the Local Planning Authority.

4 Materials

Notwithstanding any description of the materials in the application no above ground construction shall be commenced until precise details to be used in the construction of the external walls and roofs of the new façade and extension to the building(s) have been approved in writing by the Local Planning Authority. The development shall proceed in accordance with those agreed details.

5 Existing and Proposed Site levels;

Notwithstanding the information submitted as part of the application, for each phase of newly built development, details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Work shall be undertaken in accordance with the approved scheme.

6 Substation and Bin Store

Prior to erection full details of the proposed substation and bin store and the means of enclosure / screening shall be submitted and approved in writing by the local planning Authority. Work shall be undertaken in accordance with the approved details.

7 Discharge of Surface Water

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

I. Detailed design of the surface water management system; (for each phase of the development).

II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;

III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;

IV. Details of adoption responsibilities

8 Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy Rev B dated 06th November 2025.

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

9 Discharge of Surface Water

The building hereby approved shall not be brought into use until:-

I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building

II. The drawings of all SuDS features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity

III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

10 Existing Drainage Infrastructure

No development shall commence until a full investigation of any existing drainage infrastructure associated with properties on Kirklevington Hall Drive has been carried out and submitted as part of the site-specific Flood Risk Assessment.

In the event that any previously unrecorded drainage infrastructure is identified, an accurate record of the infrastructure together with a scheme for its protection, repair, and/or maintenance through the development site shall be submitted to and approved in writing by the Local Planning Authority.

Development shall not proceed in any part of the site affected by such infrastructure until written approval has been granted. The development shall thereafter be carried out in full accordance with the approved details.

11 Foul and Surface Water

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

12 Soft Landscaping

Prior to bring the hotel and facilities into use, full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority in broad accordance with the approved landscaping plans. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works

shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following:

(i) Commencement of the development;

(ii) or agreed phases;

(iii) or prior to the occupation of any part of the development;

and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Any vegetation within a period of 5 years from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

13 Written Scheme of Investigation

No development (including demolition, ground works, vegetation clearance, etc...) shall commence until a Written Scheme of Investigation (WSI) setting out a programme of archaeological evaluation has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work will then be carried out in accordance with the approved scheme of works, in sufficient time to inform the production of a Strategy for Archaeological Mitigation. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
7. The timetable for completion of all site investigation and post-investigation works

14 Strategy for Archaeological Mitigation

No development (including demolition, ground works, vegetation clearance, etc...) shall commence until a Strategy for Archaeological Mitigation (SAM) and associated detailed phasing plan has been submitted to and approved in writing by the Local Planning Authority.

The SAM will set out the strategy for the preservation, investigation and recording of heritage assets in the development area, including the provision made for analysis, publication and dissemination of results, and archive deposition. A timetable for the completion of all site investigation and post-investigation works shall be included within the SAM. The development will then be carried out in accordance with the SAM.

No individual phase of the development (in accordance with the phasing plan as submitted) shall be brought into use until the Local Planning Authority has confirmed in writing that the associated requirements of the approved Strategy for Archaeological Mitigation, including post investigation processes which are relevant to that phase have been fulfilled, or alternative timescales agreed.

15 Bunker

The anti-aircraft operations bunker shall be retained on site unless otherwise agreed in writing with the local planning authority.

16 Contaminated Land Risk Assessment

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site, have been submitted and approved in writing, by the local planning authority:

- a) A site investigation scheme, based on the Desk Top Study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b) The results of the site investigation and detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
This must be undertaken in accordance with the Environment Agencies "Land Contamination Risk Management" Guidance (2023). Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

17 Marquee

No music will be played within the hereby approved marquee within the walled garden, unless details of non-amplified and amplified music, amplification equipment and sound suppression measures (as appropriate) are first submitted to and approved in writing by the local planning authority. The submission of these details shall be via a noise impact assessment whereby the L_FMax sound from amplified and non-amplified music and speech shall not exceed the typical minimum L₉₀(5min), 1meter from the façade of any sensitive receptor in all third octave bands between 31.5Hz and 8kHz. Any details submitted pursuant to this condition will seek approval of appropriate management regimes, including hours of operation. Should mitigation measures be required these shall be installed upon agreement with the Local Planning Authority and then retained for the lifetime of the proposal.

18 Noise from Plant and Machinery (including hot tubs)

Prior to installation of any plant and machinery, including the proposed substation, a full noise impact assessment of the plant (individually and cumulatively, including noise from hot tubs and mechanical plant) should be undertaken and approved in writing prior to becoming operational whereby the rating level of the plant shall not exceed the background noise levels noted in table 4 overnight (23:00hrs- 07:00hrs) or those in table 4, +5dB for the day time (07:00- 23:00hrs). These levels should be achieved at the façade of existing residential properties and proposed residential properties as part of this development whereby all measurements and assessments shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Details of mitigation measures shall be submitted and once approved shall be retained for the lifetime of the proposal.

19 Holiday lets

The use of the walled garden for holiday lodges, as approved, must comply with the following requirements:

i) the lodges accommodation shall be occupied for holiday purposes only and shall not be occupied as a person's permanent, sole or main place of residence;

ii) No let may exceed 31 days per calendar year;

iii) the owners/operators shall maintain an up to- date register of the names of all owners/occupiers of the accommodation, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.

20 Site Management Plan

Prior to the bringing into use the holiday lets, a Site Management Plan shall be submitted to, and approved in writing by, the local planning authority. Thereafter, the approved development shall be carried out and operated in complete accordance with the agreed details. The Site Management Plan shall include, and provide details of:

- A quiet or curfew period and the management provisions to ensure compliance with the quiet or curfew period, which shall commence at 10pm (22:00 hours) each evening;
- Noise from the site is to be managed / controlled by staff at all times. A telephone number of the management should be made available should residents need to make a complaint.
- Any noise from the premises shall not cause a disturbance at the nearest residential premises.
- There shall be no music heard beyond the boundary of the site.
- The Site Management Plan shall set out provisions for periodic assessments of the noise coming from the site and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments and shall include, the time and date of the checks, the person making them and the results including any remedial action. All records shall be retained for one year.
- There shall be no external music system installed.

21 Ecology and Biodiversity

Works shall be undertaken in accordance with the recommendations as detailed in Section 6 (Conclusions and Recommendations) of the Preliminary Ecological dated November 2025.

Any works on site that require clearing areas of scrub and vegetation in advance of any proposed development should be completed during the period September to February to avoid any disturbance to breeding birds between 1st March and 31st August. Where clearance does take place during the bird breeding season, a pre-clearance check of the area should be carried out by a suitability qualified ecologist.

Prior to works commencing on any buildings a checking survey for Bats should be undertaken to ensure that there are no protected species on site. Work should not proceed until this survey is completed and there is no presence of bats

22 Ecology Survey

If work does not commence on each phase within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on each phase/ plot a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

23 Habitat and wildlife

As detailed in BS 3998:2010, prior to work commencing, the trees and their surroundings should be assessed for the presence of protected species, some of which are subject to season-specific legislation. Any works should be planned so as to limit their potential adverse impact on wildlife generally. The timing of works should take account of the seasonal cycles of the species of fauna and flora concerned (including the nesting habits of birds and the egg-laying habits of insects).

24 Biodiversity Net Gain

Prior to the commencement of work an Overall Biodiversity Gain Plan must be submitted to and approved by the planning authority before the development can begin; and thereafter a Phase Biodiversity Gain Plan for each phase must be submitted to and approved by the planning authority before the development of that phase can begin.

25 Habitat Management and Monitoring Plan

Prior to the commencement of works on each phase a Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the practical completion of the development or the first occupation of the development, whichever is the sooner
Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

26 Construction Traffic Management Plan

Within each phase, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- i. the site construction access(es)
- ii. the parking of vehicles of site operatives and visitors;
- iii. loading and unloading of plant and materials including any restrictions on delivery times;

- iv.storage of plant and materials used in constructing the development;
- v.the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,
- vi.measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
- vii.measures to control and monitor the emission of dust and dirt during construction;
- viii.a Site Waste Management Plan;
- ix.details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- x.measures to protect existing footpaths and verges; and;
- xi.a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

27 Construction Environmental Management Plan

No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for each phase. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to noise and vibration, dust and air pollutants (in broad accordance with the Air Quality Assessment), land contamination and ecology. The CEMP shall include measures to effectively control dust emissions from the site works, in accordance with an impact assessment undertaken in accordance with the IAQM guidance, this shall address earth moving activities, control and treatment of stockpiles.

It shall also set out arrangements by which the developer shall maintain communication with businesses and residential premises in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

28 Tree Retention

Notwithstanding the submitted information, unless shown for removal on the approved landscaping plans, all trees and hedges within and to the boundaries of the application site shall be retained and maintained for the lifetime of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with any approved plans submitted as part of a reserved matters application.

Any tree, shrub or hedge or any tree, shrub or hedge that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

29 Energy Efficiency

Prior to the erection of the SPA, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority for each phase of development. The statement shall identify the predicted energy consumption, the associated CO2 emissions and how the energy hierarchy has been applied to the development, including an investigation into the feasibility and viability of connection to decentralised energy networks for heat and power and the achievement of a "Very Good" BREEAM rating for the scheme. The statement shall set out the feasibility and viability of

achieving a minimum 10% reduction in CO2 emissions from the development, over and above current Building Regulations Part L requirements, or a minimum of 10% of the total predicted energy requirements of the development will be generated from renewable energy sources. Development shall be carried out thereafter in a manner that incorporates any feasible and viable measures identified.

30 Electric Vehicle Charging

Prior to the construction of the car parks, a scheme for the provision of electrical charging points for the charging of electrical motor vehicles, shall be submitted and approved in writing by the local planning authority. The charging points shall be in place prior to the occupation of the building in each phase.

31 Construction working Hours

No construction/building works or deliveries associated with the construction phase of the development shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

32 Unexpected land Contamination

In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority in advance. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing in advance.

CONDITIONS FOR THE OUTLINE APPLICATION

01 Reserved Matters - Time Period for submission

Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

02 Period for Commencement

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the latest.

03 Reserved Matters – Details

Notwithstanding the submitted plans, approval of the details of the Appearance, Landscaping, Layout and Scale of the development known as the 'Reserved Matters' shall be obtained in writing from the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with the approved plans

04 Approved Plans

The development hereby approved shall be in accordance with the following approved plan(s);

Plan Number	Date Received
P122A-GSS-SE-XX-DR-A-(00)07` PO3	15 February 2026

05 Phasing Plan

No development shall commence until a phasing plan for the application site has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise approved in writing with the Local Planning Authority.

06 Design Code

The reserved matters applications for the self-build housing shall be informed by and be in broad accordance with the Executive Housing – Design Code Document Issued on the 11 December 2025.

07 Woodland Lodges

Woodland lodges sited in areas where there are tree clearings. Should trees be removed, the reserved matter application shall be accompanied by an Arboricultural Assessment and Tree Protection Plan. Work shall be undertaken in accordance with the approved details.

08 Woodland Lodges

Prior to the occupation of the Woodland Lodges, a suitable trespass proof fence adjacent to Network Rail's boundary (approx. 1.8m high) shall be provided and the developer shall make provision for its future renewal and maintenance. Network Rail's existing fencing/wall must not be removed or damaged.

09 Existing and Proposed Site levels;

Notwithstanding the information submitted as part of the application, for each phase of newly built development, details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Work shall be undertaken in accordance with the approved scheme.

10 Discharge of Surface Water

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- I. Detailed design of the surface water management system; (for each phase of the development).
- II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- IV. Details of adoption responsibilities

11 Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy Rev B dated 06th November 2025.

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within

the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

12 Discharge of Surface Water

The building hereby approved shall not be brought into use until:-

- I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building
- II. The drawings of all SuDS features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity
- III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

13 Existing Drainage Infrastructure

No development shall commence until a full investigation of any existing drainage infrastructure associated with properties on Kirklevington Hall Drive has been carried out and submitted as part of the site-specific Flood Risk Assessment.

In the event that any previously unrecorded drainage infrastructure is identified, an accurate record of the infrastructure together with a scheme for its protection, repair, and/or maintenance through the development site shall be submitted to and approved in writing by the Local Planning Authority.

Development shall not proceed in any part of the site affected by such infrastructure until written approval has been granted. The development shall thereafter be carried out in full accordance with the approved details.

14 Foul and Surface Water

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

15 Written Scheme of Investigation

No development (including demolition, ground works, vegetation clearance, etc...) shall commence until a Written Scheme of Investigation (WSI) setting out a programme of archaeological evaluation has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work will then be carried out in accordance with the approved scheme of works, in sufficient time to inform the production of a Strategy for Archaeological Mitigation. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

7. The timetable for completion of all site investigation and post-investigation works

16 Strategy for Archaeological Mitigation

No development (including demolition, ground works, vegetation clearance, etc...) shall commence until a Strategy for Archaeological Mitigation (SAM) and associated detailed phasing plan has been submitted to and approved in writing by the Local Planning Authority. The SAM will set out the strategy for the preservation, investigation and recording of heritage assets in the development area, including the provision made for analysis, publication and dissemination of results, and archive deposition. A timetable for the completion of all site investigation and post-investigation works shall be included within the SAM. The development will then be carried out in accordance with the SAM.

No individual phase of the development (in accordance with the phasing plan as submitted) shall be brought into use until the Local Planning Authority has confirmed in writing that the associated requirements of the approved Strategy for Archaeological Mitigation, including post investigation processes which are relevant to that phase have been fulfilled, or alternative timescales agreed.

17 Bunker

The anti-aircraft operations bunker shall be retained on site unless otherwise agreed in writing with the local planning authority.

18 Contaminated Land Risk Assessment

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site, have been submitted and approved in writing, by the local planning authority:

- a) A site investigation scheme, based on the Desk Top Study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b) The results of the site investigation and detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

This must be undertaken in accordance with the Environment Agencies "Land Contamination Risk Management" Guidance (2023). Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

19 Noise from Plant and Machinery (including hot tubs)

Prior to installation of any plant and machinery, a full noise impact assessment of the plant (individually and cumulatively, including noise from hot tubs and mechanical plant) should be undertaken and approved in writing prior to becoming operational whereby the rating level of the plant shall not exceed the background noise levels noted in table 4 overnight (23:00hrs- 07:00hrs) or those in table 4, +5dB for the day time (07:00- 23:00hrs).

These levels should be achieved at the façade of existing residential properties and proposed residential properties as part of this development whereby all measurements

and assessments shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Details of mitigation measures shall be submitted and once approved shall be retained for the lifetime of the proposal.

20 Acoustic, Ventilation, Overheating Design – Residential Plots

If BS8233 internal noise levels cannot be achieved with openable windows then the developer needs to consider implementing good acoustic design as required within ProPG, <https://www.ioa.org.uk/publications/propg> such as the following:

- Increase distance away from the noise source
- Layout/ orientation of properties and amenity areas
- Internal layout of properties so liveable rooms and main bedrooms are situated furthest away from the noise source.
- Acoustic Fencing/ mounding

Where the above have been considered and there is still a requirement for windows to be closed to achieve BS8233 internal noise levels an Acoustic, Ventilation and Overheating assessment should be undertaken. The assessments and any required acoustic mitigation measures should be interlinked. An internal assessment should also be made of any noise emitted from mechanical ventilation plant (if required) which when in use should not exceed internal noise levels specified within BS8233, or the following:

- Living Rooms (Day and Night-time) – NR30
- Bedroom (Daytime)- NR30
- Bedrooms (Night-time)- NR25

21 Woodland Lodges

The use of the woodland lodges, as approved, must comply with the following requirements:

I.the lodges accommodation shall be occupied for holiday purposes only and shall not be occupied as a person's permanent, sole or main place of residence;

II.No let may exceed 31 days per calendar year;

III.the owners/operators shall maintain an up to- date register of the names of all owners/occupiers of the accommodation, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.

21 Site Management Plan

Prior to the bringing into use the woodland lodges, a Site Management Plan shall be submitted to, and approved in writing by, the local planning authority. Thereafter, the approved development shall be carried out and operated in complete accordance with the agreed details. The Site Management Plan shall include, and provide details of:

- A quiet or curfew period and the management provisions to ensure compliance with the quiet or curfew period, which shall commence at 10pm (22:00 hours) each evening;
- Noise from the site is to be managed / controlled by staff at all times. A telephone number of the management should be made available should residents need to make a complaint.
- Any noise from the premises shall not cause a disturbance at the nearest residential premises.
- There shall be no music heard beyond the boundary of the site.

- The Site Management Plan shall set out provisions for periodic assessments of the noise coming from the site and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments and shall include, the time and date of the checks, the person making them and the results including any remedial action. All records shall be retained for one year.
- There shall be no external music system installed.

22 Ecology and Biodiversity

Works shall be undertaken in accordance with the recommendations as detailed in Section 6 (Conclusions and Recommendations) of the Preliminary Ecological dated November 2025.

Any works on site that require clearing areas of scrub and vegetation in advance of any proposed development should be completed during the period September to February to avoid any disturbance to breeding birds between 1st March and 31st August. Where clearance does take place during the bird breeding season, a pre-clearance check of the area should be carried out by a suitability qualified ecologist. Details of external lighting for the woodland lodges and pathways shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation. The lighting shall be installed and arranged to ensure the impact on the wildlife and habitat is minimised.

23 Ecology Survey

If work does not commence on each phase / plot within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on each phase/ plot a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

24 Habitat and wildlife

As detailed in BS 3998:2010, prior to work commencing, the trees and their surroundings should be assessed for the presence of protected species , some of which are subject to season-specific legislation. Any works should be planned so as to limit their potential adverse impact on wildlife generally. The timing of works should take account of the seasonal cycles of the species of fauna and flora concerned (including the nesting habits of birds and the egg-laying habits of insects).

25 Biodiversity Net Gain

Prior to the commencement of work an Overall Biodiversity Gain Plan must be submitted to and approved by the planning authority before the development can begin; and thereafter a Phase Biodiversity Gain Plan for each phase must be submitted to and approved by the planning authority before the development of that phase can begin.

26 Habitat Management and Monitoring Plan

Prior to the commencement of works on each phase a Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- (a) a non-technical summary;

- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the practical completion of the development or the first occupation of the development, whichever is the sooner
- Monitoring reports will be submitted to the Council during years 2,5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

27 Construction Traffic Management Plan

Within each phase/plot development, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- xii.the site construction access(es)
- xiii.the parking of vehicles of site operatives and visitors;
- xiv.loading and unloading of plant and materials including any restrictions on delivery times;
- xv.storage of plant and materials used in constructing the development;
- xvi.the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,
- xvii.measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
- xviii.measures to control and monitor the emission of dust and dirt during construction;
- xix.a Site Waste Management Plan;
- xx.details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- xxi.measures to protect existing footpaths and verges; and;
- xxii.a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

28 Construction Environmental Management Plan

Within each phase/plot development, no part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for each phase. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to noise and vibration, dust and air pollutants (in broad accordance with the Air Quality Assessment), land contamination and ecology. The CEMP shall include measures to effectively control dust emissions from the site works, in accordance with an impact assessment undertaken in accordance with the IAQM guidance, this shall address earth moving activities, control and treatment of stockpiles.

It shall also set out arrangements by which the developer shall maintain communication with businesses and residential premises in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set

out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

29 Tree Retention

Notwithstanding the submitted information, unless shown for removal on the approved landscaping plans, all trees and hedges within and to the boundaries of the application site shall be retained and maintained for the lifetime of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with any approved plans submitted as part of a reserved matters application.

Any tree, shrub or hedge or any tree, shrub or hedge that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

30 Energy Efficiency

Prior to the commencement of development each phase/plot, an energy statement identifying how the predicted CO₂ emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies shall be submitted and approved in writing by the local planning authority. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

31 Construction working Hours

No construction/building works or deliveries associated with the construction phase of the development shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

32 Unexpected land Contamination

In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority in advance. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing in advance.

33 Permitted Development Rights – No extensions / alterations or outbuildings

Notwithstanding the provisions of classes A, AA, B, C, D and E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings erected within the curtilage without the written approval of the Local Planning Authority

34 Permitted Development Rights - means of enclosure

Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), unless in accordance with the approved design

guide, no gates, fences, walls or other means of enclosure shall be erected between the front, side or rear walls of any dwelling without the written approval of the Local Planning Authority.

Informatives

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Reserved matters

When submitting the application(s) for reserved matters; the reserved matters should include the following details

"layout" means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;

"appearance" means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

"scale" means the height, width and length of each building proposed within the development in relation to its surroundings;

"landscaping", in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features;

Informative: Bunker

Consideration should be given to the repair, retention and reuse of this important local heritage asset which could be reused in imaginative ways to the benefit of the new development (NPPF para 203). Adequate justification would be required for the total loss of this non-designated heritage asset

Informative: NWL

We can inform you that a sewerage rising main and water main cross the site and may be affected by the proposed development. Northumbrian Water does not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. This is an informative only and does not materially affect the consideration of the planning application.

There is a 32mm PE pipe connection shown on the NWL mapping heading northeast across the field north of Kirklevington Hall Drive. This pipe is believed to be the water

supply which serves The Lodge at the northern end of Kirklevington Hall Drive and must be retained or diverted without disruption to the resident.

The applicant should develop their foul water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely Soakaway; Watercourse, and finally Sewer

The developer should contact Northumbrian Water to agree allowable discharge rates and points into the public sewer network. This can be done by submitting a pre planning enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopmentenquiries.aspx> or email DevelopmentEnquiries@nwl.co.uk. The applicant should then submit a drainage strategy reflecting our recommendations for consideration as part of the planning application.

Informatives: Environment Agency

Prior to works commencing, the applicant will be required to obtain a Flood Risk Activity Permit for works within 8m of the main river and the proposed replacement bridge. The relevant informative is provided below. Free permit pre-app advice is available to the applicant upon request from: ne_epr_permit@environment-agency.gov.uk

Environmental permit - advice to applicant The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

Signing up for flood warnings The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK.

To get help during a flood, visit What to do before or during a flood - GOV.UK. For advice on what do after a flood, visit What to do after a flood - GOV.UK.

Informative for Archaeology Conditions

Written Scheme of Investigation: This would cover all trial trenching required across the site (spa and parking area, self-builds, woodland lodges). The earthwork survey for the ridge and furrow should also be carried out at this stage, otherwise the

trenching in the self-build area will damage the ridge and furrow before it is fully recorded.

Strategy for Archaeological Mitigation: This would cover the historic building recording (all buildings across site), the earthwork survey of the 'U' shaped structure if necessary, and any other mitigation works needed as a result of the findings from the trial trenching.

Fulfilling the requirements of the SAM: This would ensure that all post-investigative work is carried out and made publicly accessible, in line with NPPF paragraph 218

HEADS OF TERMS

The Applicant shall enter into a Section 106 Agreement to secure

(A) Phasing of works and delivery of the housing

(B) Affordable Housing off site contribution

(C) School Contributions based on the standard formula (to be paid by each plot owner)

(D) Custom and Self Build Housing

(E) Nutrient Neutrality

P/63/25 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD

Consideration was given to 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD

The application site related to a detached residential dormer bungalow located within the limits to development and within Stockton-on-Tees.

Planning permission was sought to increase the roof height of an existing dormer bungalow to 1.5 storey, erection of a single storey wrap around extension to the side/rear, erection of single storey extension to the front, single storey extension to the side and 1.8m high boundary treatment.

A total of 7 no objection comments had been received from 3 no households.

No objections have been raised by statutory consultees.

The application site related to a detached residential dwelling located within the limits to development.

The design and scale of the extensions were assessed against Local Plan policies and the NPPF, concluding that the revised scheme was proportionate to the plot size and would be largely coherent with surrounding development.

Amenity concerns such as overlooking, privacy, and overbearing effects were mitigated through design changes, obscure glazing, and boundary treatments, while tree protection measures were to be secured by condition. Parking provision met adopted standards, and no significant highway safety issues were identified.

Overall, the development was considered acceptable in terms of character, amenity and highway safety considerations.

In accordance with the Council's scheme of delegation, the application was to be determined by Planning Committee as the application involved development on land which an interest was held by a Council Member (or their spouse/partner) or by any

member of the Council staff (or their spouse/partner) and an objection representation had been received to the planning application.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the assessment contained within the report, it was considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable.

In planning terms, the proposed development was considered acceptable in all other regards and was therefore recommended for approval subject to those planning conditions set out in the officers report.

Objectors attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- The increase of the building which had been proposed was significant and did not appear to be 1.5 storeys as reported but looked like 2 storeys at 6.8 metres.
- The upper floors overlooked neighbouring properties and would be able to look into neighbours children's bedrooms.
- Suggestions were made that the proposed roof be changed from a flat roof to a low pitched roof to minimise overlooking and using the balcony as a leisure space.
- Concerns were raised relating to construction activity on the proposed site

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- In terms of overlooking standards had been met.
- Officers acknowledged and sympathised regards the construction activity on site however a development of this size did not require a Construction Management Plan.
- The term for the height of the building at 1.5 storeys was because there was a room in the roof, however there was no overlooking. In terms of concerns regards the balcony this was acceptable and if there were any breaches then enforcement could be triggered

Members were given the opportunity to ask questions / make comments. These could be summarised as follows:

- It was vital that assurances were given that planning protocol was followed

- It was suggested that a low-pitched roof be agreed replacing the proposed flat roof to make sure the balcony was not used as a leisure space.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- In terms of changing the roof, the item would need to be deferred to enable questions to be asked of the architect.

A motion was proposed and seconded that the flat roof be increased to a sloping roof to protect residents from being overlooked from the balcony and that this be delegated to the Planning Services Manager to approve if agreed by the applicant, otherwise the application be refused on overlooking / privacy grounds.

The motion was carried.

A vote took place and the application was approved as follows:

RESOLVED that the determination of planning application 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD be delegated to the Planning Services Manager to approve subject to the applicant agreeing to change the flat roof of the single storey rear extension to a pitched or hipped roof to prevent use of the flat roof as a balcony and subject to the following conditions, failing which the application be refused due to the impact on neighbours' privacy and amenity

Application to increase roof height of existing dormer bungalow to 1.5 storey, erection of single storey wrap around extension to the side/rear, erection of single storey extension to the front, single storey extension to the side and 1.8m high boundary treatment.

01 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

02 Approved Plans (subject to change if amended plans submitted to change the roof details of the single storey rear extension)

The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date Received
4000- 25 - 100 REV B	1 May 2025
4000- 25 - 102 C	16 October 2025

03 External Finishing Materials

The external finishing materials proposed shall be in accordance with the details contained within the submitted application form and thereafter retained for the lifetime of the development.

04 Tree Protection Plan

The scheme for the protection of trees on site shall be carried out in accordance with the details on approved plan 4000- 25 - 102 C submitted on 16 October 2025.

05 Boundary Treatment

The approved boundary treatment plan shall be in accordance with the submitted plan 4000-25 - 102 C received on 16 October 2025 and shall be retained thereafter for the lifetime of the development.

06 Obscure Glazing

Notwithstanding the submitted drawings, the window on the south-western facing principal elevation at first floor serving an en-suite of the development hereby approved, shall be fitted with obscure glazing to at least obscuration factor 4. This window shall be maintained as such and be retained for the lifetime of the development.

07 Balcony/Raised terrace (subject to change if amendments made to the roof detail of the single storey rear extension))

The roof of the approved single storey flat roof extension hereby permitted shall not be used as a balcony, roof garden, terrace or other external amenity space at any time. No balustrade, railing, access door other means of access to the roof shall be installed without the prior written approval of the Local Planning Authority.

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

Informative: Bats and nesting birds

Bats and nesting birds are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure, disturb or kill bats or damage or destroy a roost or habitat. Therefore close inspection of buildings should be undertaken for bats and their roosts, and nests prior to the commencement of any works. This should include any crevices, holes or cracks. If bird nests are evident works should be avoided during the bird nesting season (March-September). If bats are found, work should cease immediately, and contact be made with the National Bat Helpline on 0345 1300 228 or email the BCT on enquiries@bats.org.uk to discuss the best way forward.

P/64/25 Appeals

The appeals were noted.

Planning Committee Procedure

1. Officers present the report to Members
2. Members of the public, applicants and agents speak for/against the application, 3 minutes each
3. Officers respond to any queries/misinformation which may have been raised as a result of public speaking
4. Members discuss the application in general and seek clarification from Officers/agents if necessary
5. Officers respond to any points raised by Members and give a brief summary of the proposal in view of comments raised
6. If it looks as if the application may go contrary to officer recommendation, Members debate and propose the possible reasons for the decision and the lead planning and legal representatives and other officers will advise which reasons are acceptable or not. Members respond on whether they wish to vary the reasons accordingly
7. Following the discussion, Members will be asked to confirm and then agree the reasons upon which they will rely if they vote for refusal of the application
8. Members vote on the officer recommendation or any alternative motion successfully carried
9. If the decision taken is contrary to officer recommendation, the Planning Officer, and Legal Representative are given the appropriate amount of time to discuss whether the protocol for decisions contrary to officer recommendation should be invoked and that the committee and members of the public be informed of the outcome of that decision
10. The next application is then debated

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DELEGATED

Report to Planning Committee

6th May 2026

Report of Director of Regeneration and Inclusive Growth

25/2684/FUL
41-45 Yarm Lane, Stockton-on-Tees
Expiry Date: 08 May 2026

Summary

Planning permission is sought for the conversion of existing offices to 22no self-contained apartments at 41-45 Yarm Lane (Barrington House).

9no letters of objection have been received following neighbour consultations. Objections have been received from Cllr Mubeen and the Community Surveillance Team.

The application site relates to flatted development within the defined settlement limits, close to Stockton Town Centre, thereby drawing support from Local Plan Policies.

The application has been assessed and whilst acknowledging concerns raised, the proposals will result in a currently vacant listed building being brought back into a viable use. The proposals also offer a contribution towards the Borough 5 year housing land supply.

Therefore on balance, it is considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the application.

The application is referred to Members of the Planning Committee due to the number of objections which have been received.

Recommendation(s)

That planning application 25/2684/FUL be approved subject to the following conditions and informatives and subject to applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below;

Time Limit

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

02 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number
A (10) 001

Date Received
29 December 2025

A (30) 001 H	13 February 2026
A (30) 002 H	13 February 2026
A (30) 003 E	13 February 2026
A (30) 004 D	13 February 2026
A (30) 005 B	15 March 2026
A (30) 006 B	15 March 2026
A (30) 007 B	13 February 2026

Reason: To define the consent.

Schedule of Works

- 03 Notwithstanding the details of the submitted application, prior to the commencement of development, a full schedule of works including materials and internal and external finishes shall first be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details and retained in perpetuity for the lifetime of the development hereby approved unless otherwise agreed in writing.

Reason: In the interest of visual amenity and to ensure appropriate works are undertaken on the grade II listed heritage asset.

Hard surfacing

- 04 Notwithstanding the details of the approved plans, no new hardsurfacing shall be laid until full details including type, location and materials to be used has been submitted to and approved in writing by the Local Planning Authority. The hardsurfacing shall thereafter be laid in accordance with the details as approved.

Reason: In the interests of the visual and residential amenity of the area

Means of Enclosure

- 05 Notwithstanding the details of the approved plans, no new means of enclosure shall be erected until full details including type, location and materials to be used has been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall thereafter be erected in accordance with the details as approved.

Reason: In the interests of the visual and residential amenity of the area

External Lighting

- 06 Notwithstanding the details of the approved plans, no new external lighting shall be erected until full details including type, location and materials to be used has been submitted to and approved in writing by the Local Planning Authority. The external lighting shall thereafter be erected in accordance with the details as approved.

Reason: In the interests of the visual and residential amenity of the area

Management Plan

- 07 The development hereby approved shall be undertaken in strict accordance with the details contained within the submitted 'Security & Management Strategy', produced by Knight Wood Portfolio, submitted 29 December 2025.

Reason: In the interest of residential amenity of the area

Tree Protection

- 08 All trees and vegetation on site shall be retained and protected in accordance with BS3998: 2010. The protection measures shall be installed prior to commencement of development and shall thereafter be retained throughout the construction period.

Reason: To protect adjacent trees/vegetation during construction works.

Noise insulation

09 Prior to the occupation of the development hereby approved being brought into use, a soundproofing scheme shall be submitted to and be approved in writing by the local planning authority, which complies with document Part E: Resistance to the Passage of Sound of The Building Regulations (2010). This requires that converted properties meet certain acoustic requirements to protect against other parts of the building.

The scheme should ensure that the noise criteria outlined in the World Health Organization (WHO) Guidelines on nighttime noise is achieved which are 30 dB in bedrooms between 23.00-07.00 hrs, and 35 dB during the daytime and evening. The scheme may include internal acoustic insulation, acoustic secondary glazing and mechanical ventilation bedrooms.

All approved works, which form a part of such a scheme, shall be completed before any of the permitted dwellings are occupied.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue noise transference

Construction Hours

10 In undertaking the development that is hereby approved:

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0800 to 1800 on Monday to Friday and 0900 to 1300 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0900 to 1300 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays.

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

Reason: To protect the residential amenity of existing residents from the development in accordance with Policy SD8 of the Stockton on Tees Local Plan and Part 15 of the National Planning Policy Framework.

Nutrient Neutrality Credit Certificate

11 No development shall commence until a completed Final Nutrient Credit Certificate has been submitted to and approved in writing by the Local Planning Authority.

Reason: To conserve protected species and their habitat.

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional

information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Secured by Design

The applicant is encouraged to implement Secured by Design to allow for the development to implement architectural crime prevention measures www.securedbydesign.com Further guidance is available from Cleveland Police's Designing out Crime Officer Stephen.Cranston2@cleveland.police.uk

Informative: Bats and nesting birds

Bats and nesting birds are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure, disturb or kill bats or damage or destroy a roost or habitat. Therefore close inspection of buildings should be undertaken for bats and their roosts, and nests prior to the commencement of any works. This should include any crevices, holes or cracks. If bird nests are evident works should be avoided during the bird nesting season (March-September). If bats are found, work should cease immediately, and contact be made with the National Bat Helpline on 0345 1300 228 or email the BCT on enquiries@bats.org.uk to discuss the best way forward.

Heads of Terms

The applicant shall enter into a Section 106 to secure the following obligations;

- Commuted lump sum to Affordable Housing

Planning Background

1. Planning application (reference 24/0952/COU) and the associated Listed Building application (reference 24/0936/LBC) for the change of use of offices to 28no apartments were submitted in May 2024. The applications were subsequently withdrawn in August 2024 due to concerns around the density of the development, impact on the listed building and a lack of parking provision.
2. Planning application (reference 24/1809/COU) and the associated Listed Building application (reference 24/1820/LBC) for the change of use of offices to 26no apartments were submitted in October 2024. The applications were subsequently withdrawn in November 2024 as the previous identified issues had not been appropriately resolved.

Site and Surroundings

3. The application site comprises three Grade II listed buildings located at 41–45 Yarm Lane, Stockton, collectively referred to as “the site”.
4. The building group consists of a series of adjoined 2- and 3-storey buildings, with partial basements and attic accommodation, each displaying distinct architectural characteristics. Throughout the 20th century and again in the early 21st century, the individual houses were amalgamated into larger interconnected units to accommodate office use, which continued until the commercial occupier vacated the premises in 2023.
5. The site is situated within a mixed-use area that is predominantly residential, with commercial uses to the north including St Andrew and St George Church, a car wash and vehicle repair garage, and various retail and business premises. An Aldi food store lies to the northwest.

6. The site is positioned just outside the designated Stockton Town Centre, fronting Yarm Lane and adjoining Lawrence Street to the west and Bowesfield Lane to the east. A narrow, gated service lane runs along the southern boundary of the buildings.
7. Two of the three buildings are enclosed by a historic boundary wall and mature vegetation, which surround the eastern and middle buildings. In contrast, the frontage of the western building is open and currently used for vehicle parking.

Proposal

8. Planning permission is sought for the change of use of the vacant office accommodation to provide 22no individual flats across four floors (including the basement). The layouts of the flats are as follows:

9. Unit 01	Ground & First Floor	Two-bed duplex	76 sqm 2 bed, 4 person
Unit 02	Ground Floor	Two-bed	111sqm 2 bed, 4 person
Unit 03	Ground Floor	Two-bed	90sqm 2 bed, 4 person
Unit 04	Ground Floor	One-bed	45sqm 1 bed, 1 person
Unit 05	Ground Floor & Basement	One-bed	46sqm 1 bed, 1 person
Unit 06	Ground Floor	One-bed	53sqm 1 bed, 2 person
Unit 07	Ground Floor	One-bed	52sqm 1 bed, 2 person
Unit 08	Ground Floor	One-bed	61sqm 1 bed, 2 person
Unit 09	First Floor	Two-bed	105sqm 2 bed, 4 person
Unit 10	First Floor	Three-bed	103sqm 3 bed, 4 person
Unit 11	First Floor	One-bed	45sqm 1 bed, 1 person
Unit 12	First Floor	One-bed	55sqm 1 bed, 2 person
Unit 13	First Floor	Two-bed	64sqm 2 bed, 2 person
Unit 14	First Floor	One-bed	37sqm 1 bed, 2 person
Unit 15	First Floor	Two-bed	62sqm 2 bed, 3 person
Unit 16	First Floor	One-bed	61sqm 1 bed, 2 person
Unit 17	Second Floor	One-bed	54sqm 1 bed, 2 person
Unit 18	Second Floor	One-bed	46sqm 1 bed, 1 person
Unit 19	Second Floor	One-bed	49sqm 1 bed, 1 person
Unit 20	Second Floor	One-bed	54sqm 1 bed, 1 person
Unit 21	Second Floor	Two-bed	61sqm 2 bed, 3 person
Unit 22	Second Floor	Two-bed	61sqm 2 bed, 3 person

10. The existing basement plant and storage areas will be retained and upgraded as required to support the proposed conversion, providing landlord, plant and resident storage. New refuse and cycle storage will be accommodated within the rear ground-floor areas and rear courtyards, with collection taken from the end of the rear access alley at Bowesfield Lane and Lawrence Street.
11. The proposal includes no external extensions and makes efficient use of the existing internal layout, requiring only minimal interventions to facilitate the proposed flatted development. Kitchens and bathrooms have been arranged to allow vertical stacking and reuse of existing SVPs, minimising the need for new openings. All existing windows will be retained and fitted with secondary glazing to achieve appropriate thermal and acoustic performance.
12. Only limited new external openings are proposed, including the opening up of a historic doorway previously blocked up to the front elevation with all remaining new openings confined to the rear courtyards. Existing external doors serving fire escape stairs will be removed and infilled with matching masonry to cill height, with new windows installed above. One additional door will be formed to the rear service lane to access a new refuse store. New rooflights will be added to permit the usability of the internal spaces and to provide smoke ventilation to the main stairways.

13. No external landscaping works are proposed, and existing boundary treatments and vehicle parking area will be retained.

Consultations

14. Consultees were notified, and the following comments were received (in summary).
15. Historic Buildings Officer - This application seeks listed building consent for the creation of 22 residential units at 41-45 Yarm Lane (Barrington House). Barrington House is a grade II listed property situated on the outskirts at Stockton, and its significance lies in its architectural merit and evidential past as housing for the wealthy of 19th century Stockton.

Built as 5 residential houses, Barrington House has most recently been used as office space, and it is considered that the conversion back to residential use is the most appropriate use for the building to conserve its significance. The reinsertion of a front door, retention of historic windows and boundary treatments are all considered to be positive benefits to the property.

The proposed internal amendments generally respect historic spaces, and are considered to have a neutral effect on the significance of the property. It is noted that a number of historic doors are to be removed, these doors should be reused throughout the property, and historic door openings to be blocked up should retain their original door surrounds to allow the history of the property to be clearly visible. A heritage statement was submitted with the application which provides clear and convincing justification for the works, and also recommends a program of building recording take place prior to works commencing. I would recommend that such a building recording is conditioned.

Mechanical ventilation required for the proposed works are noted on the submitted floor plans, however these are missing from the submitted proposed elevations. Details of these should be submitted prior to determination, or alternatively conditioned for such details to be submitted prior to the commencement of those works, to ensure they are appropriate to the significance of the building.

Detailed information regarding materials and methods have not been submitted for the proposed works. These details should be submitted either pre-determination, or conditioned for submission prior to works commencing, to ensure the compatibility of materials with the historic fabric and to ensure the significance of the building is not harmed.

Subject to the submission of the above details, it is considered that the proposed works do not harm the significance of the Grade II listed building. The proposal responds positively to the heritage asset in accordance with Local Plan Policy HE2, part 1. An appropriate heritage statement with justification for works has been submitted in line with NPPF 207 with the proposal considered a viable use consistent with the conservation of the building (NPPF 210).

16. Highways - The applicant has provided a transport statement which demonstrates, based on ONS car ownership data, that the proposed development would require a total of 7 parking spaces.

The proposed block plan, drawing A(30)007 Rev B, shows 5 parking spaces which is below the minimum requirement which had previously been demonstrated as achievable.

This reduction in parking provision is as a result of the removal of 2 spaces that were previously located in the garden area in the southeast corner of the site in order to protect retain the boundary wall at the request of the Historic Buildings Officer.

Whilst the parking no longer meets the required minimum demonstrated by the applicant there are insufficient grounds to object to the proposal, due to the sites proximity to transport links in Stockton town centre, however, the Highways, Transport and Design Manager is unable to support the proposals.

17. Community Surveillance Team - In regards to the above planning application, I have considered the proposals in full, and am very well aware of the property in question, through my operational work in the locality, as a member of the Council's Community Safety Dept.

I understand that this isn't the first planning application submitted with an effort to turn this dilapidated building back into use, and whilst I think it's right that we do what we can, to support a developer to bring this building back, even if it becomes flatted dwelling accommodation, I do think that the property numbers within the building, even at the reduced rate of 22 this time around, is too much, and doesn't allay my fears that this building will operate similar to a house of multiple occupancy (HMO).

The Council's planning team will be aware that Community Safety at Stockton-on-Tees Borough Council (SBC) has long opposed HMOs or similar schemes of cheap flatted accommodation in the Ropner or town centre wards, under Operation Nightfall and Shield (two of our community safety initiatives in the area). This opposition is due to well-founded & evidenced concerns that those types of properties, especially in oversaturated areas (of which that area of Yarm Lane is), undermine genuine efforts to improve areas in terms of crime and anti-social behaviour (ASB). Indeed, looking at the floor plans, especially the size of some of the units, with a second bedroom squeezed in, I don't think I can support this scheme on behalf of SBC Community Safety. Through our initiatives the area has come a long way, and crime and ASB has reduced overall significantly, and I'm keen to avoid undermining such efforts - 22, even in this large building, is too much, and I think looking at the floor plans, it looks it.

Where those rooms are squeezed in, they will inevitably be on the market at a cheaper rate, and therefore I'm concerned that such accommodation will add to the oversaturation of such a unit, seen in that area already. We know that such oversaturation of cheap flatted accommodation or HMOs can link to ASB and criminality, and it's for that reason, that I don't support this application.

18. Councillor Sufi Mubeen - I would like to object to this planning permission as this area in question already has high crime rates and has been subject to project nightfall with Cleveland police also there is also antisocial behaviour issues and drug dealing activity happening in which I have already called the police a number of times, further more there will be parking issues, noise control issues and a general unrest within the community as these flats are likely to be used for people with substance abuse issues also the cleanliness of the area surrounding this building has already fallen into general concern with empty alcohol bottles/cans and used condoms behind the side walls, the owners of the building do not seem to take into consideration the fact that there is already a serious problem surrounding their ability to maintain the area surrounding it and also cleanliness will be an issue due to the proposed 22 flats and vermin is already an issue in the general area. I will attach the 2 recent crime reference numbers for these crimes the first one is CVP-26-004483 and CVP-26-005134

19. Environmental Health Unit - No objection in principle, subject to the imposition of the following advisory conditions:

- Construction/ Demolition Noise
- Noise disturbance from adjacent road traffic
- Noise insulation and soundproofing
- External lighting

20. Strategic Housing - Strategic Housing welcome the diverse housing offered in terms of the range of apartment sizes. If 1 bed apartments are offered as part of the development proposals, Strategic Housing's preference is for small clusters of no more than 4-6 x 1 bed self-contained apartments in a single location mixed with larger self-contained apartments, ideally with their own private independent entrances.

In addition, the removal, as far as practically possible, of communal space / corridors / shared space, is preferred as this is service chargeable.

Strategic Housing would also welcome rents aligned to Local Housing Allowances and prefer that any vacancies are offered and prioritised for people / families with an established local connection to Stockton.

Given the nature of the proposed development, Strategic Housing would be willing to agree a commuted sum in lieu of the affordable housing contribution in this instance.

21. Cleveland Police – Cleveland Police encourage applicants to build/refresh developments incorporating the guidelines of Crime Prevention through Environmental Design (CPTED)

I would like to make you aware that Cleveland Police operate the "Secured by Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments.

Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.

Further information on the Secured By design initiative can be found on www.securedbydesign.com

The below comments are made following discussions with applicant/agent, should permission be given ongoing communication is strongly advised.

I am aware that Secured by Design accreditation is not being sought, but many of the recommendations from the said document are proposed to be implemented.

These are commented on within the Design & Access Statement and the Security & Management Strategy.

Although this application is for flats, and not an HMO, many of the problems associated with HMOs and other premises with multiple occupancy and transient occupants can occur, therefore the below applies.

HMOs can bring specific issues simply due to concentrating more single adults into a dwelling than an average household.

HMOs that are poorly managed and badly maintained can put an extra burden on local services, including Police and have a negative impact on the area.

Often absent landlords can also impact on the effective management and running of the premises.

HMOs, and similar, generally have a high turnover of tenants and at times, associated adverse impacts to the communities nearby - this in turn creates significant demand for police resources.

Very often landlords of HMO's have a difficult role in ensuring their tenants are operating within expectations.

A good management plan is essential should permission be granted, and often absent landlords can also impact on the effective management and running of the premises. The aforementioned Security & Management Strategy seems to address many issues. If possible, I would ask that this is conditioned.

All communal doors are recommended to be tested and certified LPS1175:A1 rating. This also includes any door entry systems having been tested as part of the scope for the door-set as a whole.

External fire doors should be free of external door furniture.

Individual room doors and ground floor and readily accessible windows should be tested and certified PAS24:2022+A1:2024 standards (or equivalent)

I read that pending approval from the heritage side these standards are proposed.

Doors and windows are to be dually certified for fire and security.

Compartmentation of a building of this nature is very important and this also has been addressed and proposed.

Appropriate external dusk dawn lighting around external facades of building are recommended.

CCTV internally covering entrances and communal circulation areas, as well as externally, is strongly recommended and indeed is already proposed. I would ask that this is actually conditioned.

Any proposed cycle storage is recommended to be internally situated.

The proposed rear parking for 4 x vehicles is to be secure and also with a section of alley gated rear access alleyway.

22. Natural England - No objection subject to appropriate mitigation being secured.

23. Northern Gas Networks – No objections

24. Northumbrian Water Limited – No comments

Publicity

25. A site notice was erected on 7th January 2026, and a notice was published in the local press on 15th January 2026.

26. Neighbours were also notified in writing of the proposals and 9no letters of objection were received. Comments have been summarised as below.

Objections

- The development would worsen existing crime and disorder issues in the locality
- It would result in additional noise nuisance
- The proposal has insufficient parking which will worsen existing congestion
- It would have an impact on the community character
- It would reduce property values
- The proposal would result in further litter/vermin problems
- There is an over concentration of HMOs and temporary style accommodation in the area

Planning Policy Considerations

27. 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 Plan is the Stockton on Tees Borough Council Local Plan 2019.

28. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.
29. 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 Plan is the Stockton on Tees Borough Council Local Plan 2019.
30. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

31. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
32. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Paragraph 124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 193. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 194. The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Paragraph 195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Paragraph 210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Stockton on Tees Local Plan

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

(1). In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether: - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or, - Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 3 (SD3) - Housing Strategy

1. The housing requirement of the Borough will be met through the provision of sufficient deliverable sites to ensure the maintenance of a rolling five year supply of deliverable housing land. Should it become apparent that a five year supply of deliverable housing land cannot be identified at any point within the plan period, or delivery is consistently falling below the housing requirement, the Council will work with landowners, the development industry and relevant stakeholders and take appropriate action in seeking to address any shortfall.

3. The approach to housing distribution has been developed to promote development in the most sustainable way. This will be achieved through:

b. Supporting residential development on sites within the conurbation as defined by the limits to development which comprises the main settlements of Stockton, Billingham, Thornaby, Ingleby Barwick, Eaglescliffe and Yarm.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.

- c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
 - l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.
2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:
- a. Directing development in accordance with Policies SD3 and SD4.
 - c. Supporting sustainable water management within development proposals.
 - d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.
 - e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.
 - f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
- a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Policy ENV5 – Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity

1. The Council will protect and enhance the biodiversity and geological resources within the Borough. Development proposals will be supported where they enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation particularly in or adjacent to Biodiversity Opportunity Areas in the River Tees Corridor, Teesmouth and Central Farmland Landscape Areas.

2. The Council will preserve, restore and re-create priority habitats alongside the protection and recovery of priority species.

Policy ENV7 - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.

3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.

Policy HE2 – Conserving and Enhancing Stockton’s Heritage Assets

1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.

2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.

3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

d. Listed Buildings

SPG4 High Density Development: Flats and Apartments (Relevant Extracts)

4.0 Types of Flats. -Conversion of existing properties

4.1 It is common in other areas to convert old docklands or industrial warehouses, however there are few buildings in Stockton Borough that are suitable for conversion, either because of poor location or the former use is incompatible with residential use. The industrial uses in the Borough are more commonly chemical sites, and as such have contamination issues that are likely to prevent conversion to residential use. There are however numerous buildings with vacant upper floors – especially in town centres – and the conversion of these is supported.

4.2 Where conversion is considered acceptable, the Council will expect that any features of architectural or historic merit are protected and any alterations or extensions to the built fabric are sympathetic to the building and the neighbouring buildings. Extensions must be subservient to the main building, leave a useable amount of amenity space for residents, and respect the building. More detailed guidance regarding extending residential buildings may be found in the Supplementary Planning Guidance 2: Household Extension Design Guide, available from Planning Reception, or on the Stockton Borough Council website.

5.0 Locating flatted development

5.1 The Council supports the Government's objectives in PPG3 "Housing". In accordance with this guidance it will seek to ensure that new flatted development is located within the limit to development as defined on the Proposals Map in the Local Plan, is sited on previously developed land (or a committed housing allocation site), is close to services and facilities, and is accessible by a choice of means of transport. Limits to development

5.2 The limit to development is a line drawn on a map around the built up area of Stockton, Billingham, Norton, Thornaby, Ingleby Barwick and Yarm which marks the separation of urban and rural. Within the line, the principle of flatted development is generally permissible where it satisfies the requirements of this Supplementary Planning Guidance.

Close to services and facilities

Accessible by a choice of means of transport of locations such as schools, shops, doctor's surgeries, employment sites, leisure and entertainment facilities and other everyday locations.

Accessible by a choice of means of transport

5.3 Flatted development is permissible only in locations that have good transport links to a variety of locations such as schools, shops, doctor's surgeries, employment sites, leisure and entertainment facilities and other everyday locations.

Supplementary Planning Document: Housing

Nationally Described Space Standard

6.8 The Nationally Described Space Standard (NDSS) sets out requirements for the Gross Internal (Floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. Although not a local plan policy requirement, the Council supports and encourages attainment of those standards in the homes that you build and the 'Technical housing standards – nationally described space standard' document provides further details.

Material Planning Considerations

33. The key considerations of this application are:

- Principle of Development
- Five Year housing supply
- Character and appearance
- Trees/external works
- Amenity Impact
- Highway Implications
- Nutrient Neutrality
- Other Matters
- Planning Balance

Principle of Development

34. The National Planning Policy Framework (2024) is clear in the purpose of the planning system which is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF sets out that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental.
35. The adopted Local Plan identifies that the application site is located within the defined limits to development, within a predominantly residential area and therefore the principle of the provision of flatted development in such a location is supported by Policy SD3.
36. Supplementary Planning Guidance 4 is aimed at ensuring flatted and higher density developments are located within close proximity to services and provisions which would be required by the occupants to meet day to day needs. Given the location of the site, it is considered that it would meet these aims.
37. The principle of development is therefore accepted subject to the detailed matters to be considered below.

Five Year housing supply

38. At present, the Council is unable to demonstrate a five-year housing land supply. Consequently, the application must be assessed in accordance with paragraph 11 of the National Planning Policy Framework (NPPF). This requires decision-makers to approve proposals that accord with the development plan without delay. Where relevant policies are absent or out of date, permission should be granted unless:
- (i) policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusal; or
 - (ii) the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to directing development to sustainable locations, making effective use of land, securing well-designed places, and providing affordable homes.
39. The proposed development will make a modest contribution towards the delivery of housing and the overall supply of housing across the Borough, which weighs in favour of the proposals.

Character and appearance

39. Policy SD8 of the Local Plan seeks to ensure that new development is of a high design standard, responding positively to the context, character and sensitivity of the surrounding area and public realm.
40. Policy HE2 advises that development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where

development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

41. The development proposes minimal external alterations to convert the existing office buildings into self-contained flats. Limited new openings are proposed, primarily confined to the rear courtyard elevations with the exception of the reinstatement of a doorway and the installation of three modest rooflights to the principal elevation of Yarm Lane.
42. When assessing character, consideration is given not only to visual impacts but also to the nature and intensity of development and the extent to which it contributes to, or detracts from, a positive sense of place.
43. It is recognised that the conversion of commercial premises to flatted accommodation can alter the character of an area, particularly where such forms of development are not well established or where existing issues of anti-social behaviour and fear of crime are present. In such circumstances, an overconcentration of similar uses has the potential to exacerbate these impacts if not carefully managed.
44. The Community Surveillance Team have advised that they consider that there is an identified oversupply of high-density flatted accommodation in this location and have expressed concern that additional units of this type may contribute to community instability. Concerns were also raised regarding the perceived similarity to HMO-style accommodation, with a preference expressed for alternative affordable housing provision targeted at a different demographic.
44. Strategic Housing initially raised concerns regarding an overconcentration of flatted accommodation in the locality and the potential implications for criminal behaviour. Following further consideration, these concerns were largely mitigated by the mix of apartment sizes proposed and the anticipated occupancy by couples and small families. Guidance was provided on the design and management of communal areas to minimise anti-social behaviour, and the scheme has responded by incorporating measures to limit shared circulation and restrict access to defined residential blocks, thereby reducing opportunities for misuse of communal spaces.
45. Cleveland Police raise no objection to the proposal but note that, while the scheme comprises self-contained flats rather than an HMO, comparable issues may arise due to higher levels of transient occupancy and a concentration of single adults. They have however worked closely with the applicant to refine the scheme and internal layout to address these matters and advise that a robust management plan should be secured should permission be granted.

Crime and Anti-social behaviour:

46. It is acknowledged that objections have been raised in relation to fear of crime and anti-social behaviour and result in a negative impact on community character. Objections also refer to the perceived overconcentration of HMOs within the area.
47. It is acknowledged that the wider area experiences comparatively high levels of crime and anti-social behaviour. However, significant intervention is currently underway, with the Ropner Ward forming part of the Home Office 'Clear, Hold, Build' pilot, locally delivered through 'Project/Operation Harmony', aimed at reducing crime and improving neighbourhood conditions.

48. To manage potential security concerns, the applicant has engaged with the Cleveland Police Designing Out Crime Officer and has submitted a comprehensive Security and Management Strategy. This sets out proposed measures including CCTV, controlled entry systems and building-mounted security lighting, alongside letting and management procedures intended to minimise resident conflict and reduce crime. Compliance with this strategy has been secured by condition.

Heritage Considerations

49. The surrounding area comprises a mix of uses but remains predominantly residential in character. The application property, a Grade II listed building, was formerly in office use but has been vacant since 2023 and is exhibiting signs of deterioration. Securing a viable and appropriate use is therefore of particular importance to preserve the condition and significance of the listed building.
50. The reoccupation of the building for residential use, subject to suitable management arrangements, would enable its refurbishment and reintegration into active use, resulting in a positive contribution to the visual amenity of the area and reducing risks associated with long-term vacancy. While concerns regarding single-occupancy accommodation are noted, the proposal comprises self-contained flats, with 9 of the 22 units providing two or more bedrooms, which supports a broader mix of household types, including couples and small families.
51. Overall, the proposal involves the sensitive reuse of a vacant Grade II listed building, with minimal external alteration and a design that preserves its historic significance in accordance with Policies SD8 and HE2. While concerns regarding crime, anti-social behaviour and the concentration of flatted accommodation are acknowledged, the development comprises self-contained units supported by appropriate management measures. The reoccupation and refurbishment of the building would secure its long-term viable use, enhance visual amenity and reinforce the residential character of the area. On balance, the proposal is considered acceptable and would not result in undue harm to amenity, character or community safety.

Trees and external works

52. The site contains mature vegetation and trees which are set behind the historic boundary wall. A mature sycamore tree is located on the corner of Bowesfield Lane and Yarm Lane, within the site boundary. This tree is protected by means of a tree preservation order. The submitted proposed site plan shows limited detail in terms of proposed external works and/or tree protection, however, supporting information advises that the external arrangements are to be retained in their current form, including the retention of the trees/hedgerow and historic wall. Conditions have therefore been included to ensure trees and vegetation is retained and protected and no further hardstanding or means of enclosure are installed unless first agreed with the Local Planning Authority.

Amenity Impact

53. In assessing the relationship with neighbouring properties, Policy SD8 seeks to ensure that acceptable levels of privacy and residential amenity are maintained for both existing and future occupants. Supplementary Planning Guidance (SPG) provides additional advice to inform the assessment of development impacts.
53. The proposal would deliver 22 self-contained flats, each comprising a separate kitchen, bathroom, living space and storage provision. The layout and unit sizes have been assessed against relevant Technical Housing Standards and the requirements of Policy SD8. The accommodation includes one- to three-bedroom units with internal floor areas

ranging from 37 sq.m to 111 sq.m. Having regard to unit sizes and bedroom dimensions, the development complies with the Nationally Described Space Standards (NDSS) for flatted accommodation and is therefore considered to provide an acceptable standard of residential amenity.

54. The Supplementary Planning Guidance (SPG) on High Density Development: Flats and Apartments also provides relevant guidance for the assessment of such proposals. Chapter 6.4 advises that communal amenity space for the exclusive use of residents may be acceptable where its location, size, shape and aspect allow it to be suitably enjoyed, and where it is accessible from each dwelling, landscaped and well maintained. The SPG defines usable communal amenity space as excluding driveways, garages, parking and hardstanding, service areas and refuse storage areas.
55. In this instance, the development includes enclosed courtyard areas accommodating communal refuse and cycle storage, which do not constitute usable amenity space as defined by the SPG. However, this arrangement is not uncommon in town centre locations. Furthermore, the site benefits from close proximity to publicly accessible open space, including Ropner Park, which would provide opportunities for outdoor amenity and recreation for future residents.
56. In terms of neighbouring amenity, the site is located within a predominantly residential area, and the introduction of a residential use is therefore considered appropriate in this context. As such, the proposal would not result in an unacceptable impact on the amenity of nearby occupiers.
58. The Council's Environmental Health Unit have been consulted on the application and raise no objection subject to the inclusion of conditions to control noise, external lighting and limit the times of construction activities. All of which have been appropriately conditioned.
59. Overall, subject to the conditions imposed, the proposed development is considered acceptable in terms of residential amenity for future occupants and would not result in an undue adverse impact on the amenity of surrounding properties that would justify refusal of the application. The proposal is therefore considered to accord with Policy SD8 of the Local Plan and relevant Supplementary Planning Guidance.

Highway implications

60. Local Plan Policy SD8 states that new development should be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport.
61. Paragraph 116 of the National Planning Policy Framework sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe.
62. It is acknowledged that the proposal would result in a shortfall of on-site car parking provision, which has been raised as a concern by neighbouring residents. The submitted plans identify five existing parking spaces to the front of the building. Additional parking spaces were initially proposed to the rear of the site and at the corner off Bowesfield Lane; however, these were discounted by the Highways Authority on the basis that they would be impractical, and by the Historic Buildings Officer due to the associated loss of a section of historic boundary wall.

63. The Highways Transport and Design Manager has assessed the application and, while discounting the two spaces proposed to the rear of the site, advised that the additional corner spaces—resulting in a total of seven parking spaces—would be acceptable, supported by the submitted Transport Statement. This demonstrated, using ONS car ownership data, that the development would generate a demand for seven spaces. Notwithstanding this, the provision of the additional spaces would require the removal of part of the historic boundary wall, which would harm the character and appearance of the building and thereby the significance of the Grade II listed asset. As a result, these spaces were omitted from the scheme.
64. Although there remains a recognised shortfall in car parking provision, the Highways Authority has not objected to the proposal, having regard to the site's sustainable edge-of-town-centre location, its accessibility to local services and facilities, and its connectivity to wider amenities by public transport. Furthermore, consideration has been given to the existing authorised office use of the building, which historically operated with limited on-site parking provision.
65. On balance, while the proposal does not fully comply with the parking requirements of Policy SD8, it is not considered that the shortfall would result in an unacceptable or severe impact on highway safety or the surrounding road network. The development therefore accords with Chapter 9 of the NPPF and is considered acceptable in highways terms.

Nutrient Neutrality

60. Following advice from Natural England in March 2022 with regards to the unfavourable condition of the River Tees due to excess nutrients and implications of that for the Teesmouth and Cleveland Coast SPA/Ramsar. All forms of development which generate additional overnight accommodation are required to consider and assess whether there is an adverse impact resulting from the development proposals on the SPA.
61. The applicant has submitted calculations and a Preliminary Credit Certificate to accompany the application, and an Appropriate Assessment has been undertaken. Natural England has been consulted and raise no objections to the information provided.
62. A condition has been included for the applicant to provide a copy of the final Credit Certificate prior to works commencing on site. Subject to the submission of this information, it is considered that the LPA, as the Competent Authority under the Habitats Regulations has secured appropriate mitigation measures to address nutrient neutrality, thereby according with Policy ENV5 of the Stockton on Tees Local Plan.

Other Matters

63. Concerns have been raised from local residents that the development would result in an increase in litter and vermin. These claims are unsubstantiated and any such issues which may arise would be a management issue and outside of the remit of planning.
64. Neighbours have also raised concerns that the development would impact on local property values, however, this matter is not a material planning consideration.
65. The development would not impact on priority habitats and is therefore exempt from BNG obligations.

Planning Balance

66. The proposal seeks the conversion of a vacant Grade II listed building to 22 self-contained flats within the defined limits to development, in a sustainable edge-of-town-centre location. The principle of residential use is supported by Policy SD3 and relevant Supplementary Planning Guidance.
67. The development would secure the refurbishment and viable reuse of a heritage asset that has been vacant and deteriorating, with minimal external alteration. This delivers clear heritage and visual amenity benefits and carries significant weight in the planning balance in accordance with Policies SD8 and HE2.
68. The proposal would contribute to housing delivery at a time when the Council cannot demonstrate a five-year housing land supply. The efficient reuse of previously developed land in a sustainable location attracts positive weight, with all units compliant with the Nationally Described Space Standards.
69. Concerns regarding the concentration of flatted accommodation, community character, crime and anti-social behaviour are acknowledged. However, the scheme comprises self-contained units rather than an HMO, provides a mix of unit sizes, and is supported by a comprehensive Security and Management Strategy agreed with Cleveland Police and secured by condition.
70. While the proposal results in a shortfall of on-site parking and therefore does not fully comply with Policy SD8, the Highways Authority raises no objection, having regard to the site's sustainable location, accessibility by public transport, and the historic under-provision of parking associated with the authorised office use. The parking impacts are not considered severe.
71. Subject to conditions addressing amenity, highways, heritage, trees and nutrient neutrality, no technical objections remain.
72. Overall, the identified harms do not significantly and demonstrably outweigh the substantial benefits of securing the long-term use of a listed building, delivering housing in a sustainable location, and improving visual amenity. The proposal is therefore considered acceptable and recommended for approval.

Conclusion

73. In view of the assessment above, it is considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable.
74. In planning terms, the proposed development is considered acceptable in all other regards and is therefore recommended for approval subject to those planning conditions set out in the report.

Financial Implications

No known implications

Environmental Implications

No known implications

Legal Implications

No known implications

Community Safety Implications

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Human Rights Implications

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

Ward and Ward Councillors

WARD	Ropner
Ward Councillor	Councillor Shakeel Hussain
Ward Councillor	Councillor Sufi Mubeen

Background Papers

National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019
SPD Local Design Guide
SPD Landscaping and Trees
SPD Housing

Name of Contact Officer: Jill Conroy

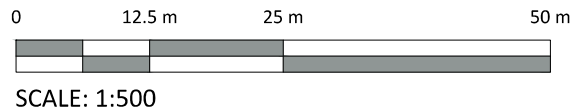
Post Title: Senior Planning Officer

Telephone number: 01642 528179

Email Address: jill.conroy@stockton.gov.uk



SITE BLOCK PLAN

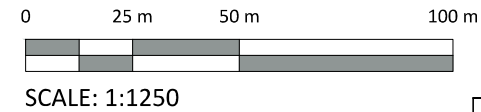


Notes

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SITE LOCATION PLAN



A	06.06.24	Red Line Amended	DM	--
REV.	DATE	DESCRIPTION	DRN	CKD.



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PROJECT
PROPOSED RESIDENTIAL CONVERSION
OF BARRINGTON HOUSE
STOCKTON-UPON-TEES

TITLE
SITE LOCATION PLAN &
SITE BLOCK PLAN

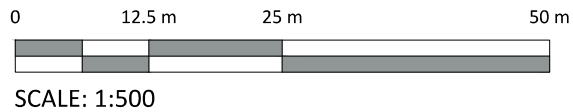
STAGE
PLANNING

PROJECT No. 1858	DRAWING No. A(10)001	REV. A
SCALE 1:500 & 1:1250 @ A3	DATE MAY 2024	
DRAWN MS	CHECKED --	

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SITE BLOCK PLAN



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NOTES

B	10-02-26	Updated following comments by planner	AB	DM
A	24-03-25	Parking updated	AB	DM
	21-03-23	First Issue		
REV	DATE	DESCRIPTION		DRN,CKD



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PROJECT
**PROPOSED RESIDENTIAL CONVERSION
 BARRINGTON HOUSE &
 41-45 YARM LANE
 STOCKTON-ON-TEES**

TITLE
Proposed Block Plan

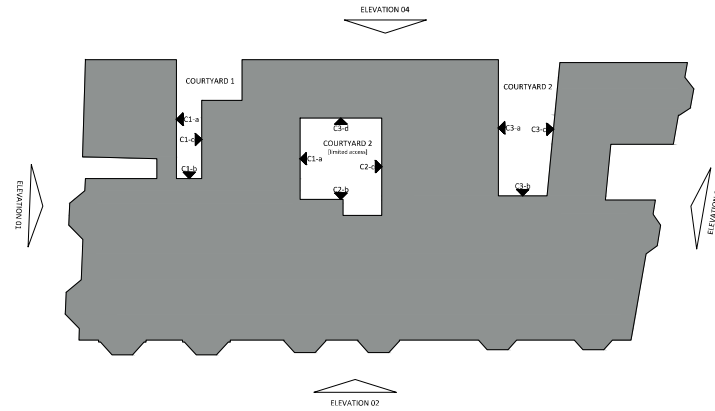
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A(30)007	REV. B
SCALE 1:500 @ A3	DATE March 25	
DRAWN AB	CHECKED DM	

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ELEVATION 01, LEFT SIDE, BOWSFIELD LANE
SCALE 1:100



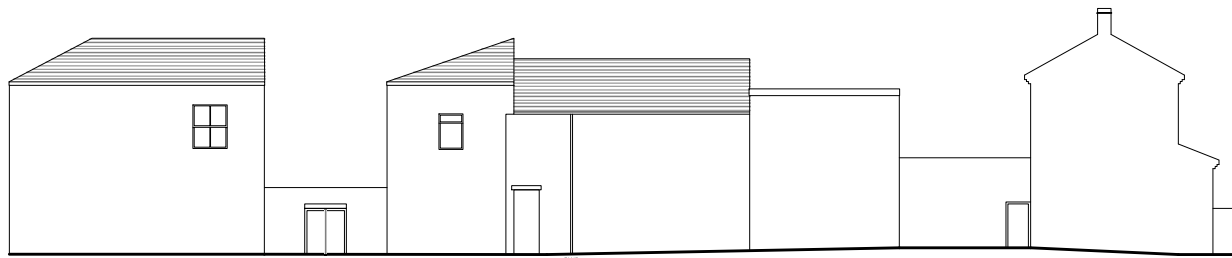
KEY PLAN
Not to Scale



ELEVATION 02, FRONT, YARM LANE
SCALE 1:100



ELEVATION 03, RIGHT SIDE, LAWRENCE STREET
SCALE 1:100



ELEVATION 04, REAR
SCALE 1:100

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NOTES

1. 10-02-25 (SVP's and RVP's added at planners request)	1/8	OK1
2. 05-09-24 (first issue)	MS	
REV. DATE	DESCRIPTION	SCALE



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PROJECT
PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES

TITLE
EXISTING GENERAL ARRANGEMENTS
ELEVATIONS 1, 2, 3 & 4

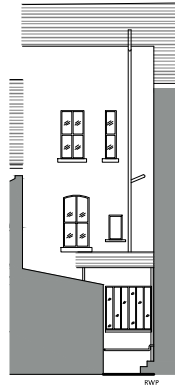
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A100/005	REV. A
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	CHECKED
DRAWN MS	CHECKED -	

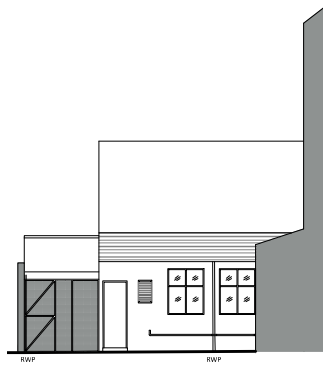
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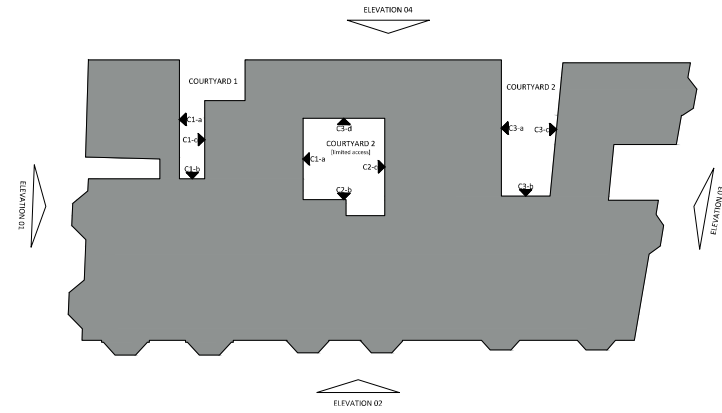
ELEVATION, COURTYARD 1, a
SCALE 1:100



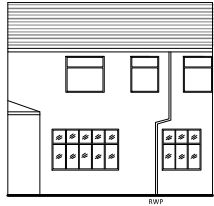
ELEVATION,
COURTYARD 1, b
SCALE 1:100



ELEVATION, COURTYARD 1, C
SCALE 1:100



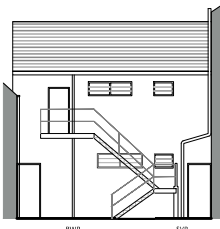
KEY PLAN
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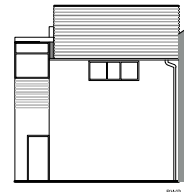
ELEVATION, COURTYARD b, a
SCALE 1:100



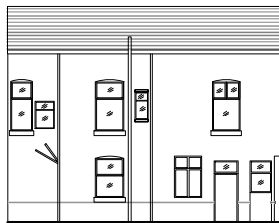
ELEVATION, COURTYARD 2, b
SCALE 1:100



ELEVATION, COURTYARD 2, c
SCALE 1:100



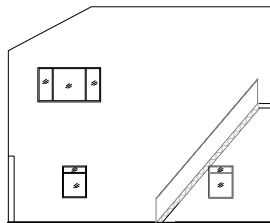
ELEVATION, COURTYARD 2, d
SCALE 1:100



ELEVATION, COURTYARD 3, a
SCALE 1:100



ELEVATION,
COURTYARD 3, b
SCALE 1:100
(Limited Information)



ELEVATION, COURTYARD 3, c
SCALE 1:100

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NOTES



A	10-02-26 SVP's and RWP's added at planners request	1/8	OK
	15-09-24/1st Issue	MS	
REV	DATE	DESCRIPTION	SCALE



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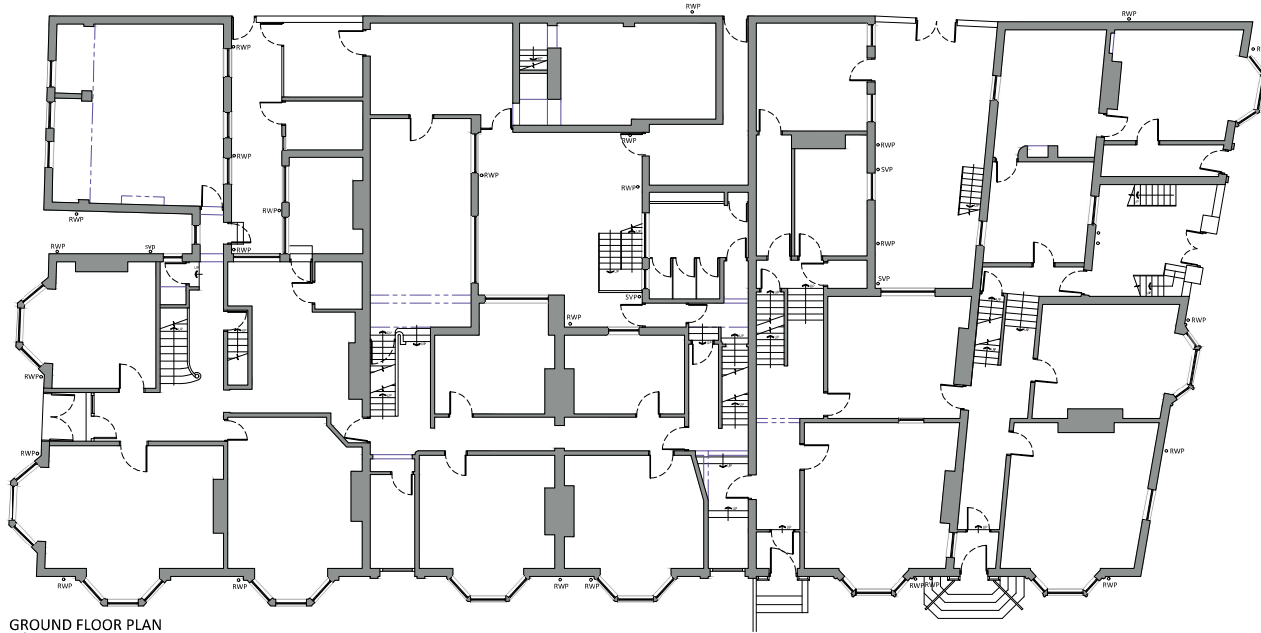
PROJECT
PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES

TITLE
EXISTING GENERAL ARRANGEMENTS
COURTYARD ELEVATIONS

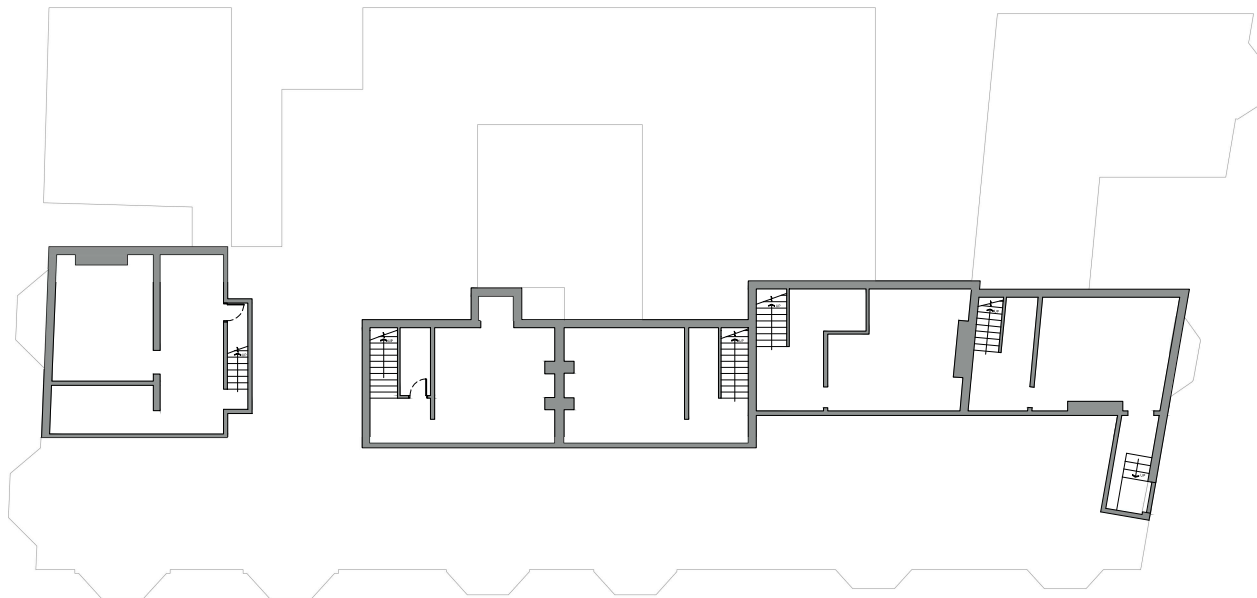
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A100/006	REV. A
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	CHECKED
DRAWN MS	CHECKED -	

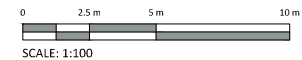
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GROUND FLOOR PLAN
Scale 1:100



BASEMENT FLOOR PLAN
Scale 1:100



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NOTES

1	10-02-20 RWP's and RWPs added at planners request	MS	OK
REV	DATE	DESCRIPTION	SCALE



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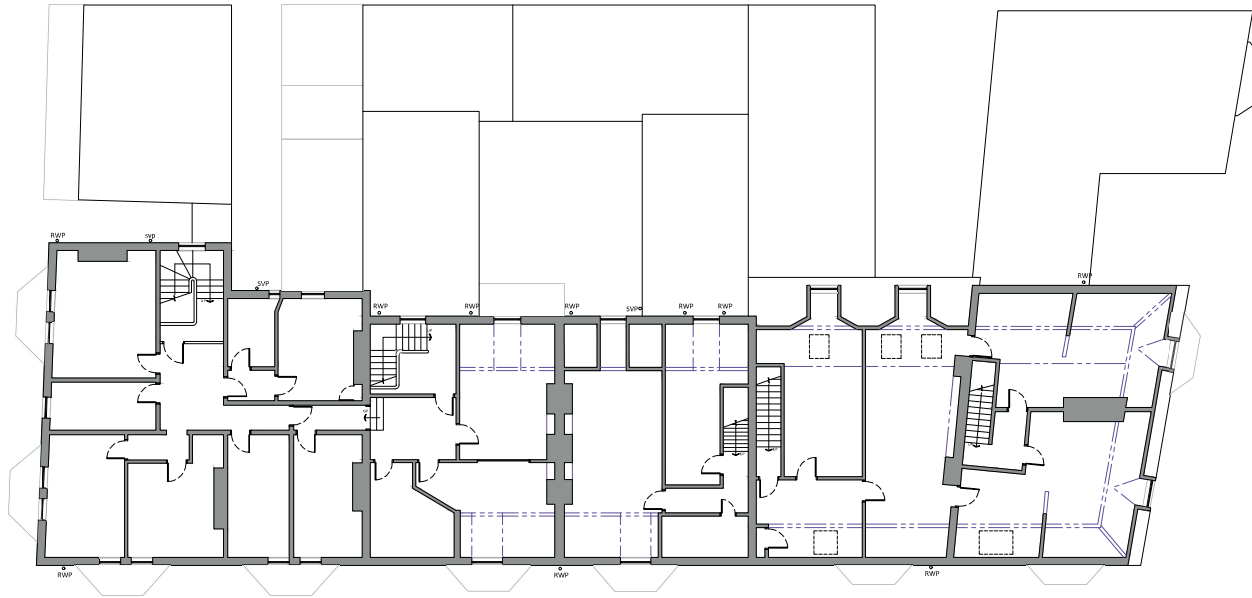
PROJECT
**PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES**

TITLE
**EXISTING GENERAL ARRANGEMENTS
BASEMENT & GROUND FLOOR PLANS**

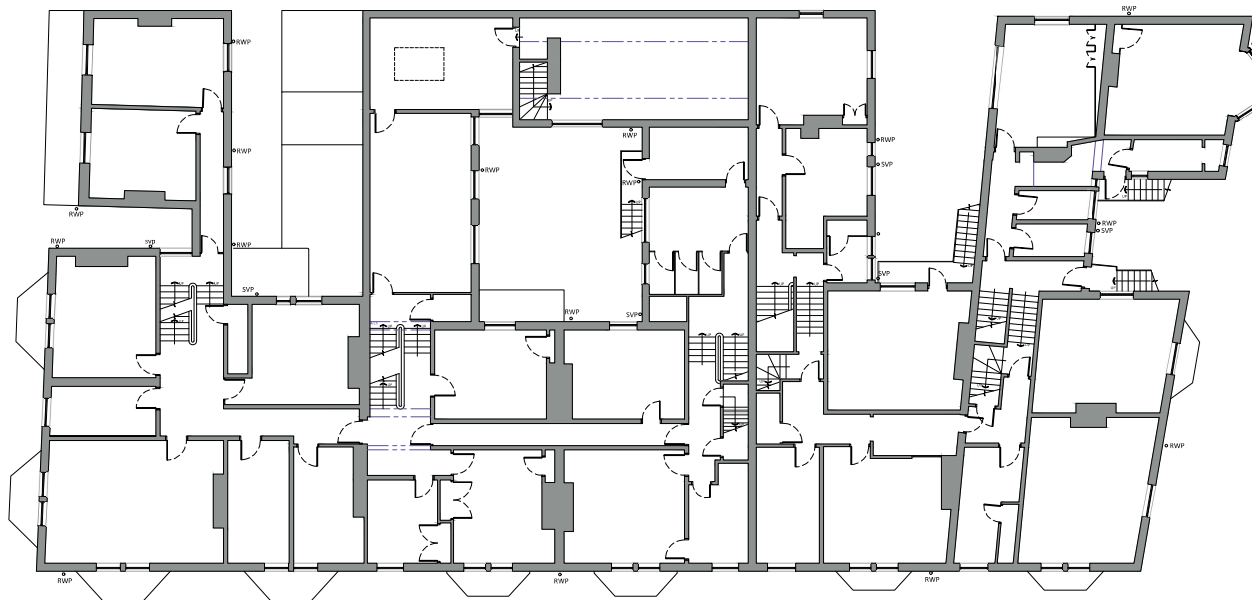
STAGE
3 - SPATIAL CO-ORDINATION

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SCALE 1:100 @ A1	DATE SEPTEMBER 2024	CHECKED
DRAWN MS	CHECKED -	

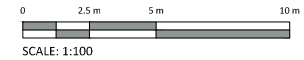
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SECOND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100



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NOTES

1.	10-02-25 RVP's and RWP's added at planners request	14/	OK1
2.	10-09-24/1st Issue	MS	—

REV: DATE DESCRIPTION



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PROJECT
PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES

TITLE
EXISTING GENERAL ARRANGEMENTS
FIRST & SECOND FLOOR PLANS

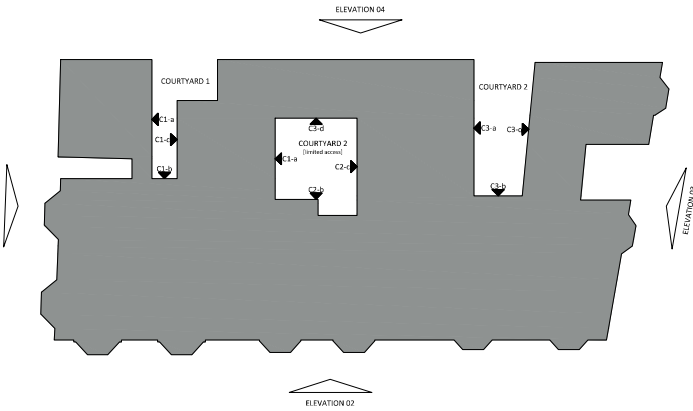
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A100/002	REV. A
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	CHECKED
DRAWN MS	CHECKED	—

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ELEVATION 01, LEFT SIDE, BOWESFIELD LANE
SCALE 1:100



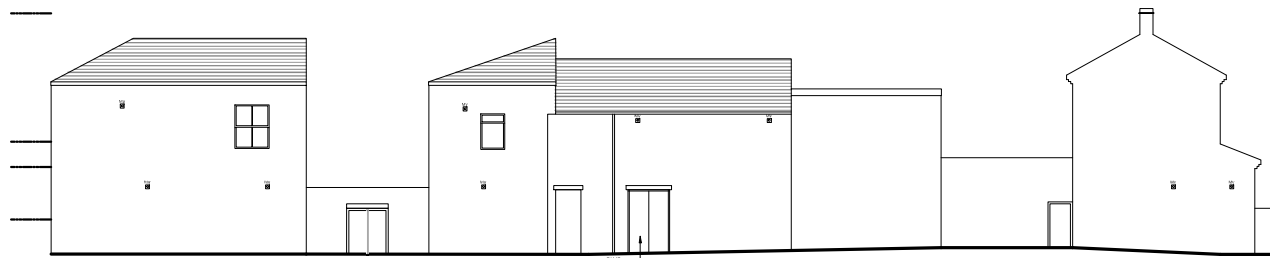
KEY PLAN
Not to Scale



ELEVATION 02, FRONT, YARM LANE
SCALE 1:100



ELEVATION 03, RIGHT SIDE, LAWRENCE STREET
SCALE 1:100



ELEVATION 04, REAR
SCALE 1:100

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NOTES

B	17-03-25	MV added at planners request	AB	DM
A	09-02-24	RWP and SWP added at planners request	AW	DK
	17-09-24	first issue	MS	
REV	DATE	DESCRIPTION	SCALE	



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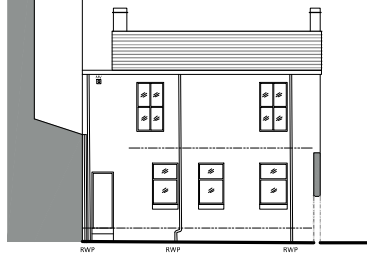
PROJECT
PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES

TITLE
PROPOSED GENERAL ARRANGEMENTS
ELEVATIONS 1, 2, 3 & 4

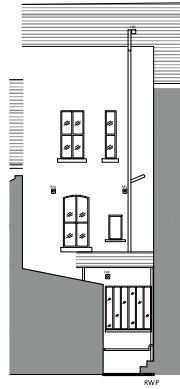
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A100/005	REV. B
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	CHECKED
DRAWN MS	CHECKED	

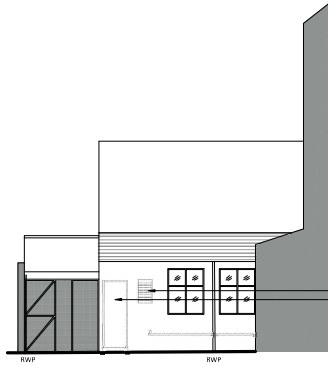
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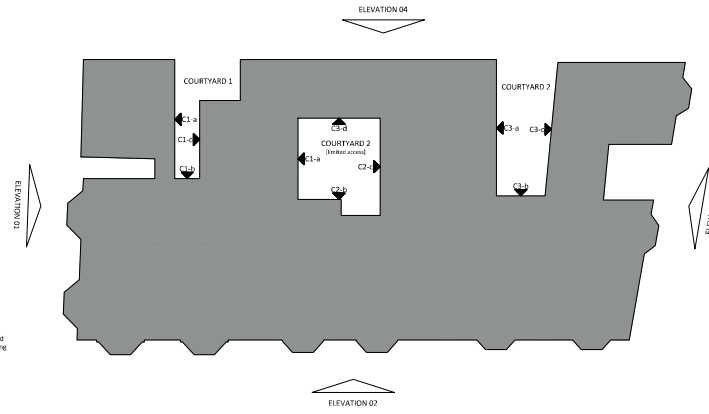
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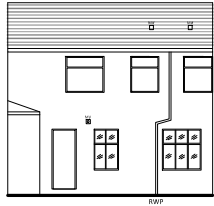
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SCALE 1:100



ELEVATION, COURTYARD 1, C
SCALE 1:100



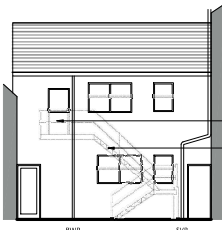
KEY PLAN
Not to Scale



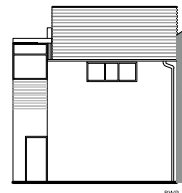
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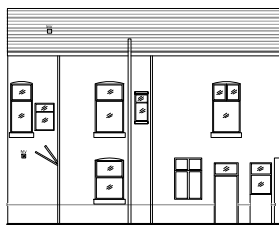
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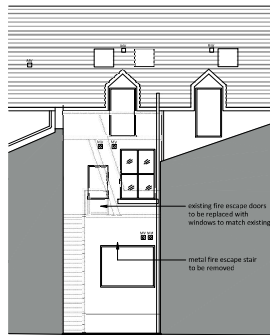
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SCALE 1:100



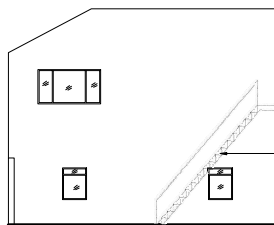
ELEVATION, COURTYARD 2, d
SCALE 1:100



ELEVATION, COURTYARD 3, a
SCALE 1:100



ELEVATION, COURTYARD 3, b
SCALE 1:100
(Limited Information)



ELEVATION, COURTYARD 3, c
SCALE 1:100

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NOTES



B	17-03-25	MV added at planners request	AB	DM
A	10-02-24	RWP and SWPs added at planners request	AB	DM
	17-09-24	first issue	MS	—
REV	DATE	DESCRIPTION	BY	APP



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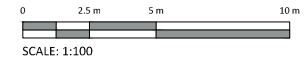
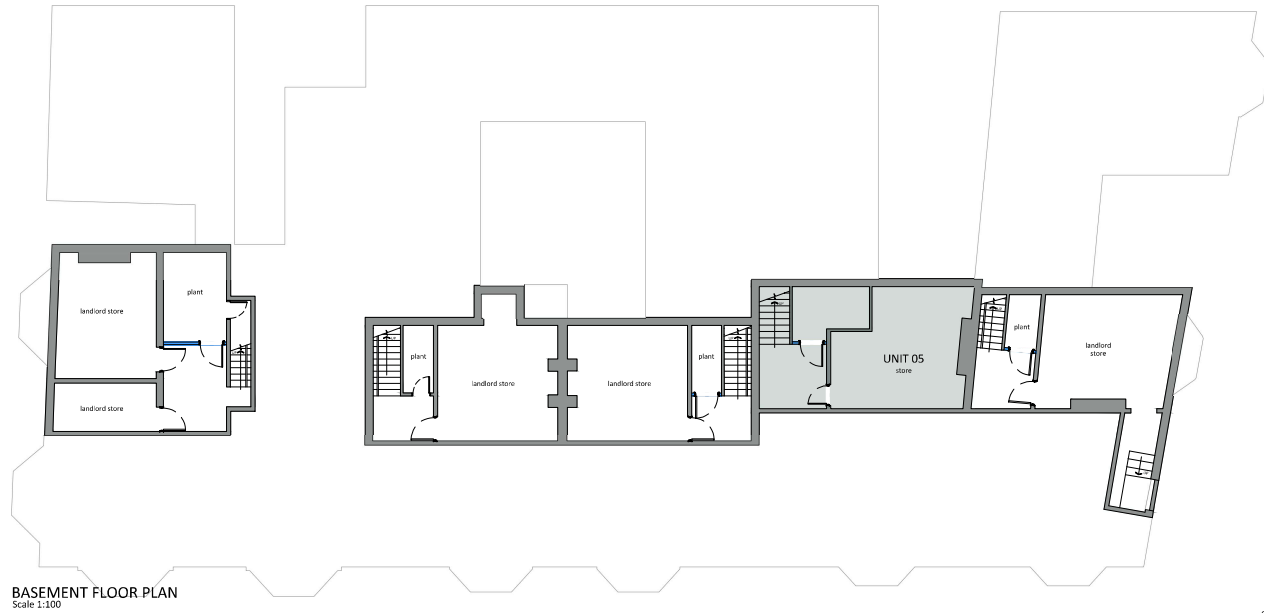
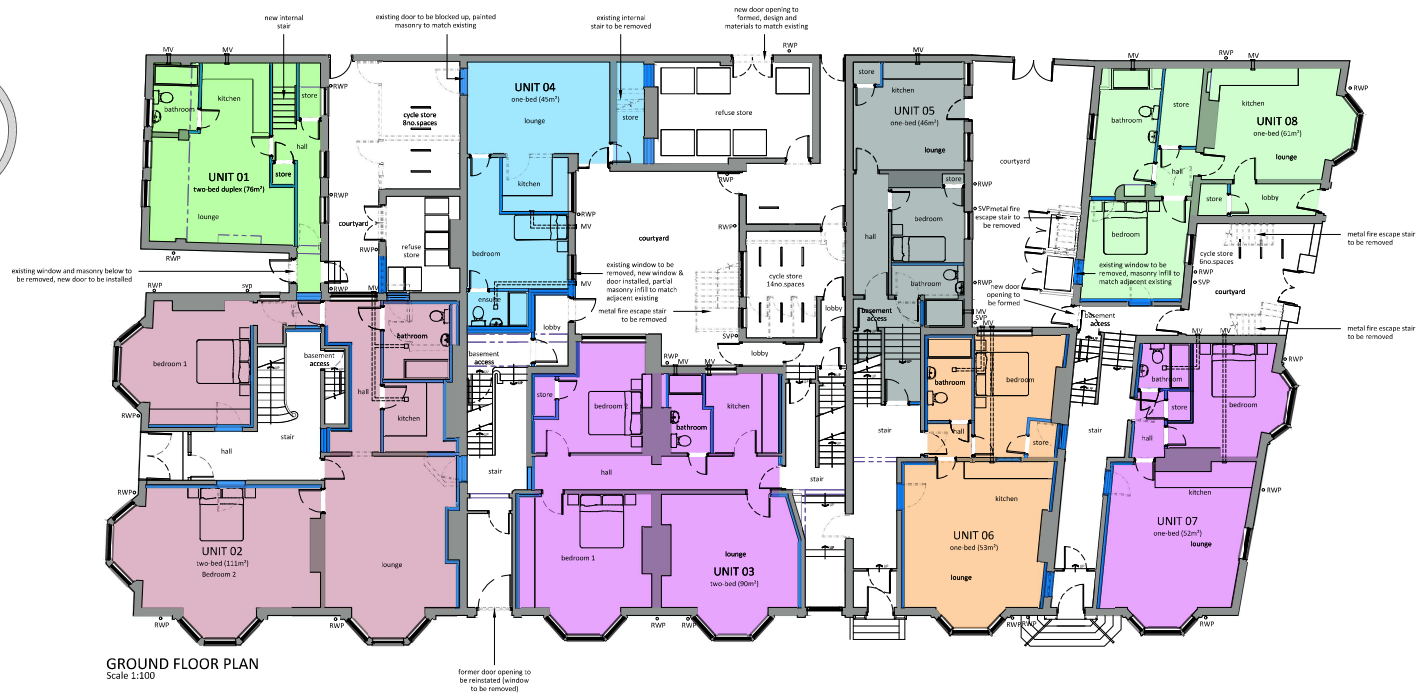
PROJECT
PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES

TITLE
PROPOSED GENERAL ARRANGEMENTS
COURTYARD ELEVATIONS

STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A100/006	REV. B
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	CHECKED
DRAWN MS	CHECKED —	

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NOTES

REV	DATE	DESCRIPTION	BY	CHKD
1	10-01-20	RW/P's, SW/P's and MV's added	AB	DM
2	09-12-25	Revisions: store updated for apartment 05	AB	DM
3	28-04-25	Store removed from lounge of apartment 6	AB	DM
4	03-04-25	Layouts updated	AB	DM
5	21-03-25	Store added to unit 003	AB	DM
6	20-03-25	Unit 4 layout updated	AB	DM
7	18-03-25	Layouts updated	AB	DM
8	12-03-25	Layouts updated	AB	DM
9	05-09-24	1st issue	MS	—

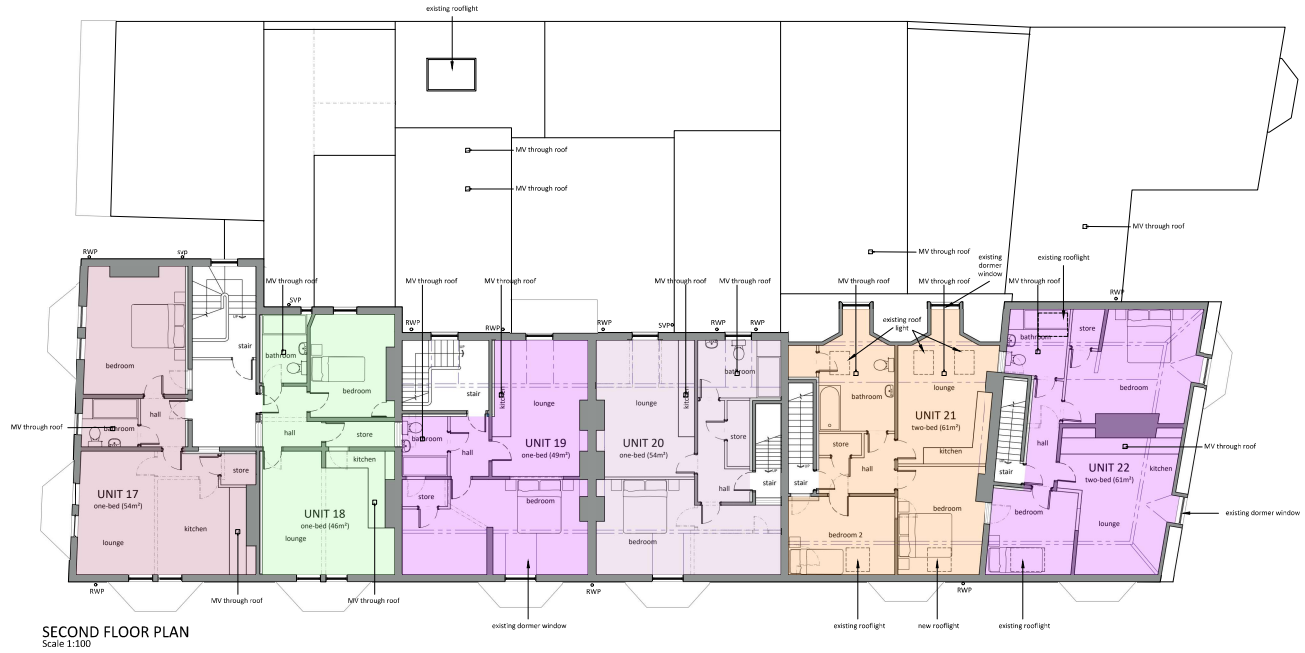
ROPERGATE ARCHITECTURE
THE OLD POST OFFICE, 20B ROPERGATE, PONTFRAC, NP8 1LY
Tel: 01572 268100
E-mail: mail@ropergatearchitecture.uk www.ropergatearchitecture.uk

PROJECT
PROPOSED RESIDENTIAL CONVERSION BARRINGTON HOUSE & 41-45 YARM LANE STOCKTON-ON-TEES

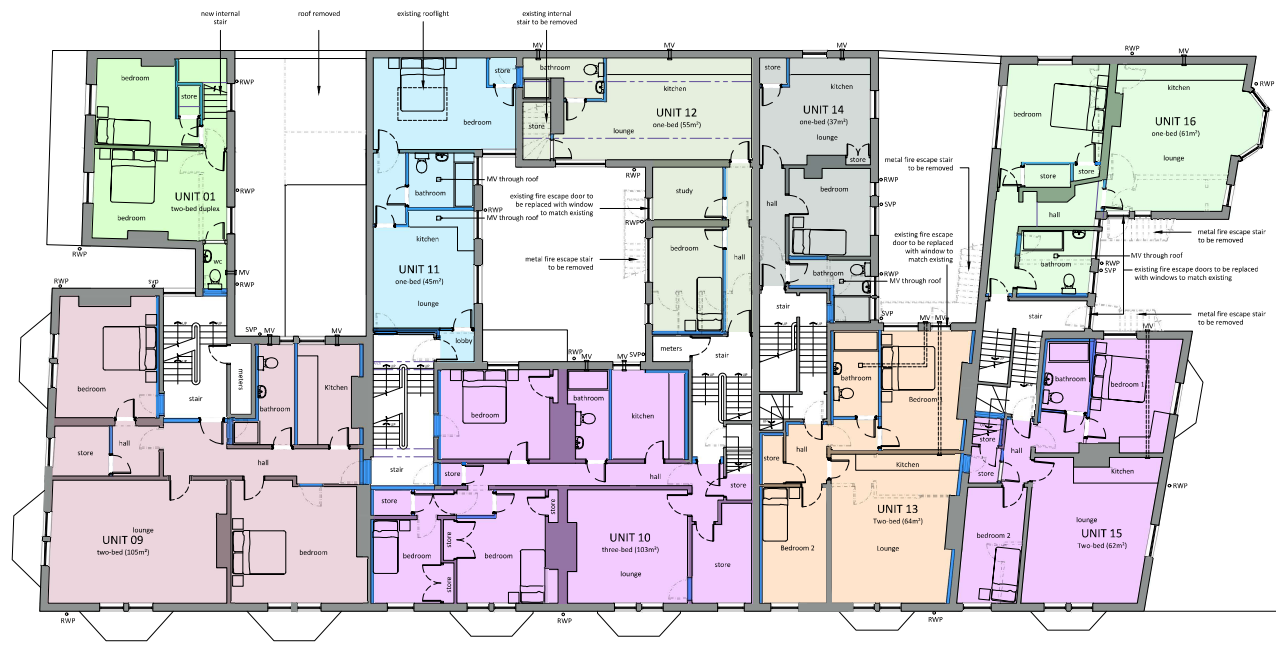
TITLE
PROPOSED GENERAL ARRANGEMENTS BASEMENT & GROUND FLOOR PLANS

STAGE		
3 - SPATIAL CO-ORDINATION		
PROJECT No. 2018	DRAWING No. A300/001	REV. H
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	
DRAWN MS	CHECKED —	

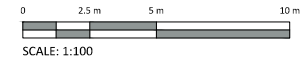
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SECOND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100



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NOTES

10-11-20	SWPs, RWPs and MV's added	AB	DN
02-12-25	floor signs notes updated	AB	DN
01-12-25	Appt 21 updated to planners comments	AB	DN
01-12-25	Appt 19 & 20 updated to planners comments	AB	DN
01-05-25	Appt 15 updated following planners comments	AB	DN
03-01-25	layouts updated	AB	DN
18-03-25	layouts updated	AB	DN
12-03-25	layouts updated	AB	DN
18-09-24	int. house	MS	---
REV	DATE	DESCRIPTION	BY/NO.

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PROJECT
**PROPOSED RESIDENTIAL CONVERSION
 BARRINGTON HOUSE &
 41-45 YARM LANE
 STOCKTON-ON-TEES**

TITLE
**PROPOSED GENERAL ARRANGEMENTS
 FIRST & SECOND FLOOR PLANS**

STAGE 3 - SPATIAL CO-ORDINATION		
PROJECT No. 2018	DRAWING No. A100102	REV. H
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	
DRAWN MS	CHECKED ---	

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DELEGATED**Report to Planning Committee**6th May 2026**Report of Director of Regeneration and Inclusive Growth****25/2685/LBC****41-45 Yarm Lane, Stockton-on-Tees****Expiry Date: 08 May 2026****Summary**

Listed Building consent is sought for the conversion of existing offices to 22no self-contained apartments at 41-45 Yarm Lane (Barrington House).

9no letters of objection have been received following neighbour consultations, although the comments primarily relate to the associated full application (ref 25/2684/FUL). These have been addressed in full within the report for the full planning application

The Listed Building application has been assessed and whilst acknowledging concerns raised, it is considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the listed building consent application.

The application is referred to Members of the Planning Committee to consider in association with the planning application, reference 25/2684/FUL.

Recommendation(s)

That planning application 25/2684/FUL be approved subject to the following conditions;

Time Limit

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

02 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date Received
A (10) 001	29 December 2025
A (30) 001 H	13 February 2026
A (30) 002 H	13 February 2026
A (30) 003 E	13 February 2026
A (30) 004 D	13 February 2026
A (30) 005 B	15 March 2026
A (30) 006 B	15 March 2026

A (30) 007 B

13 February 2026

Reason: To define the consent.

Schedule of Works

03 Notwithstanding the details of the submitted application, prior to the commencement of development, a full schedule of works including materials, internal/external finishes and method statement, shall first be submitted to and be agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details and retained in perpetuity for the lifetime of the development hereby approved unless otherwise agreed in writing.

Reason: In the interest of visual amenity and to ensure appropriate works are undertaken on the grade II listed heritage asset.

Finishing materials and making good

04 All new external works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Details of mechanical ventilation

05 Prior to the commencement of the installation of any mechanical ventilation, full details of the associated ventilation grilles, services and finishes shall be submitted to and be agreed in writing by the Local Planning Authority. The proposed development shall be carried out in full accordance with those agreed detailed thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Historic Building Recording

06 (A) No demolition/development shall take place until a programme of historic building recording including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall be broadly in line with Historic England's Level 2 survey with appropriate analysis and include an assessment of significance and:

- i. The programme and methodology of site investigation and recording
- ii. The programme for post investigation assessment
- iii. Provision to be made for analysis of the site investigation and recording
- iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v. Provision to be made for archive deposition of the analysis and records of the site investigation
- vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- vii. The timetable for completion of all building recording and report submission to the LPA

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition A.

C) The development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the Written Scheme of Investigation approved under condition A have been fulfilled or alternative timescales agreed, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To allow the historical significance of the listed building to be recorded and further understood

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Bats and nesting birds

Bats and nesting birds are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure, disturb or kill bats or damage or destroy a roost or habitat. Therefore close inspection of buildings should be undertaken for bats and their roosts, and nests prior to the commencement of any works. This should include any crevices, holes or cracks. If bird nests are evident works should be avoided during the bird nesting season (March-September). If bats are found, work should cease immediately, and contact be made with the National Bat Helpline on 0345 1300 228 or email the BCT on enquiries@bats.org.uk to discuss the best way forward.

Planning Background

1. Listed Building application (reference 24/0936/LBC) and the associated planning application (reference 24/0952/COU) for the change of use of offices to 28no apartments were submitted in May 2024. The applications were subsequently withdrawn in August 2024 due to concerns around the density of the development, impact on the listed building and a lack of parking provision.
2. Listed Building application (reference 24/1820/LBC) and the associated planning application (reference 24/1809/COU) for the change of use of offices to 26no apartments were submitted in October 2024. The applications were subsequently withdrawn in November 2024 as the previous identified issues had not been appropriately resolved.

Site and Surroundings

3. The application site comprises three Grade II listed buildings located at 41–45 Yarm Lane, Stockton, collectively referred to as “the site”.
4. The building group consists of a series of adjoined 2- and 3-storey buildings, with partial basements and attic accommodation, each displaying distinct architectural characteristics. Throughout the 20th century and again in the early 21st century, the individual houses were amalgamated into larger interconnected units to accommodate office use, which continued until the commercial occupier vacated the premises in 2023.
5. The site is situated within a mixed-use area that is predominantly residential, with commercial uses to the north including St Andrew and St George Church, a car wash and vehicle repair garage, and various retail and business premises. An Aldi food store also lies to the northwest.

6. The site is positioned just outside the designated Stockton Town Centre, fronting Yarm Lane and adjoining Lawrence Street to the west and Bowesfield Lane to the east. A narrow, gated service lane runs along the southern boundary of the buildings.
7. Two of the three buildings are enclosed by a historic boundary wall and mature vegetation, which surround the eastern and middle buildings. In contrast, the frontage of the western building is open and currently used for vehicle parking.

Proposal

8. Listed Building consent is sought for alterations to convert the office buildings to 22no individual apartments.
10. Detailed plans have been provided across four floors including the basement to show the layout of the new flatted development. The existing basement plant and storage areas will be retained and upgraded as required to support the proposed conversion, providing landlord, plant and residents storage. New refuse and cycle storage will be accommodated within the rear ground-floor areas and rear courtyards, with collections taken from the end of the rear access alley at Bowesfield Lane and Lawrence Street.
11. The proposal includes no external extensions and requires only minimal interventions to facilitate the proposed flatted development. Kitchens and bathrooms have been arranged to allow vertical stacking and minimise the need for new openings or other alterations. All existing windows will be retained and fitted with secondary glazing to achieve appropriate thermal and acoustic performance.
12. The new proposed external openings include the opening up of a historic doorway previously blocked up to the front elevation with the remaining new openings to the rear courtyards. Existing external doors serving fire escape stairs will be removed and infilled with matching masonry to cill height, with new windows installed above. One additional door will be formed to the rear service lane to access a new refuse store. New rooflights will be added to permit the usability of the internal spaces and to provide smoke ventilation to the main stairways.
13. No external landscaping works are proposed, and existing boundary treatments and vehicle parking area will be retained.

Consultations

14. Consultees were notified, and the following comments were received (in summary).
15. Historic Buildings Officer - This application seeks listed building consent for the creation of 22 residential units at 41-45 Yarm Lane (Barrington House). Barrington House is a grade II listed property situated on the outskirts at Stockton, and its significance lies in its architectural merit and evidential past as housing for the wealthy of 19th century Stockton.

Built as 5 residential houses, Barrington House has most recently been used as office space, and it is considered that the conversion back to residential use is the most appropriate use for the building to conserve its significance. The reinsertion of a front door, retention of historic windows and boundary treatments are all considered to be positive benefits to the property.

The proposed internal amendments generally respect historic spaces and are considered to have a neutral effect on the significance of the property. It is noted that a number of historic doors are to be removed, these doors should be reused throughout the property, and historic

door openings to be blocked up should retain their original door surrounds to allow the history of the property to be clearly visible. A heritage statement was submitted with the application which provides clear and convincing justification for the works and also recommends a program of building recording take place prior to works commencing. I would recommend that such a building recording is conditioned.

Mechanical ventilation required for the proposed works are noted on the submitted floor plans, however these are missing from the submitted proposed elevations. Details of these should be submitted prior to determination, or alternatively conditioned for such details to be submitted prior to the commencement of those works, to ensure they are appropriate to the significance of the building.

Detailed information regarding materials and methods have not been submitted for the proposed works. These details should be submitted either pre-determination, or conditioned for submission prior to works commencing, to ensure the compatibility of materials with the historic fabric and to ensure the significance of the building is not harmed.

Subject to the submission of the above details, it is considered that the proposed works do not harm the significance of the Grade II listed building. The proposal responds positively to the heritage asset in accordance with Local Plan Policy HE2, part 1. An appropriate heritage statement with justification for works has been submitted in line with NPPF 207 with the proposal considered a viable use consistent with the conservation of the building (NPPF 210).

16. Joint Amenity Societies - Having considered the application carefully, we raise concerns to the proposals and to aspects of the application.

All of the buildings in this application (Barrington House, nos.41-45 including the former no. 39) are Grade II-listed, meaning that they are recognised for their national significance and special interest. Built in the mid-late C19th, these buildings were designed as dwellings but converted to office use in the C20th. Despite this, they retain many of their key characteristics and, crucially, maintain their national significance.

This application seeks permission to convert the buildings into 22 separate dwellings, with internal and external alterations. Of particular concern to the Society is the apparent discrepancy of plans and the proposed rooflights.

In regard to the plans, it would appear that the proposed front doors are not reflected in the proposed plans, or if they are, this has not been made clear. We request that further details are supplied on this point, so that the complete level of harm can be understood. If these changes have been reflected in the plans, we request that these be clearly highlighted in the documentation.

Secondly, we are concerned that the proposed rooflights are not yet fully justified. While they would appear to be very similar to conservation rooflights, and not the first rooflights to be inserted into the roof, they still represent an erosion of historic fabric and character. They have not been accompanied by the 'clear and convincing justification' that is required by the National Planning Policy Framework (2024, paras. 212-215). The Society question the need for the number of such roof lights and request further justification.

The rooflights also do not appear to have been reflected on the plans. Only three of the five proposed rooflights can be identified. The application would benefit from more detail here.

This is a concern that can be applied to the wider application. We highlight that this is a nationally significant building and must be accompanied by a 'level of detail [which is]

proportionate to the assets' importance' (NPPF 2024, para. 207). We are concerned that this application is at the lower end of this threshold and would benefit from further detail and information.

We are, however, content to defer to your Authority's conservation team on these matters. If you could keep the Victorian Society updated on your decision, I would be very grateful.

Publicity

17. A site notice was erected on 7th January 2026, and a notice was published in the local press on 15th January 2026.
18. Neighbours were also notified in writing of the proposals and 9no letters of objection were received. Comments have been summarised as below.

Objections

- The development would worsen existing crime and disorder issues in the locality
 - It would result in additional noise nuisance
 - The proposal has insufficient parking which will worsen existing congestion
 - It would have an impact on the community character
 - It would reduce property values
 - The proposal would result in further litter/vermin problems
 - There is an over concentration of HMOs and temporary style accommodation in the area
19. The comments received are acknowledged as relating to the associated full planning application (ref. 25/2684/FUL) rather than the accompanying Listed Building Consent application and have, accordingly, been addressed in full within the report for the full planning application.

Planning Policy Considerations

20. 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 Plan is the Stockton on Tees Borough Council Local Plan 2019.
21. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.
22. 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 Plan is the Stockton on Tees Borough Council Local Plan 2019.
23. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town

and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

24. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
25. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 210. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Stockton on Tees Local Plan

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

(1). In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether: - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or, - Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
 - a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Policy HE2 – Conserving and Enhancing Stockton’s Heritage Assets

1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.
2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.
3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.
4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a

manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

d. Listed Buildings

Material Planning Considerations

25. Sections 16, 66 and 72 of the Listed Buildings Act requires the LPA to give special consideration to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and to the desirability of preserving or enhancing the character or appearance of that area.

26. Development decisions should accord with the requirements of Paragraph 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance.

Impact on Heritage Asset

27. This application seeks Listed Building Consent for works associated with the internal and limited external alterations required to facilitate the conversion of the Grade II listed building at 41–45 Yarm Lane (Barrington House) from its former office use into 22 self-contained residential apartments.

28. The proposals include internal reconfiguration, installation of building services, secondary glazing, installation of rooflights, fire safety measures, limited alterations to door and window openings and associated works necessary to secure a viable residential use for the listed building. No significant extensions or alterations to the principal elevations are proposed.

29. Barrington House comprises a group of interconnected Grade II listed buildings of 19th century origin, historically constructed as large residential dwellings for affluent occupants. The significance of the listed building derives from its architectural quality, historic plan form, surviving historic fabric including windows, doors and staircases, and its contribution to the historic streetscape along Yarm Lane. While the building has been subject to internal alterations during its 20th century conversion to office use, it retains a clear legibility of its original residential character. Its architectural detailing, scale, and historic setting remain key components of its significance.

30. The building has been vacant since 2023 and is showing early signs of deterioration. Continued vacancy presents a risk to the long-term preservation of the heritage asset. In considering this application, the Local Planning Authority is required to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

31. The National Planning Policy Framework (NPPF), which identifies the conservation of heritage assets as a core planning principle. Paragraphs 205–208 require decision-makers to assess the significance of heritage assets, give great weight to their conservation, and weigh any identified harm against the public benefits of the proposal. At a local level, Policy HE2 of the

Stockton-on-Tees Local Plan seeks to ensure that development conserves and enhances designated heritage assets in a manner appropriate to their significance.

32. The proposed internal works are largely confined to subdivisions required to create self-contained apartments. These changes have been designed to respect historic room proportions where possible and to respond to existing patterns of subdivision arising from the former office use.
33. The Historic Buildings Officer has assessed the proposals and confirms that, subject to appropriate conditions, the internal alterations would have a neutral impact on the significance of the listed building. Existing historic features, including staircases, decorative elements and window openings, are largely retained. Where historic doors are required to be removed, the Historic Buildings Officer has advised that these should be retained and reused elsewhere within the building, and that blocked historic openings should retain visible surrounds.
34. The proposals include only limited external alterations, primarily confined to rear courtyard elevations which are less sensitive and have a limited contribution to the public significance of the asset. With the exception of the reinstatement of a doorway and the installation of three modest rooflights, the principal elevations fronting Yarm Lane will remain substantially unaltered. Existing historic windows are to be retained and supplemented with secondary glazing to improve thermal and acoustic performance, thereby avoiding harm to original fabric. Any new openings are modest in scale, carefully located, and detailed to match existing materials, ensuring that the character and appearance of the listed building is preserved.
35. Mechanical ventilation, fire safety upgrades and servicing are required to facilitate the residential conversion. While such interventions are acknowledged, they are necessary to secure a viable use and have been designed to minimise visual and fabric impact. Details of ventilation grilles, services and finishes are secured by condition to ensure that installations are discreet and compatible with the historic fabric.
36. The proposals would result in no substantial harm to the significance of the Grade II listed building. At most, the works give rise to less-than-substantial harm arising from internal subdivision and modern servicing, which is considered limited and reversible.
37. These minor impacts are considered to be significantly outweighed by the identified public benefits of the scheme, which include securing a long-term viable use for a currently vacant and deteriorating listed building, enabling investment in the repair, maintenance and refurbishment of the historic fabric, restoring the building to a residential use consistent with its original purpose, and contributing positively to the character and quality of the surrounding townscape. The proposals therefore accord with Paragraph 208 of the NPPF, which supports development that secures the optimum viable use of a heritage asset.
38. Considerable weight has been given to the statutory duty under Section 66(1) of the 1990 Act. The proposals are considered to preserve the listed building and its special architectural and historic interest.
39. Subject to conditions requiring detailed control over materials, finishes, re-use of historic fabric, and a programme of building recording prior to works commencing, the application accords with national and local heritage policy.

Conclusion

40. In conclusion, it is considered that the proposed works would preserve the special architectural and historic interest of the Grade II listed building. Any minor and limited harm arising from

internal alterations is clearly outweighed by the public benefits of securing the building's viable long-term use.

41. The proposals are therefore found to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and Policy HE2 of the Stockton-on-Tees Local Plan.
42. It is recommended that Listed Building Consent be granted, subject to the imposition of appropriate conditions controlling materials, detailed design, historic fabric retention, and building recording.

Financial Implications

No known implications

Environmental Implications

No known implications

Legal Implications

No known implications

Community Safety Implications

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Human Rights Implications

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

Ward and Ward Councillors

WARD	Ropner
Ward Councillor	Councillor Shakeel Hussain
Ward Councillor	Councillor Sufi Mubeen

Background Papers

National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019
SPD Local Design Guide
SPD Landscaping and Trees
SPD Housing

Name of Contact Officer: Jill Conroy

Post Title: Senior Planning Officer

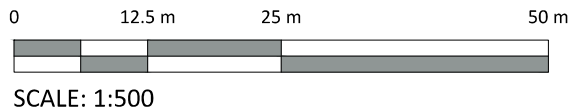
Telephone number: 01642 528179

Email Address: jill.conroy@stockton.gov.uk

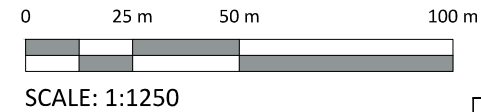
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SITE BLOCK PLAN



SITE LOCATION PLAN



Notes

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A	06.06.24	Red Line Amended	DM	--
REV.	DATE	DESCRIPTION	DRN	CHKD.



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PROJECT
PROPOSED RESIDENTIAL CONVERSION
OF BARRINGTON HOUSE
STOCKTON-UPON-TEES

TITLE
SITE LOCATION PLAN &
SITE BLOCK PLAN

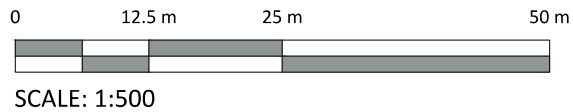
STAGE
PLANNING

PROJECT No. 1858	DRAWING No. A(10)001	REV. A
SCALE 1:500 & 1:1250 @ A3	DATE MAY 2024	
DRAWN MS	CHECKED --	

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SITE BLOCK PLAN



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NOTES

B	10-02-26	Updated following comments by planner	AB	DM
A	24-03-25	Parking updated	AB	DM
	21-03-23	First Issue		
REV	DATE	DESCRIPTION		DRN,CKD



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PROJECT
**PROPOSED RESIDENTIAL CONVERSION
 BARRINGTON HOUSE &
 41-45 YARM LANE
 STOCKTON-ON-TEES**

TITLE
Proposed Block Plan

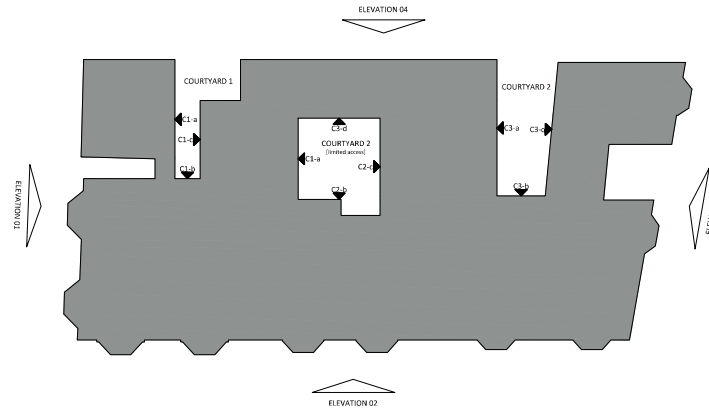
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A(30)007	REV. B
SCALE 1:500 @ A3	DATE March 25	
DRAWN AB	CHECKED DM	

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ELEVATION 01, LEFT SIDE, BOWESFIELD LANE
SCALE 1:100



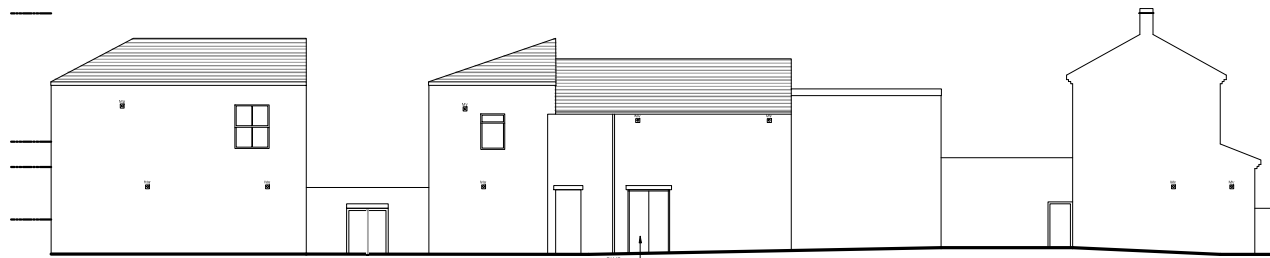
KEY PLAN
Not to Scale



ELEVATION 02, FRONT, YARM LANE
SCALE 1:100



ELEVATION 03, RIGHT SIDE, LAWRENCE STREET
SCALE 1:100



ELEVATION 04, REAR
SCALE 1:100

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NOTES

B	17-03-25	MV added at planners request	AB	DM
A	09-02-24	RWP and SWP added at planners request	AW	DM
	17-09-24	first issue	MS	
REV	DATE	DESCRIPTION	BY	SCALE



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PROJECT
PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES

TITLE
PROPOSED GENERAL ARRANGEMENTS
ELEVATIONS 1, 2, 3 & 4

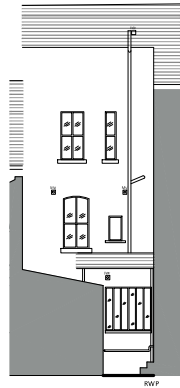
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A100/005	REV. B
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	CHECKED
DRAWN MS	CHECKED	

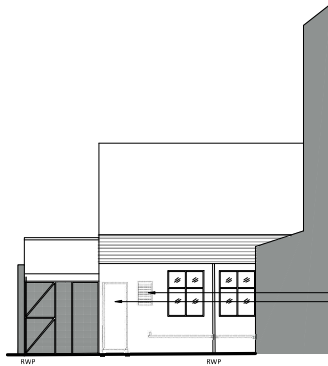
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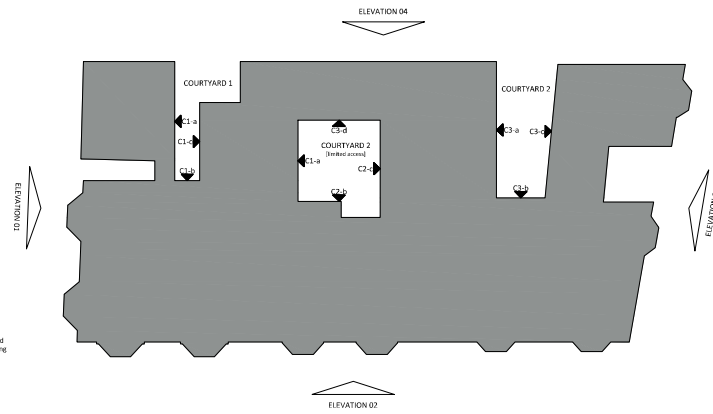
ELEVATION, COURTYARD 1, a
SCALE 1:100



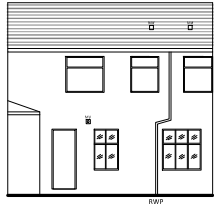
ELEVATION,
COURTYARD 1, b
SCALE 1:100



ELEVATION, COURTYARD 1, C
SCALE 1:100



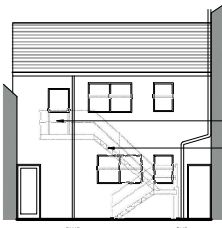
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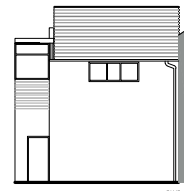
ELEVATION, COURTYARD b, a
SCALE 1:100



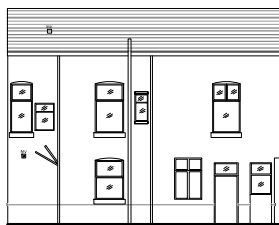
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SCALE 1:100



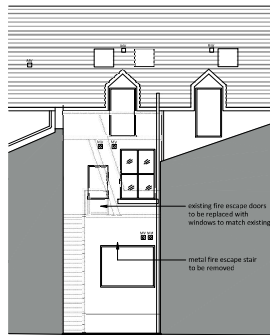
ELEVATION, COURTYARD 2, c
SCALE 1:100



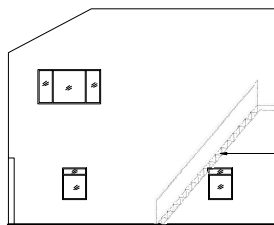
ELEVATION, COURTYARD 2, d
SCALE 1:100



ELEVATION, COURTYARD 3, a
SCALE 1:100



ELEVATION,
COURTYARD 3, b
SCALE 1:100
(Limited Information)



ELEVATION, COURTYARD 3, c
SCALE 1:100

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NOTES



B	17-03-25	MV added at planners request	AB	DM
A	10-02-24	RWP and SWPs added at planners request	AW	DM
	17-09-24	first issue	MS	—
REV	DATE	DESCRIPTION	BY	APP



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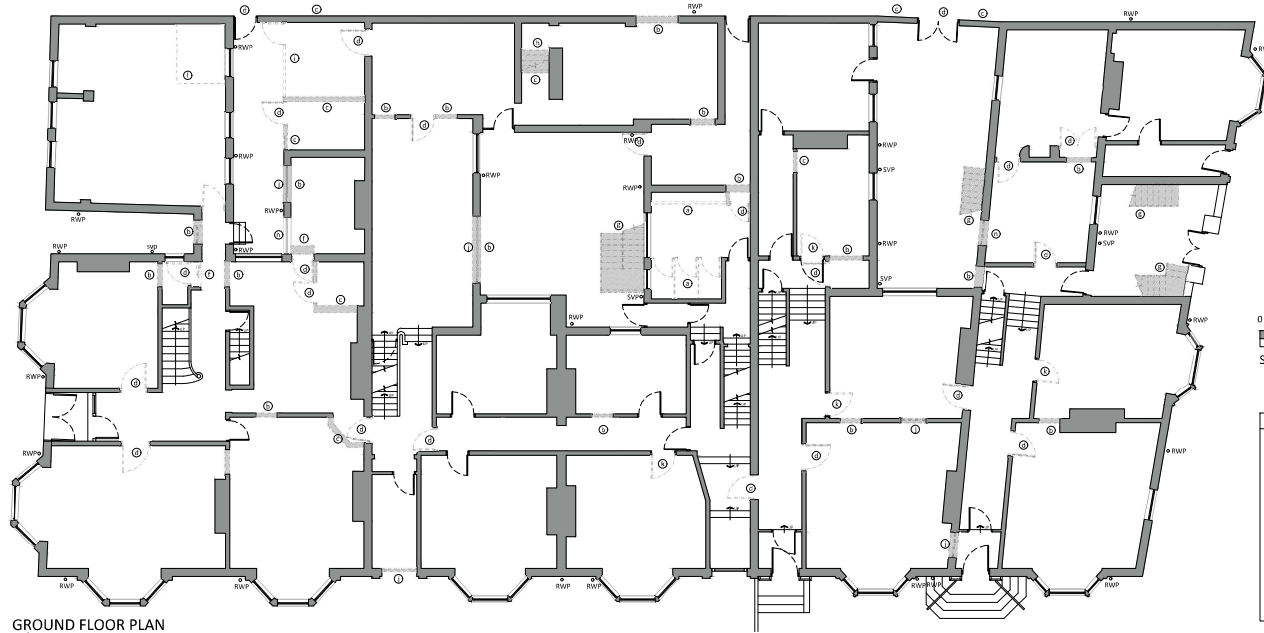
PROJECT
PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES

TITLE
PROPOSED GENERAL ARRANGEMENTS
COURTYARD ELEVATIONS

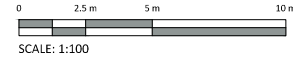
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A100/006	REV. B
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	CHECKED
DRAWN MS	CHECKED —	

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GROUND FLOOR PLAN
Scale 1:100

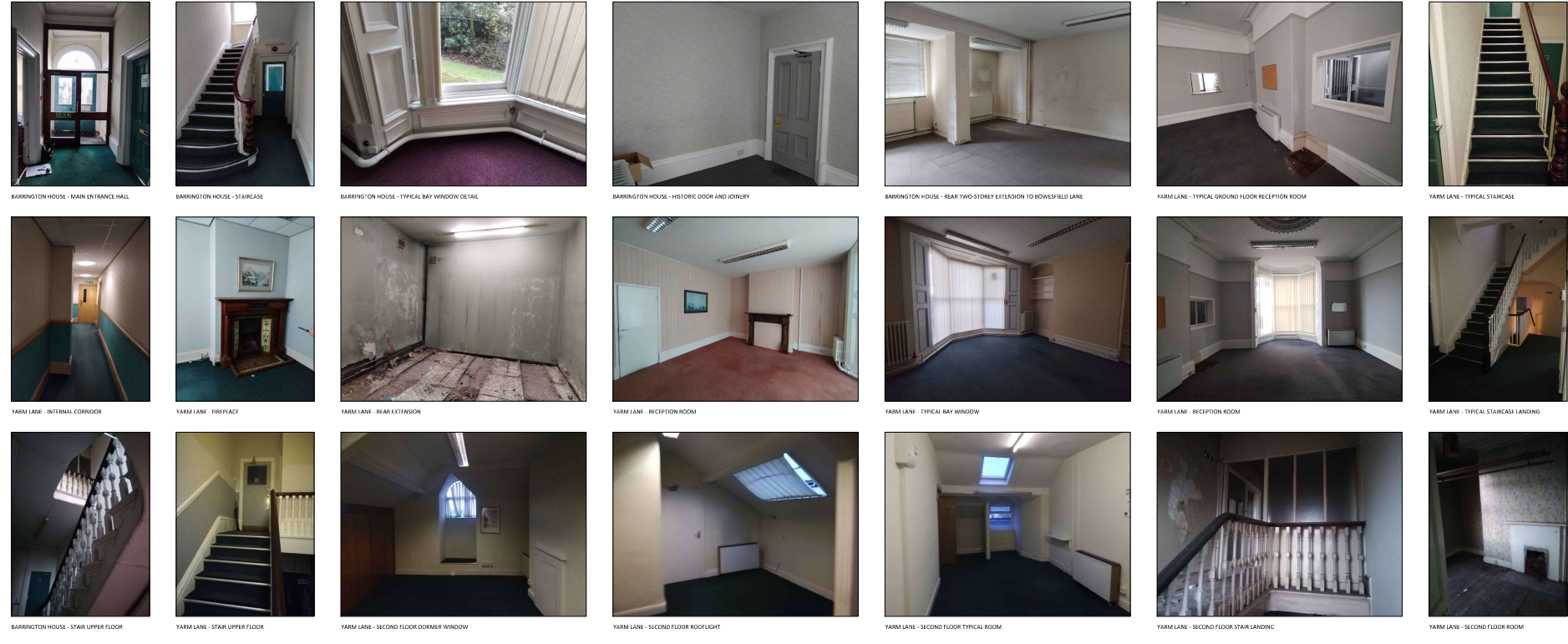


- SCHEDULE OF PROPOSED DEMOLITION WORKS**
- ① sanitaryware / kitchen units to be removed
 - ② new opening in existing loadbearing masonry wall to be formed
 - ③ existing non-loadbearing walls to be removed
 - ④ existing door and frame to be removed
 - ⑤ existing door locked shut with new separating wall installed
 - ⑥ existing steps to be removed
 - ⑦ metal fire escape stair to be removed
 - ⑧ internal stair to be removed, new floor to be installed
 - ⑨ metal fence enclosure to be removed
 - ⑩ existing window removed
 - ⑪ existing door re-hung
 - ⑫ existing floor removed to form new stair opening
 - ⑬ new rooflight opening for med in existing roof
 - ⑭ existing window removed, masonry infill to match existing

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NOTES

INTERNAL PHOTOGRAPHS

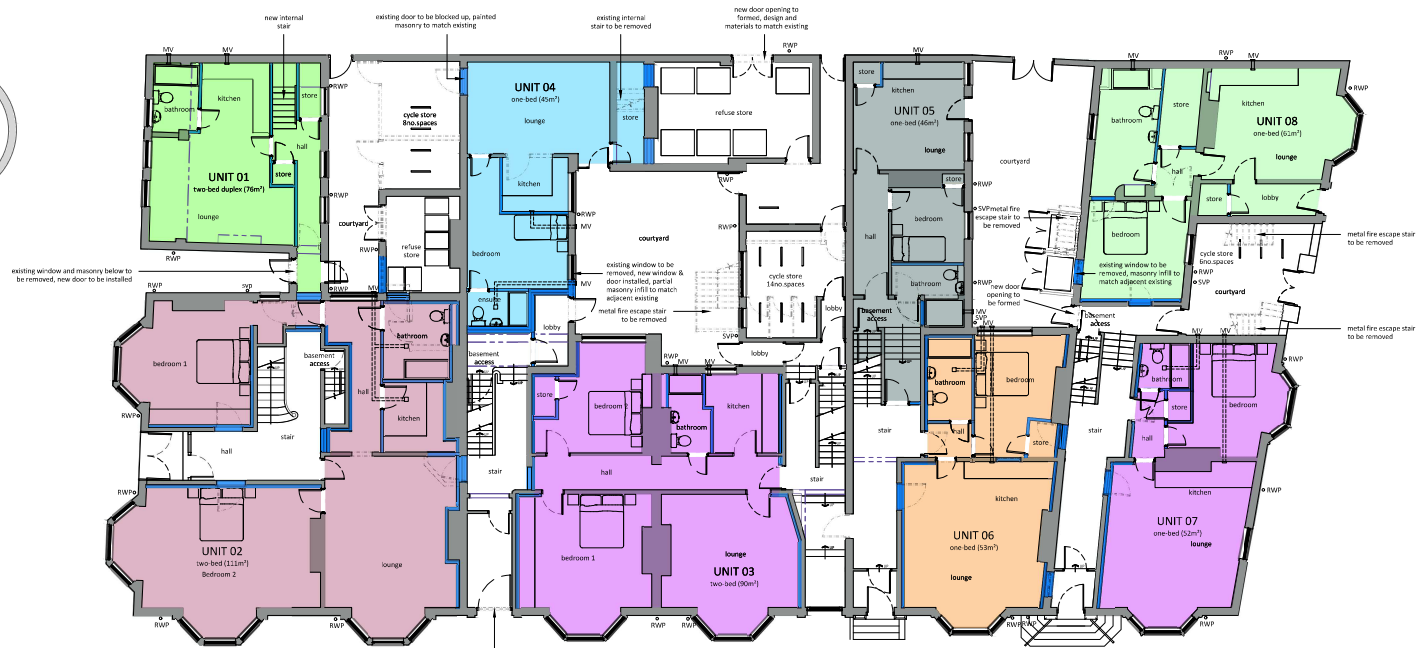


10-02-25	RWPs and SVPs added at planners request	AB	DK1	
0	10-03-26	Updated to match latest layouts	AB	DK1
0	10-03-26	Updated to match latest layouts	AB	DK1
0	18-03-23	Layouts updated	AB	DK1
0	12-03-23	Layouts updated	AB	DK1
0	10-09-24	Final Issue	MS	DK1
REV	DATE	DESCRIPTION	BY	CHKD

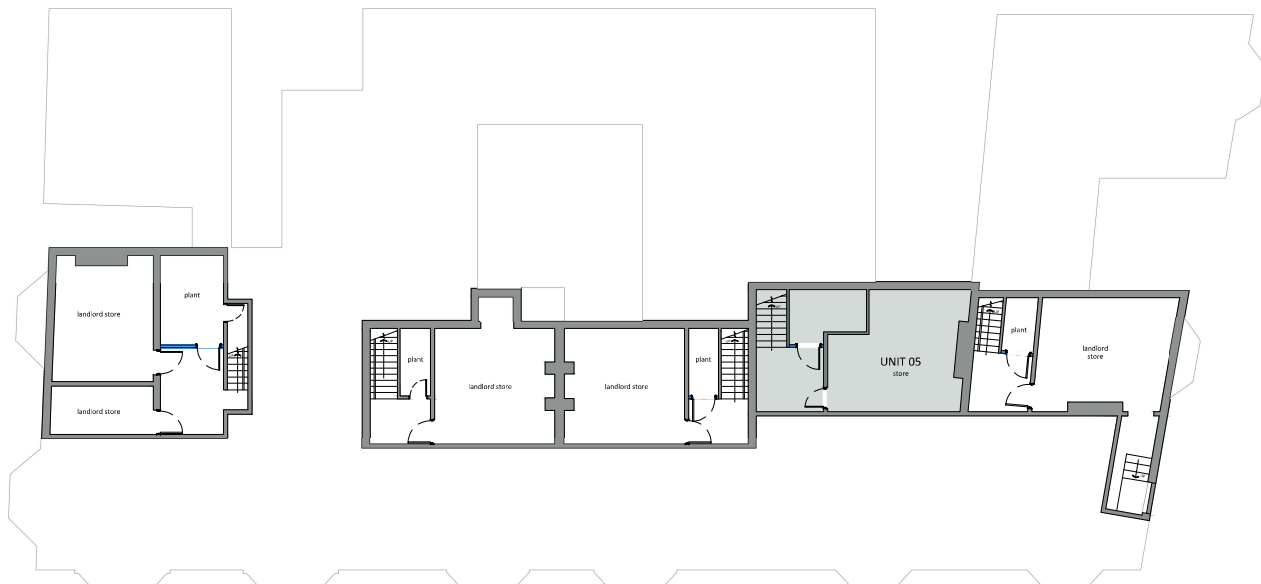
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 E-mail: mail@ropergatearchitecture.uk www.ropergatearchitecture.uk

PROJECT		
PROPOSED RESIDENTIAL CONVERSION BARRINGTON HOUSE & 41-45 YARM LANE STOCKTON-ON-TEES		
TITLE		
PROPOSED DEMOLITION WORKS GROUND FLOOR & PHOTOGRAPHS		
STAGE		
3 - SPATIAL CO-ORDINATION		
PROJECT No.	DRAWING No.	REV.
2018	A100/003	E
SCALE	DATE	
1:100 @ A1	SEPTEMBER 2024	
DRAWN	CHECKED	
MS	-	

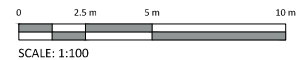
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GROUND FLOOR PLAN
Scale 1:100



BASEMENT FLOOR PLAN
Scale 1:100



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NOTES

REV	DATE	DESCRIPTION	BY	CHKD
1	10-01-20	RWP's, SWP's and MV's added	AB	DM
2	09-12-25	Revisions: store updated for apartment 05	AB	DM
3	28-04-25	Store removed from lounge of apartment 6	AB	DM
4	03-04-25	Layouts updated	AB	DM
5	21-03-25	Store added to unit 003	AB	DM
6	20-03-25	Unit 4 layout updated	AB	DM
7	18-03-25	Layouts updated	AB	DM
8	12-03-23	Layouts updated	AB	DM
9	05-09-24	1st issue	MS	—
REV	DATE	DESCRIPTION	BY	CHKD



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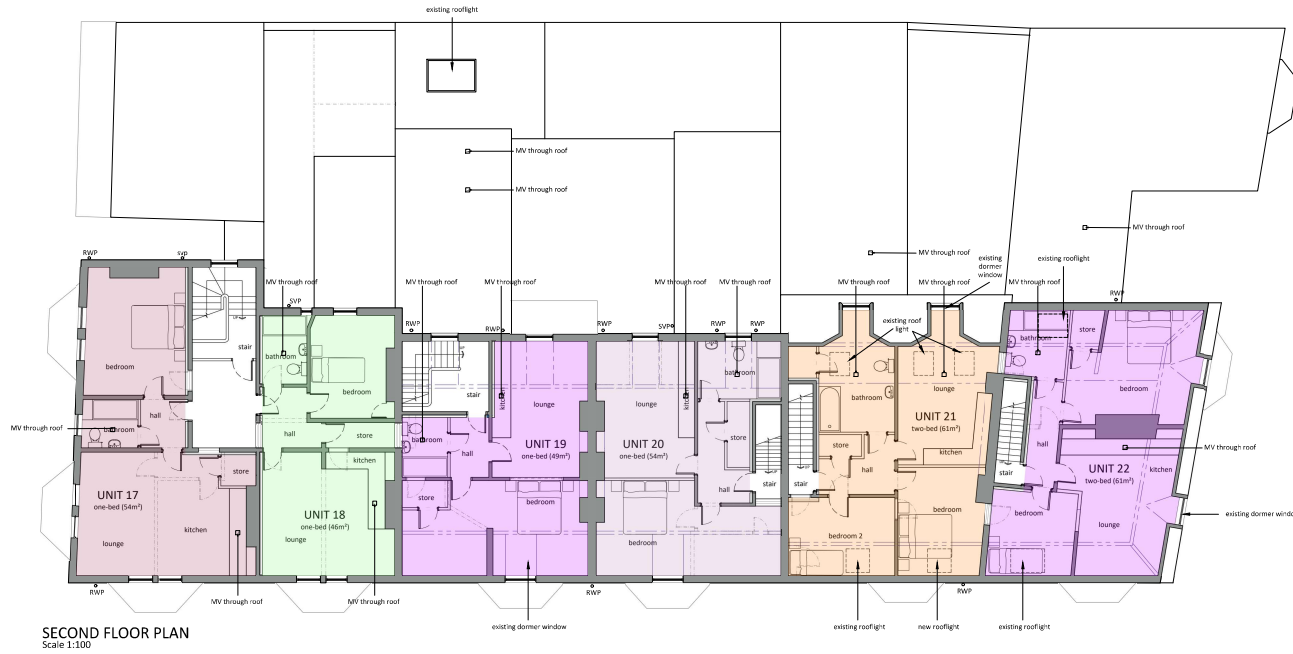
PROJECT
PROPOSED RESIDENTIAL CONVERSION
BARRINGTON HOUSE &
41-45 YARM LANE
STOCKTON-ON-TEES

TITLE
PROPOSED GENERAL ARRANGEMENTS
BASEMENT & GROUND FLOOR PLANS

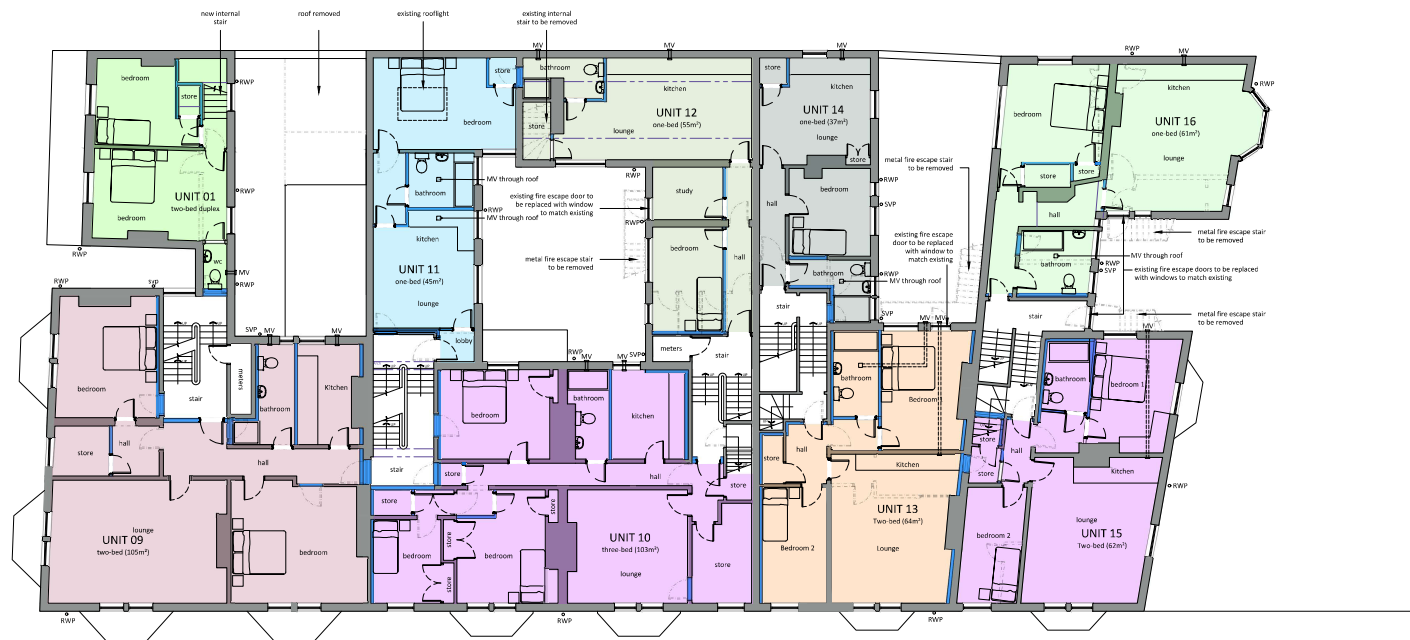
STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No.	DRAWING No.	REV.
2018	AK00/001	H
SCALE	DATE	
1:100 @ A1	SEPTEMBER 2024	
DRAWN	CHECKED	
MS	—	

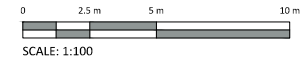
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SECOND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100



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NOTES

10-11-20	Drawings, RWP's and MV's added	AB	DN
02-12-25	Final sign notes updated	AB	DN
01-12-25	Appt 21 updated to planners comments	AB	DN
01-12-25	Appt 19 & 20 updated to planners comments	AB	DN
01-06-25	Appt 15 updated following planners comments	AB	DN
03-04-25	Layouts updated	AB	DN
18-03-25	Layouts updated	AB	DN
12-03-25	Layouts updated	AB	DN
16-09-24	1st issue	MS	DN
REV	DATE	DESCRIPTION	BY/NO

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PROJECT
**PROPOSED RESIDENTIAL CONVERSION
 BARRINGTON HOUSE &
 41-45 YARM LANE
 STOCKTON-ON-TEES**

TITLE
**PROPOSED GENERAL ARRANGEMENTS
 FIRST & SECOND FLOOR PLANS**

STAGE
3 - SPATIAL CO-ORDINATION

PROJECT No. 2018	DRAWING No. A100002	REV. H
SCALE 1:100 @ A1	DATE SEPTEMBER 2024	
DRAWN MS	CHECKED -	

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Report to Planning Committee

6 May 2026

Report of Director of Regeneration and Inclusive Growth

Houses in Multiple Occupation Supplementary Planning Document and Article 4 Direction

Summary

This report outlines activities undertaken in the preparation and consultation on a Houses in Multiple Occupation Supplementary Planning Document (SPD) and Article 4 Direction following the resolution of Cabinet / Council in January 2026. Delegation to prepare and consult on the draft SPD has been provided to the Director of Regeneration and Inclusive Growth in consultation with the Cabinet Member and the Planning Committee. The SPD is to be presented to Cabinet/Council for adoption with planning committee members being welcomed to provide any comments of the SPD which will be presented alongside the SPD. Alongside this the report outlines next steps in relation to confirmation of the Article 4 Direction.

Recommendation(s)

Planning committee are recommended to:

1. Note the contents of the report.
2. Provide any comments on the SPD which members would like to be presented to Cabinet/Council alongside the SPD which is being proposed for adoption.

Detail

Houses in Multiple Occupation Supplementary Planning Document

1. The Houses in Multiple Occupation SPD (Appendix A) has been prepared following the resolution of Council in January 2026 and if adopted will apply to planning applications for new houses of occupation whether that be a new build or through the conversion of an existing property. The document has been produced ensure proposals for Houses of Multiple Occupation contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours. It assists in the interpretation of policies within the Stockton-on-Tees Local Plan and sets out guidance and good practice for planning applicants to enable the delivery of better planning outcomes.
2. The SPD has been prepared in accordance with Government legislation and guidance and has been subject to public consultation in accordance with regulations. The public consultation period on the draft SPD took place between 19th March and the 17th April 2026. A total of 13 responses were received on the contents of the draft SPD. These responses can be summarised as falling into 3 categories:

- **Organisations-** Natural England, Coal Authority, Home Office, Prism Planning, North Yorkshire Council, Historic England
 - **Local Resident-** 6 local residents
 - **Ward Councillor-** one response
3. A consultation statement (Appendix B) has been prepared which contains comments / main issues raised alongside the council's response to them.
 4. Also provided are screening assessments in relation to the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) have been undertaken and are available within Appendix C and D respectively.
 5. It is recommended that the SPD document (Appendix A) and its technical appendices (Appendices B to D), be adopted which will enable them to be a material consideration in planning applications for relevant proposals. Following adoption, the documents will be made available in the Council's main office, on the Council's website and in public libraries across the Borough. Members should also be aware that legislation makes provision for individuals / organisations to pursue a legal challenge regarding SPDs, and this will end 3-months after adoption of the documents.
 6. In accordance with The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026 the Council can adopt Supplementary Planning Documents until 30th June 2026. Adopted SPDs will continue to be a material consideration but they will cease to have effect upon adoption of a new Local Plan.

Article 4 Direction (small Houses of Multiple Occupation)

7. Following the resolution of Cabinet in January 2026, notice has been given that the Council has made a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Notice was given on 18th March 2026, and a period of consultation was undertaken from 19th March and the 17th April 2026.
8. If confirmed the direction would require planning consent for the change of use of a building within Class C3 (dwelling houses) to a use falling within Class C4 (houses in multiple occupation) through the removal of permitted development rights for this type of development. The Direction would apply to the entire area of the Borough of Stockton-on-Tees.
9. During the consultation period 18 representations were received. These responses can be summarised as falling into 2 categories:
 - **Organisations-** Natural England, Coal Authority, Home Office, Prism Planning, National Residential Landlords Association, Stockton Liberal Democrats, The Canal & River Trust, North Yorkshire Council, Historic England.
 - **Local Resident-** 9 local residents
10. These representations must be taken into account by the local planning authority in deciding whether to confirm the direction. Having considered and taken into account the

representations received (which are available within Appendix H), the local planning authority intends to confirm the Article 4 Direction. Necessary processes will be undertaken, in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to confirm the Direction which will come into force on Monday 22nd March 2027.

Financial Implications

11. Existing budgets will be used for all activities associated with Article 4 Direction confirmation and HMO SPD adoption.

Environmental Implications

12. There are no significant environmental implications anticipated from the matters contained within this report.

Legal Implications

13. The 2004 Planning and Compulsory Purchase Act made provision for the preparation of Supplementary Planning Documents (SPDs) to provide greater detail on specific policies within the Local Plan.
14. The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the requirements for producing Supplementary Planning Documents SPDs. SPDs should not contain new policies and should not be contrary to the Local Development Plan or national policy.
15. In accordance with The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026 the Council can adopt Supplementary Planning Documents until 30th June 2026. Adopted SPDs will continue to be a material consideration but they will cease to have effect upon adoption of a new Local Plan.
16. The European Directive 2001/42/EC applied through the Environmental Assessment of Plans and Programmes Regulations (SI No.1633) requires a Screening Report for Strategic Environmental Assessment to be produced.
17. The Town and Country Planning (General Permitted Development) Order 2015 currently grants deemed planning permission for residential properties to be converted to small HMO's without the need for an application. The introduction of an Article 4 Direction will remove this right and all such proposed conversions after the date the Direction will come into force will require a planning application to be submitted, with an associated fee. This affects the property rights of owners of residential properties which needs to be justified and proportionate.
18. Applicants whose applications are subsequently refused have the right to appeal against that decision.
19. An Article 4 Direction can only be made if the Local Planning Authority is satisfied that it is expedient to make it. Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 provides the procedures for bringing an Article 4 Directions into force. It is subject to a 21-day consultation period and must then

be confirmed by the LPA before it comes into force. The making of the Article 4 Direction is subject to challenge by way of Judicial Review. The Secretary of State must be notified of the making of the Direction and has the power to cancel it before or after its confirmation.

Community Safety Implications

20. The SPD seeks to ensure proposals for HMOs contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours.

Human Rights Implications

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

Ward and ward Councillors

22. All elements detailed within the report (HMO SPD and Article 4 Direction) will, or have the potential to, affect all wards in the Borough. Prior to public consultation Planning Committee Members were provided a briefing on the draft SPD and all Councillors consulted as part of the statutory consultation.

Background Papers

23. Cabinet and Council papers of 15th January and 21st January 2026 respectively.
24. The following documents are provided in relation to the Houses in Multiple Occupation Supplementary Planning Document:
 - Appendix A- Houses in Multiple Occupation Supplementary Planning Document
 - Appendix B- Consultation Statement
 - Appendix C- SEA Scoping Assessment
 - Appendix D- HRA Screening Assessment
25. In relation to the Article 4 Direction the following documents are provided:
 - Appendix E- Article 4 Direction
 - Appendix F- Article 4 Direction Map
 - Appendix G- Article 4 Direction Notice
 - Appendix H- Consultation Representations

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Houses in Multiple Occupation

Supplementary Planning Document (May 2026)

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Section 1: Introduction

Overview

Houses in Multiple Occupation (HMOs) are properties that are rented out by at least three people who are not from one household (such as a family) but share facilities like a bathroom and/or kitchen. They are sometimes known as 'house shares'. HMOs typically fit within one of two main Use Classes¹:

- **Use Class C4 HMO** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- **'Sui Generis'**² - includes HMOs with more than six residents

Both the Stockton-on-Tees Plan and the Powering Our Future programme affirm the Councils commitment to driving economic growth to support community prosperity and well-being. The delivery of good quality, affordable housing in well-connected neighbourhoods is integral to this. Alongside this 'housing and the physical environment' is a main focus area within A Fairer Stockton-on-Tees which provides a strategic framework for tackling inequalities. HMOs form part of the borough's housing supply and contribute to residents housing choice by providing low-cost and flexible housing for residents whose housing options may be limited. They can be home to young professionals, students, people on low-incomes, and those on short-term work contracts.

Most HMOs within the Borough have been created through the conversion of existing properties that were previously in residential use (or other uses) which has seen their usage intensified. Whilst they are present across the borough there are concentrations within particular areas. Whilst there are few instances of this within the local area HMOs can also be purpose-built accommodation (i.e. new build). This document is equally relevant to conversions and new build HMOs.

The majority of HMOs within the borough are well managed and provide decent living standards for residents. However, the overconcentration of HMOs alongside poor design and management have the potential to lead to issues for both occupants and neighbours. Some of the most common concerns expressed in the borough in relation to HMOs relate to:

- Negative changes to the character of the area and the nature of the local community
- Negative impacts on the amenity of neighbours through the greater intensity of use of HMOs
- Pressure on parking provision
- Waste storage and litter
- Anti-social behaviour and crime
- Negative impacts on the physical environment and streetscape
- The provision of inadequate living accommodation for occupiers

The LA has two regulatory controls which can be applied that require landlords to effectively manage these types of properties. These are:

- **Mandatory HMO licencing** – which is a legal duty Housing Act 2004. Where a HMO is to be rented to five or more people who are not from the same household the owner, agent, or manager is required to obtain a licence from the Council.

¹ The [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#) puts uses of land and buildings into various categories known as 'Use Classes'.

² 'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

- **Selective licencing** – three areas within the borough have been identified for selective licencing (central Stockton, North Thornaby, and Newtown). Selective Licencing was introduced on the basis that these areas are likely to become an area of low housing demand, has a high concentration of private rented properties (well above the national average) and is experiencing high levels of deprivation and or is experiencing significant and persistent problems caused by high levels of crime and anti-social behaviour. Within these areas all privately rented properties are required to have a selective licence. Under a licence several mandatory conditions will apply which could be supplemented by discretionary conditions. Not all properties requiring a selective licence will be an HMO.

This Supplementary Planning Document (SPD) has been produced ensure proposals contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours. It assists in the interpretation of policies within the Stockton-on-Tees Local Plan and sets out guidance and good practice for planning applicants to enable the delivery of better planning outcomes.

The SPD will not be able to address issues in relation to existing HMOs, but it is an important material consideration in the determination of planning applications for new and expanded HMOs and is applicable throughout the borough. It applies to planning applications for:

- HMOs created through conversions
- Purpose-built HMOs
- The expansion of existing HMOs

This SPD does not consider applications for proposals that do not constitute a HMO for example self-contained flats (whether new build or conversion of an existing premises) unless their occupation would constitute classification as an HMO (i.e. occupied by at least three people who are not from one household but share facilities like a bathroom and/or kitchen. This is covered in more detail within the following section (see 'What isn't a HMO').

Section 2: Background

What is an HMO and what isn't?

What is an HMO?

The full legal definition of an HMO is given under the Housing Act 2004. Types of living accommodation defined include:

“One or more units of living accommodation within a building or part of a building not consisting of self-contained flats occupied by more than one household as their only or main residence with at least one person paying rent and two or more of the households sharing one or more basic amenities (or the building lacks an amenity) such as a bathroom, toilet or cooking facilities.

A self-contained flat within a building occupied by more than one household as their only or main residence with at least one person paying rent and two or more of the households sharing one or more basic amenities (or the building lacks an amenity) such as a bathroom, toilet or cooking facilities.

A converted building where new living accommodation has been created since its construction that is not a self-contained flat or flats and occupied by more than one household as their only or main residence with at least one person paying rent.

A building or part of a building which has been converted into self-contained flats where the conversion works did not comply with 1991 Building Regulations and more than one third of the flats are not owner-occupied.”

HMO's are generally defined as a property (house or flat) rented out by at least three people who do not form a single 'household' who share one or more basic amenities such as a kitchen and/or bathroom. They are often referred to as 'shared houses'.

The Town and Country Planning (Use Classes) Order 1987 (as amended) classifies HMOs as:

- **Use Class C4** – accommodating between 3 and 6 unrelated individuals, or;
- **'Sui Generis'** - accommodating 7 or more unrelated individuals.

Figure 1: HMO classification



What isn't an HMO?

There is a popular misconception that flats are HMO, but where such a property is self-contained and is being used in accordance with Use Class C3 then this is not the case.

Within the Town and Country Planning (Use Classes) Order 1987 (as amended), C4 HMOs have the same meaning as that given in the Housing Act 2004. Schedule 14 of this Act identifies buildings which are not considered to be HMOs often being referred to as 'exempt accommodation'. This includes buildings which are controlled or managed by:

- registered social landlords and housing associations
- educational establishments
- religious communities
- public bodies such as local authorities, health authorities and the police.

Any property falling into the above categories cannot be identified as an HMO and therefore cannot be considered as falling within the C4 Use Class described above. There are three possible Use Class categories defined within the Use Classes Order which the above properties can be identified within:

- C3(b) – for properties with no more than six residents living together as a single household and where care is provided for residents; or
- C3(c) – for properties with no more than six residents living together as a single household where no care is provided to residents; or
- Sui Generis, which is a category for any uses which do not fit within the other classes

There is no statutory definition of a single household. It has been established by case law that it is a matter of fact and degree, considering certain factors. It may be appropriate to consider 'exempt accommodation' when applying the measures within section 4 of the document, but this would be considered on a case-by-case basis taking into consideration local circumstances.

Article 4 Directions and when planning consent is required?

What is an Article 4 Direction?

The Council are in the process of introducing a borough-wide Article 4 Direction which when confirmed will mean that planning permission will be required for the change of use from a dwellinghouse (Use Class C3) to a small HMO (Use Class C4) (3-6 people). Until the Article 4 direction is confirmed planning permission for C3 to C4 will not be required as it remains permitted development.

The date for confirmation is scheduled to be 22nd March 2027. It should be noted that change of use in the opposite direction (C4 to C3) would be 'permitted development' not requiring planning permission.

When is planning consent required?

The following provides the most likely circumstances where planning consent will be required for an HMO:

- Where a 'new build' HMO is proposed
- Change of use of a C3 property to a Sui Generis HMO (accommodating 7 or more unrelated individuals)
- Change of use of a C4 HMO to a Sui Generis HMO

As detailed in the above section change of use of a C3 property to a C4 HMO (accommodating between 3 and 6 unrelated individuals) will require planning consent following the confirmation of the borough-wide Article 4 Direction.

Where else might planning consent be required:

- Existing Sui Generis HMO for the occupation of further residents if the previous planning permission stated the number of residents within the application description, or there was a restrictive condition
- External alterations or extensions

Figure 2: HMO Permitted Development and where planning permission is generally required (prior to Article 4 confirmation)

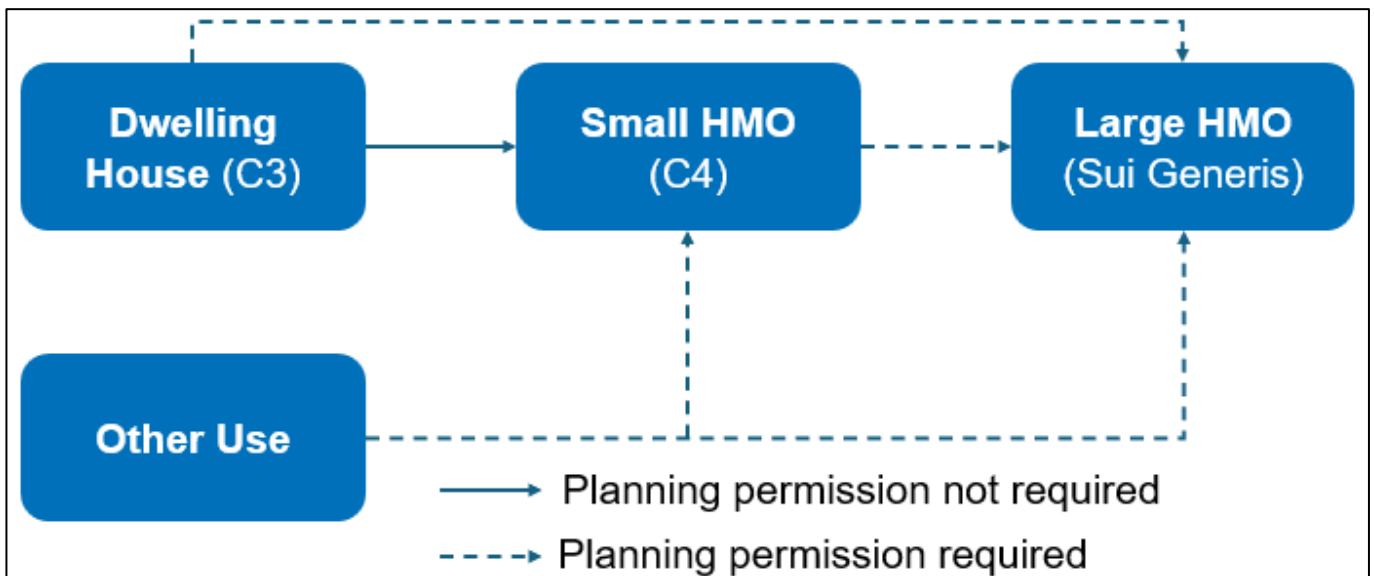
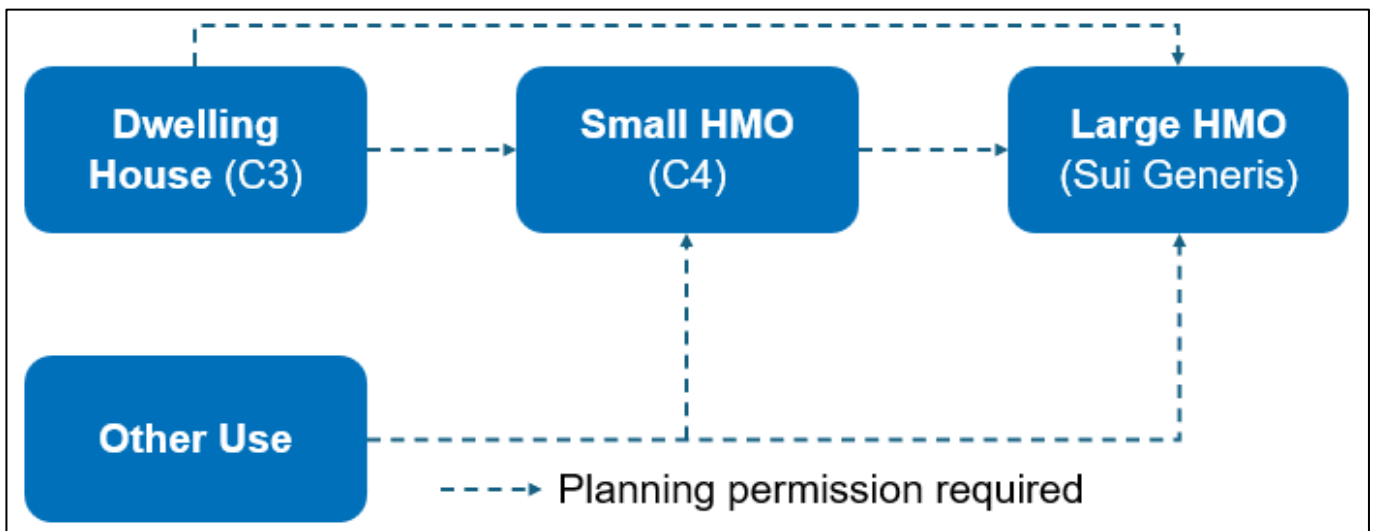


Figure 3: Requirement for HMO planning permission (following Article 4 confirmation)



Section 3: Policy Context

National Planning Policy Framework

The National Planning Policy Framework (NPPF 2024) sets out the Government's planning policies for England and how these should be applied. The Framework does not include any specific policies on HMOs but it does provide the following aspects which are of relevance:

- **Chapter 5 Delivering a sufficient supply of homes-** includes a range of policies covering general housing issues.
- **Chapter 8 Promoting healthy and safe communities-** advises that decisions should aim to achieve healthy, inclusive and safe places which can be achieved through promoting social interaction, ensuring places are safe and accessible (so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion), and enabling and supporting healthy lives.
- **Section 4 Decision Making-** covers the Use of Article 4 directions advising that they be limited to situations where, amongst other elements, are necessary to protect local amenity or the well-being of the area

The Framework is also supported by more detailed planning guidance set out in the Planning Practice Guidance (PPG). However, there is no specific guidance on HMOs contained within the PPG.

A draft NPPF was published in December 2025 as part of a wider consultation on 'proposed reforms and other changes to the planning system'. The consultation concludes in March 2026 and following any necessary amendment it is the Government's intention to replace the current NPPF (2024). The draft NPPF contains the following elements:

- **DM10: Removal of national permitted development rights-** advises, amongst other, things the potential to utilise Article 4 directions where it would prevent an over-concentration of uses which could affect the quality of life or community cohesion.
- **DP3: Key principles for well-designed places-** support healthy, mixed, vibrant and integrated communities

Stockton-on-Tees Local Plan (2019)

A range of policies from the Stockton-on-Tees Local Plan are used in the determination of applications for HMOs. This includes those set out below:

- Policy SD1 - Presumption in favour of Sustainable Development
- Policy SD2 – Strategic Development Needs
- Policy SD3 – Housing Strategy
- Policy SD8 – Sustainable Design Principles
- Policy H4 – Meeting Housing Needs
- Policy TI1 – Transport Infrastructure
- Policy ENV 1 – Energy Efficiency
- Policy ENV7 – Ground, Air, Water, Noise and Light Pollution
- Policy HE2 – Conserving and Enhancing Stockton's Heritage Assets

The most frequently used policies are SD8 'Sustainable Design Principles' and H4 'Meeting Housing Needs'. Key extracts from these policies are set out below:

"...new development... to respond positively to the... Privacy and amenity of all existing and future occupants of land and buildings"

"New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit."

"Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of appropriate sizes, types and tenures which reflects local needs and demand, having regard to the Strategic Housing Market Assessment, its successor documents or appropriate supporting documents."

Applicants for planning permission should demonstrate through their applications that they have had regard to all relevant Local Plan policies. Supplementary Planning Documents, including this one and the Local Design Guide SPD (March 2023), are also material considerations in the determination of applications.

Section 4: Guidance

Overview

Both the Stockton-on-Tees Plan and the Powering Our Future programme affirm the Councils commitment to driving economic growth to support community prosperity and well-being. The delivery of good quality, affordable housing in well-connected neighbourhoods is integral to this. HMO form part of the boroughs housing supply, contribute towards meeting housing needs, and can support the continued viable use or re-use of vacant buildings. However, they typically intensify the use of properties, often with more resident and visitor movements than a typical family home, and concentrations of them can impact on the amenity of neighbouring properties and the character of the local area.

To ensure mixed and balanced communities and to ensure that new development does not have an unacceptable adverse impact on local amenity and quality of life, this section of the document sets out guidelines to limit the concentration of HMOs and to manage their proximity to one another. This will contribute to retaining local character, help to ensure a mix of house types and tenures, and reduce potential residential amenity issues. To achieve this, the following measures (or tests) will be applied when assessing planning applications for HMOs:

- [Avoiding concentrations of HMOs](#)
- [Avoiding a grouping of HMOs](#)
- [Avoiding sandwiching](#)

The remainder of this section provides further detail on the application of these measures. It should be noted that these measures are not stand-alone. i.e. achieving a positive outcome to one measure would not mean that the other measures can be disregarded. **All the above measures would need to be applied cumulatively.**

There are areas within the borough where high concentrations of HMOs already exist. These concentrations are in areas typified by medium and large terraced residential properties which have seen the conversion or use of these properties for C4 and Sui Generis HMOs. Concentrations of HMOs have an alignment with the areas selected for selective licencing (Central Stockton, North Thornaby, and Newtown) where all privately rented properties are required to have a selective licence. The extent of selective licencing areas within the borough can be viewed at on the Council website (<https://www.stockton.gov.uk/article/14526/The-purpose-of-Selective-Licensing-and-who-it-applies-to>)

These areas currently experience high levels of crime and anti-social behaviour with the Ropner Ward currently a pilot for the Home Office “Clear, Hold, Build” initiative, under the localised name of ‘Project/Operation Harmony’; a multi-agency problem solving scheme undertaken by relevant local partner agencies, including Stockton Borough Council (SBC), to tackle crime and ASB.

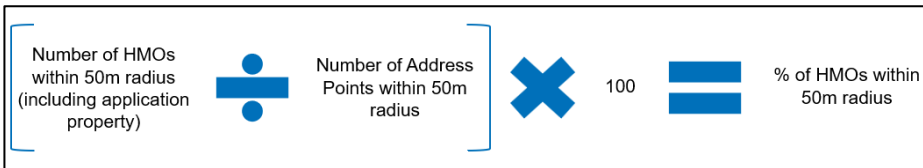
It is likely that consent for an HMO (or extensions to an existing one) will not be acceptable within many parts of our selective licencing areas and some other central locations owing to the ‘avoiding concentrations’ measure within this document.

Avoiding concentrations of HMOs

Proposals for new HMOs or extensions to existing ones will not generally be permitted where the proportion of residential properties would exceed 10% of the residential properties within a 50-metre radius of the application property.

The 50m radius will be measured from the centre-point of the property (this being measured from the properties habitable external walls rather than the properties curtilage). All properties (residential and commercial) within this 50m radius will be counted towards the concentration calculation with the property the subject of the application being counted as being within its proposed use. An example calculation is presented below:

Figure 4: Concentration Calculation



In our example below (see Figure 6):

- An application has been made for the change of use of a residential property to a Sui Generis HMO (blue dot)
- There are 40 other properties (residential or commercial) within 50m radius (green dots)
- In total there are 41 properties within 50m radius (green and blue dots)
- There are already 5 HMOs within the 50m Radius (excluding the proposed HMO)

This would be calculated as follows which creates an outcome of 14.6% meaning an HMO proposal would not generally be permitted:

Figure 5: Example Concentration Calculation

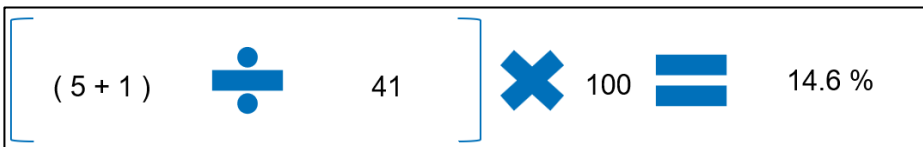
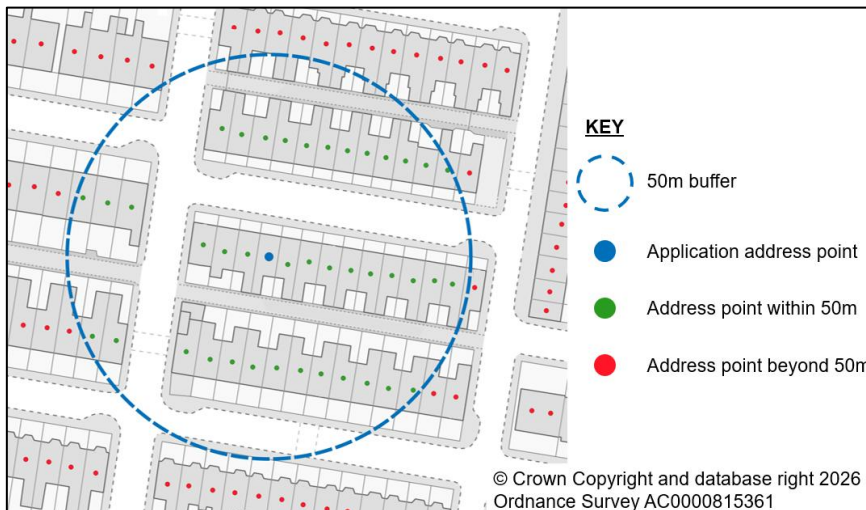


Figure 6- Example Concentration Mapping



When calculating the number of properties within 50m the following principles will be considered:

- **Residential Properties** – calculated based upon address points within the Local Land and Property Gazetteer (LLPG)
- **Flats** - existing properties that have been sub-divided into flats will be counted as single properties for the purposes of the calculation, as they represent the intensification of a property and some of the issues that can be associated with HMOs can also be associated with flat conversions (i.e. a terraced property converted to three flats will be counted as a single property for the purposes of this calculation). However, purpose-built flats will be counted on an individual basis (i.e. one flat counts as one property), as they are not subject to the same constraints as flat conversions and issues should have been fully addressed as part of the planning process.

Other considerations:

- **Physical barrier** – where there is a strong physical barrier such as a railway line with no crossing any properties separated from the application site may be removed from the calculation.
- **Less densely populated areas / more commercial areas** – there may be a particular circumstance where there is a limited number of residential properties within the 50-metre radius. This could present an inflated % outcome albeit an over concentration would not be present. This would need to be taken into consideration by the case officer when determining such an application.

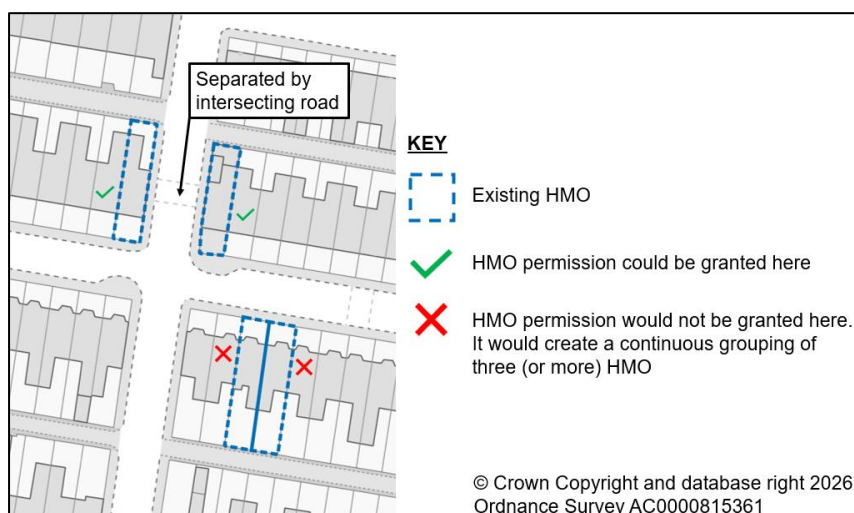
Avoiding groupings of HMOs

Proposals for HMOs will not generally be permitted where this would lead to a block of three or more adjacent HMOs or other non-family residential uses.

Figure 7 shows examples of three or more in a row being created and where planning permission would not generally be granted. This will not apply where properties are separated by a road (an ‘alleyway’ would not count as an intersecting road) or where properties have a back-to-back relationship in different streets. The case officer may consider flexibility of this measure in areas which are not predominantly residential subject to considerations of amenity.

For the purposes of this measure, ‘other non-family residential uses’ is defined as student accommodation, residential accommodation within C1 and C2 Use and self-contained flats as they present similar characteristics.

Figure 7- Grouping Example



Avoiding sandwiching

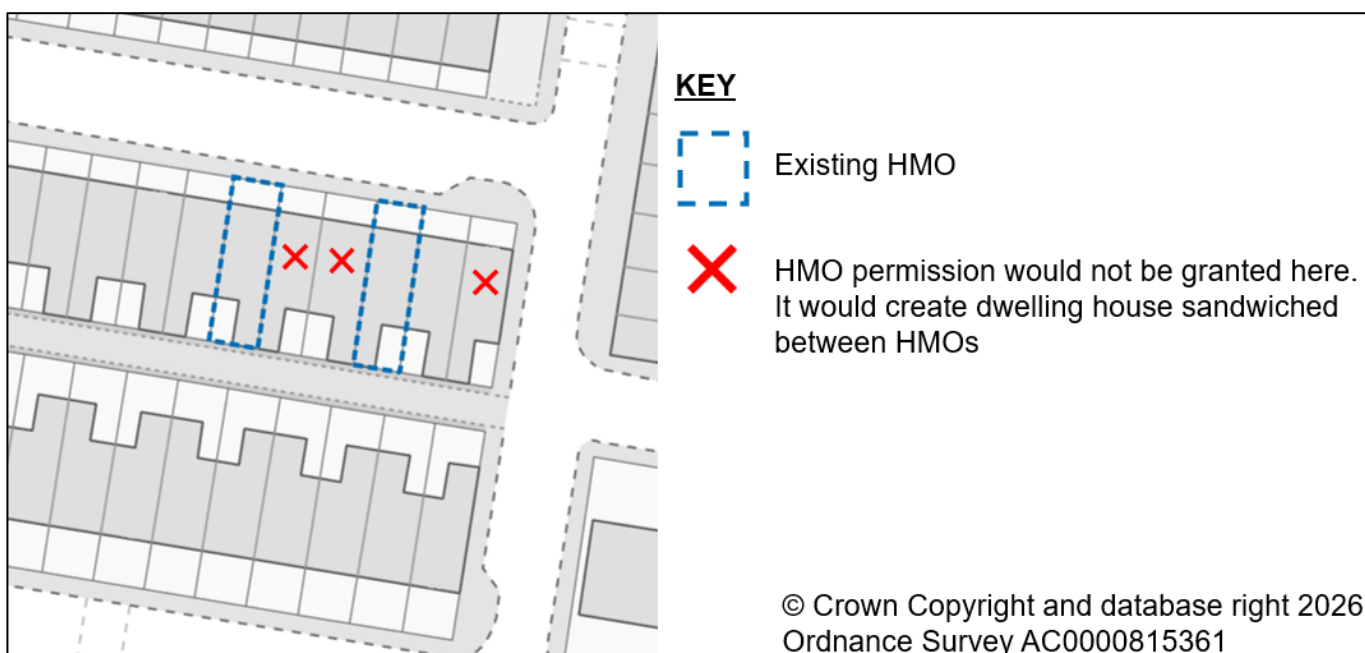
Proposals for HMOs will not generally be permitted where this would result in a C3 family dwellinghouse being sandwiched between two HMOs or other non-family residential uses

The sandwiching of a family house between two HMOs or non-family residential uses can have adverse impacts on the amenity of occupiers of the property that is hemmed in on both sides by such properties.

Non-family residential uses would refer to the same uses as detailed within the groupings measure.

Figure 8 below shows an example of ‘sandwiching’ and where planning permission would not normally be granted. As with the grouping example above this would not apply where the properties are separated by a road or where properties have a back-to-back relationship in different streets.

Figure 8- Sandwiching Example



Section 5: Achieving good accommodation standards

HMO Amenity Guidance

The Council's HMO Amenity Guidance provides various standards covering, room sizes and permitted occupation (bedrooms / communal rooms), washing facilities, heating, communal kitchens, kitchens provided within the unit of accommodation, fire precautionary facilities, lighting, water supply, refuse storage and disposal, and ventilation. It is not the purpose of this SPD to repeat information contained within the HMO Amenity Guidance. It is important that any proposals provide healthy living conditions for occupiers and the Council support the achievement of the highest possible amenity standards.

Example residential dwelling to small HMO (C4)

On the next page we have provided an example property to provide some high-level information in relation to what may be acceptable in terms of amenity standards when being considered for a change of use to an HMO (see Figure 10). This does not replace guidance within the HMO Amenity Guidance. Our example property is a 2-bedroom residential dwelling (C3 Use Class) in a terraced street of similar properties. The owner is considering renting out the property (following internal amendments) and obtaining planning consent.

Figure 9- Example C3 property being considered for a change of use to C4

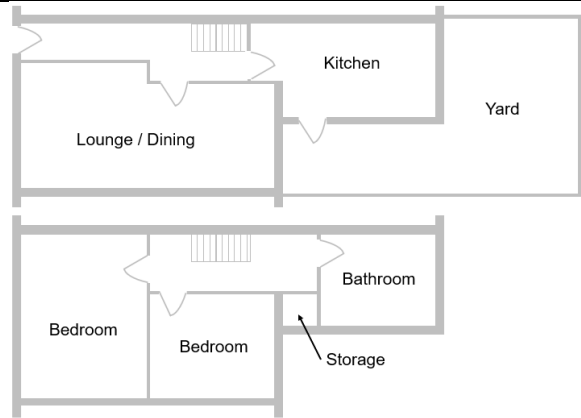


Figure 10- Example Layouts (C3 property being considered for a change of use to C4)

Original Two Bedroom Dwelling House

Property includes:

- Large lounge/dining room
- Kitchen
- Two bedrooms
- Bathroom
- Rear yard



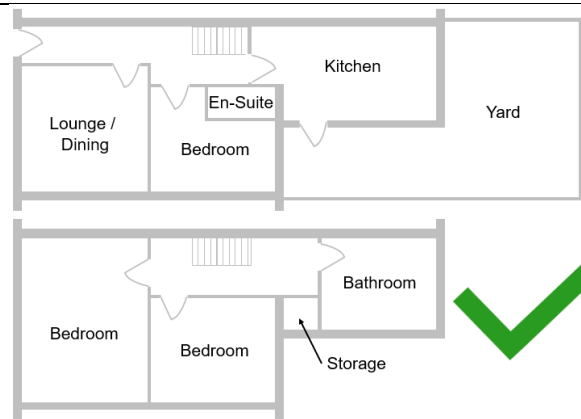
Proposal to convert to a C4 HMO (3 Bedrooms)

This is planned to be achieved through dividing the existing living / dining room into a smaller living / dining room and a bedroom (with En-Suite).

No amendments are made to the upper floors.

This is likely to be acceptable*

*Subject to consideration against HMO Amenity Guidance



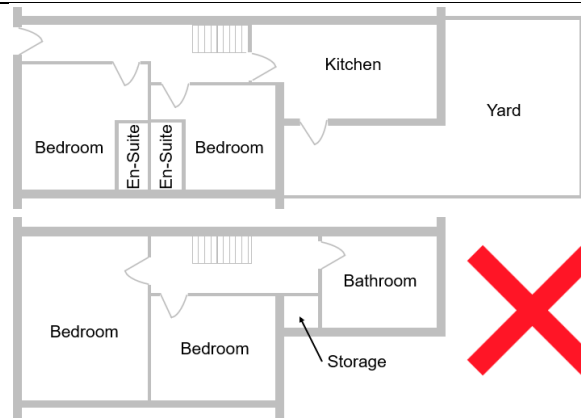
Proposal to convert to a C4 HMO (4 Bedrooms)

This is planned to be achieved through dividing the existing living / dining room into two bedrooms (both with En-Suites).

No amendments are made to the upper floors.

This will not be acceptable

Whilst bedrooms are likely of an acceptable size the kitchen area would serve as the only communal area. It would not be of a sufficient size for cooking, eating and socialising when considering HMO Amenity Guidance.

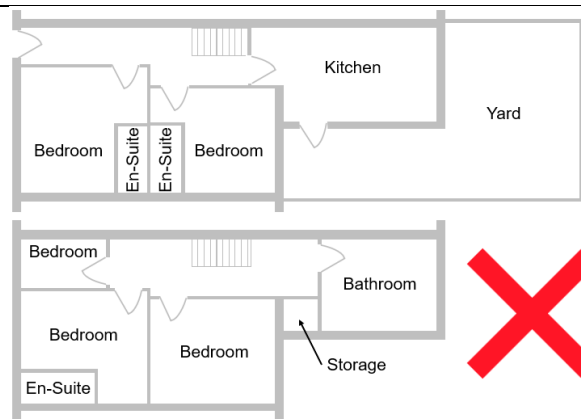


Proposal to convert to a C4 HMO (5 Bedrooms)

In addition to the amendments made in the above example the upstairs front bedroom is divided into two bedrooms (one with an En-Suite)

This would not be acceptable

This is for the same reasons as the above example albeit the position is exacerbated through the addition of another bedroom. In addition, one of the bedrooms created is evidently of a size which would provide insufficient living standards owing to its dimensions.



Outdoor amenity space

Outdoor amenity space is important to help create a better-quality living environment and should be provided in addition to space used for functions such as drying clothes, refuse and recycling storage and cycle storage. Whilst there are no specific requirements for the quantum of outdoor amenity space that should be provided within an HMO as part of the Council's HMO Amenity Guidance document it should be provided within HMO proposals.

HMOs are often created through the conversion of existing properties and are often located in, or near to, town centres where outdoor space may be limited, so all applications will be assessed on a case-by-case basis, but applicants should aim to provide useable outdoor amenity space with an area for drying clothes, wherever possible. The area of amenity space should be identified on the application site plan alongside the elements which are to be used for refuse and recycling storage and cycle storage. All amenity space should be overlooked from within the property by habitable rooms.

Lighting

All HMO proposals should provide healthy living conditions for occupiers and users. An important aspect of this is ensuring that all habitable rooms have adequate access to natural light.

Energy Efficiency

The Stockton-on-Tees Plan and the Powering Our Future programme promote the delivery of good quality housing. In addition to this the Stockton-on-Tees Environmental Sustainability and Carbon Reduction Strategy (2022-2032) contains the aim to 'Achieve net zero greenhouse gas emissions' and to achieve this a series of objectives have been identified including:

- Reduce energy demand wherever possible; and
- Accelerate the shift towards the use of sustainable energy

Where a new build HMO is proposed it will need to be delivered in accordance with building regulations which have seen increased standards introduced for energy efficiency. Where a proposal involves the conversion of an existing property this is the best time to make amendments to improve a property's energy performance. Energy efficiency is an important aspect of this with improved energy efficiency supporting reductions in utility bills and reducing inequality.

HMOs are also subject to the Domestic Minimum Energy Efficiency Standard (DMEES) relating to minimum energy performance ratings. This requires that all-domestic private rented properties must have an Energy Performance Certificate (EPC) of at least band E. An EPC rating of a property is not all that's required - adequate heating and insulation must also be provided.

Landlords with properties that have an EPC rating of F or G cannot create or renew a tenancy until the property is improved. Non-compliance with Minimum Energy Efficiency Standards (MEES) can lead to a penalty of up to £5,000. If a landlord is not able to improve the property, a valid exemption must be registered on the PRS national exemptions register.

There is government aim to raise energy performance standards across the private rented sector with as many privately rented homes as possible being upgraded to EPC band C. We support this ambition and future legislation which would enact these requirements. We support HMO proposals which go beyond minimum national requirements.

Waste and recycling storage

The Councils HMO Amenity Guidance provides the following guidance in relation to refuse storage and disposal.

- Ensure that sufficient bins or other suitable containers are provided to meet the number of occupants within the HMO and that they are adequate for their requirements;
- All refuse containers shall be located on hard standings with suitable access for cleansing of the area and removal of containers. Such hard standings shall be located in an area away from habitable rooms and wherever practicable at the rear of the premises. If the hard standing has to be located at the front of the building or other exposed position it shall be provided with a suitable screen where practical. The hard standing shall be positioned so that the bins do not obscure natural lighting from windows below bin height; and
- Accessibility for collection of containers is a fundamental aspect and will need to be identified and demonstrated as accessible as part of the planning application process.

It is important that the location, design and size of external bin storage areas are suitable and that they do not have a negative impact on the amenity of HMO occupants or their neighbours, and do not detract from the general amenity and character of the area. Bins stored at the front of properties can look unsightly and clutter the street scene. Where possible they should be located to the side or rear of a property and screened from view to minimise their impact. Unless suitably screened, bins stored at the front of properties are unlikely to be acceptable. All waste and recycling storage areas should be clearly identified on plans submitted as part of the planning application.

Car parking / cycle storage

HMOs are typically home to more adults than a standard residential property, which could lead to increased pressure for car parking spaces. Many HMOs are conversions of existing properties and the level of parking provision that is possible within the property is often restricted. Therefore, it is not possible to have a 'one size fits all' approach to parking that is suitable for all HMOs.

To reduce parking pressures on the street, provision for parking within the property curtilage should be provided if possible and appropriate. However, any in-curtilage parking provision must complement the residential character of the area and not detract from the entrance and approach to the building. A balance must also be made between the provision of space for car parking and other needs, such as waste storage, cycle storage and the provision of outdoor amenity space.

All applicants for HMOs should set out the parking provision that is proposed as part of their scheme at the planning application stage. The appropriate level of parking provision will need to be agreed with the council based upon:

- The availability and suitability of parking within the curtilage of the property;
- The sustainability of the site in relation to services and amenities;
- The availability of public transport and access to bus stops and cycle routes;
- The availability of existing parking provision in the surrounding locality; and
- Parking demand compared to the use of the building as a standard residential property.

The Parking Provision for Developments SPD provides standards for the quantum of parking and cycling provision within for C4 (small HMOs).

In relation to cycle storage the following key principles will apply:

- It should be secure (with natural surveillance) and covered

- Corridors or landings will not be considered as adequate provision for cycle storage and residents should not be expected to carry a cycle upstairs; and
- Sensitively designed and sited to reduce the impact on neighbouring residents or the street scene.

Provision for car and cycle parking must be identified on site plans.

Entrance and approach

The entrance and approach to an HMO is an important part of how it functions in relation to its surroundings. The Local Design Guide SPD provides guidance in relation to entrances and approaches to properties advocating for active frontages to the street with front doors and windows of primary living spaces being located on this elevation to provide natural surveillance. Entrances to the side of properties will be discouraged as they create opportunities for hiding, increase feelings of insecurity amongst users and can cause other amenity issues for both neighbours and residents. Designing entrances to be visible from the street will mean that HMOs are more secure. HMOs should therefore normally be served by a main entrance at the front of the property.

External alterations

We advocate that any HMO applications make as few changes as possible to the external parts of a property as possible to maintain the established character in the area and maximise the residential amenity of the property. However, we acknowledge that amendments and extensions to properties can be undertaken acceptably as is the case with other existing homes.

Care and attention are required where a proposal is located within a conservation area or is a listed building. Applicants will be required to ensure that proposals accord with policies on conserving and enhancing the historic environment. If a building is located within one of the Borough's 11 conservation areas, we encourage review of the Conservation Area and Historic Environment Folder (CAHEF) Supplementary Planning Document (which incorporates conservation area appraisals and management plans) for guidance on appropriate external alterations.

Where a building is listed, external and internal alterations require listed building consent. Such alterations are required to preserve the special architectural and historic interest of the building. It is important to consider this requirement when designing internal layouts, formulating energy efficiency measures and when considering any alterations to improve natural light, introduce entrance points and provide external storage.

Supporting information

The Council will not specifically request management plans as part of an application for an HMO proposal. However, within planning statements we request that the applicant provide clarity to the Council in relation to matters which would traditionally be provided within a management plan as this provides the case officer, occupants/tenants, neighbours and other interested parties clarity in relation to how it is intended that the proposal will be operated and managed. The Council will seek further information and condition relevant elements where they are necessary to make proposals acceptable in planning terms.

Matters which we recommend to be covered through a planning statement include:

- **Occupancy Terms-** Clearly define the maximum number of residents allowed and demonstrating compliance with local standards. The maximum occupancy should also be outlined within the application description.
- **Maintenance-** process for regular property maintenance to ensure all facilities are in good condition (this includes all common areas and utilities).

- **Tenant Relations/Management-** This would primarily cover the approach to addressing and noise and annoyance caused by residents and any other relevant management procedures.
- **Waste management-** management proposals for the storage, transfer and collection of waste ensuring that appropriate arrangements and facilities are in place.
- **Security and safety-** detailing how proposals have considered safety and security measures including Secured by Design. ensuring all relevant facilities and measures are in place to ensure the safety of tenants is maintained (includes all aspects including fire safety).

This should not prove onerous for landlords and will allow them to highlight good management practices.

Section 7: Further Information

The links below provide further information in relation to aspects of this SPD should you be considering an HMO proposal:

- [Stockton Council Information for Landlords \(https://www.stockton.gov.uk/landlords\)](https://www.stockton.gov.uk/landlords)
 - [House in Multiple Occupation \(HMO\) licences \(https://www.stockton.gov.uk/hmo-licence\)](https://www.stockton.gov.uk/hmo-licence)
 - [Minimum Energy Efficiency Standards \(MEES\) \(https://www.stockton.gov.uk/mees\)](https://www.stockton.gov.uk/mees)
 - [Houses in Multiple Occupation amenity guidance \(https://www.stockton.gov.uk/article/2055/foreword\)](https://www.stockton.gov.uk/article/2055/foreword)
- [Stockton Local Plan \(https://www.stockton.gov.uk/local-plan\)](https://www.stockton.gov.uk/local-plan)
- [Stockton Council Supplementary Planning Documents \(https://www.stockton.gov.uk/supplementary-planning-documents\)](https://www.stockton.gov.uk/supplementary-planning-documents)



Consultation Statement

Incorporating Determination of Likely Significant Environmental Effects Determination and Statement of Reasons

Supplementary Planning Document: Houses in Multiple Occupation

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Document Overview

Consultation undertaken in the preparation of the SPD

Introduction

The purpose of this statement is to provide details about the consultation which has taken place during the production of the draft Supplementary Planning Document (SPD): Houses in Multiple Occupation and the following supporting documents:

- [Strategic Environmental Assessment](#)
- [Habitat Regulation Assessment](#)

Regulation 12 of the 2012 Town and Country Planning (Local Planning) Regulations requires that before a Local Planning Authority adopt an SPD it must: Prepare a statement setting out:

- [the persons the LPA consulted when preparing the SPD;](#)
- [a summary of the main issues raised by those persons; and](#)
- [how those issues have been addressed in the SPD.](#)

In accordance with the relevant regulations, the draft SPD and supporting documents, were made available for public consultation. This Consultation Statement sets out how this was undertaken, the comments which were received and what changes have been made to the document as a result.

Public Consultation Period

The Council made the draft SPD and supporting documents available in accordance with relevant regulations and invited members of the public, relevant authorities, general consultation bodies, specific consultations bodies, duty-to cooperate partners, and any other interested party on the Council's Local Plan Consultation Database to make comments on the documents.

The consultation period within which representations could be made was between Thursday 19th March 2026 and Friday 17th April 2026. Consultation was undertaken in accordance with the Consultation Plan which is contained within Appendix A. The organisations consulted is included at Appendix B.

Public Consultation Responses (main issues raised and how these have been addressed within the SPD)

A total of 13 responses were received on the contents of the draft SPD. These responses can be summarised as falling into three main categories.

- **Organisations-** Natural England, Coal Authority, Home Office, Prism Planning, North Yorkshire Council, Historic England
- **Local Resident-** 6 local residents
- **Ward Councillor**

There is a requirement that a summary of main issues raised and how these have been addressed in the SPD be undertaken. The table below provides a summary of the responses received and how they have been addressed within the SPD.

Responses by Organisations

Respondee	Comment / main issue(s) raised	Council response / how this has been addressed within the SPD
Home Office (Asylum Support)	We have noted the contents of your correspondence. Thank you once again for taking the time to write to the Home Office.	Comments noted
Rod Hepplewhite, Prism Planning	A very sensible move, IMHO, as I fail to understand why CoU from Class C3 to C4 was ever made permitted development in the first place. Class C3(c) should be enough (e.g. your typical student house) without needing planning permission. Good luck with bringing the SPD into force.	Comments noted
The Coal Authority	Is it noted that your Authority's boundary falls outside of the coalfield area. On this basis we have no interest in your plan area and no comments to make on the above consultation or on any future emerging planning policy documents.	Comments noted
Natural England	Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment. Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.	Comments noted
North Yorkshire Council	We have reviewed your document and conclude that there are no cross-boundary impacts or strategic matters which require cooperation and therefore have no comments to make.	Comments noted
Historic England	Thank you for consulting Historic England on the above. Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Digital, Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for. We note how HMOs form part of the boroughs housing supply, contribute towards meeting housing needs, and support the continued viable use or re-use of vacant buildings as set out in Section 4: (Guidance / Overview). They also intensify use of properties and hence concentrations of HMOs can impact on the amenity of neighbouring properties and the character of the local area. The Council are proposing to put in place an Article 4 Direction, and associated SPD, to support mixed and balanced communities and ensure new HMOs do	General comments noted. In relation to the specific points raised the following response is provided: <ul style="list-style-type: none"> • Section 3- comments welcomed and no amendments required. • Section 4- comments noted in relation to this matter. However, in this instance, no amendments are to be made. The Development Plan should be read as a whole. The Local Plan includes, at policy HE2, confirmation that "In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets". It will be for the case officer to balance matters such as this when determining planning applications. • Section 5- amendment has been made in relation to this matter as it provides more detailed guidance which will assist applicants.

	<p>not result in adverse impacts on local amenity and quality of life.</p> <p>Draft SPD</p> <p><u>Section 3</u> The adopted heritage policy is included in Section 3 / Policy Context / Local Plan 2019. We support the reference to Policy HE2 – Conserving and Enhancing Stockton’s Heritage Assets. We support the inclusion of this policy.</p> <p><u>Section 4</u> Three measures (or tests) are set out in the SPD. These would be material in the assessment of planning applications for HMOs across the borough including in all conservation areas. These aim to 1) avoid concentrations of HMOs 2) avoid grouping of HMOs and 3) avoid a C3 use being sandwiched between HMOs.</p> <p>We support the positive statement that HMOs support ‘continued viable use or re-use of vacant buildings’ in Section 4, but question why the SPD does not give any weight to a proposal which brings a vacant building back into active use. For example, where an HMO is proposed within a vacant designated heritage asset, or non-designated heritage asset - including those on a Local List put in place by the Council in the future - this could be included as an additional test.</p> <p>We refer you to our publication and research on how repurposing built heritage can help create dynamic, comforting, and sustainable living places Heritage Works for Housing Historic England. Historic England research provides evidence on how empty traditional properties can contribute to housing delivery. Figures from 2025 indicated 670,000 new homes could be provided in vacant floor space within historic buildings across England.</p> <p><u>Section 5</u> There is little reference to the historic environment other than in the Section 5 (Achieving good accommodation standards / External Alterations). The text in this section does not reference works to listed buildings being subject to additional controls. We suggest the following amendments and additions to this paragraph.</p> <p>Care and attention are required where a proposal is located within a conservation area or is a listed building. Applicants will be required to ensure that proposals accord with policies on conserving and enhancing the historic environment.</p> <p>If a building is located within one of the Borough’s 11 conservation areas, we encourage review of</p>	
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	<p>the Conservation Area Management Plan and the associated Character Appraisal Supplementary Planning Document - Conservation and Historic Environment Folder and management plan. As an example, there may be a requirement for features such as original timber windows to be incorporated into conversion schemes for guidance on appropriate external alterations.</p> <p>Where a building is listed, external and internal alterations require listed building consent. Such alterations are required to preserve the special architectural and historic interest of the building. It is important to consider this requirement when designing internal layouts (Figure 10), formulating energy efficiency measures and when considering any alterations to improve natural light, introduce entrance points and provide external storage.</p> <p>If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.</p>	
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Responses by Local Residents

Respondee	Comment / main issue(s) raised	Council response / how this has been addressed within the SPD
Local Residents	That there are too many HMOs and issues of anti-social behavior	The SPD has been produced to ensure proposals contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours. No amendments are proposed to the SPD.
	Ensuring outside areas are kept clean and tidy and processes for evicting tenants who cause problems to neighbours.	The SPD includes provision for supporting information to be provided alongside planning applications. Conditions to a planning consent will be added to the consent where it is necessary to make proposals acceptable in planning terms. No amendments are proposed to the SPD.
	Priority to veterans over other groups	The SPD informs the determination of planning applications but does not consider the allocation lettings / tenancies. No amendments are proposed to the SPD
	Changes to properties to HMO should be undertaken in consultation and agreement with residents	Where planning permission is required a period of consultation will be undertaken in the determination of planning applications. During this period the views on the proposed development can be expressed by residents and others. No amendments are proposed to the SPD.

Response by Ward Councillor

Respondee	Comment / main issue(s) raised	Council response / how this has been addressed within the SPD
Cllr Dodds	Generally supportive of the proposed Article 4 Direction. Question relates to timing - i.e. if a proposed HMO has received planning but has not been completed prior to the formal adoption of the	At the current time there is no requirement for planning consent for change the use of a dwelling house (C3) to a small HMO (C4) but planning consent would be required for a large HMO (Sui Generis). Should the Article 4 direction be confirmed, there

	<p>Article 4 Direction, will the original approval still be valid or will a new planning application be required as the previous scheme had not been implemented in planning terms?</p>	<p>would be the requirement for a planning application to be made for the change of use from a dwelling house (C3) to a small HMO (C4) once the direction came into force.</p> <p>Should properties change from C3 to C4 before a direction comes into force no planning consent would be required but the property owner would need to demonstrate that the change of use has occurred prior to this date should there be concerns that a property is being used in a manner without the required consent.</p>
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SEA / HRA Screening Consultation

Preliminary SEA and Screening Report was prepared and forwarded to the ‘Consultation Bodies’ – the Environment Agency, Natural England and Historic England for comment. The consultation period was from Thursday 19th February to Thursday 12th March 2026. The comments received can be viewed in the SEA Determination and Statement of reasons document (see Appendix C). Following on, Stockton on Tees Borough Council determined that the draft SPD was not likely to have significant environmental effects. Accordingly, it was considered that an environmental assessment of the SPD was not required.

The SEA Screening Report and SEA Determination and Statement of reasons document were made available throughout the public consultation (between Thursday 19th March 2026 and Friday 17th April 2026).

No fundamental changes to the draft SPD have arisen from the public consultation and only minor non-material changes may be made prior to its publication which will not change the scope or purpose of the SPD, make ‘new’ policy. Therefore, it is considered that the initial determination (contained within Appendix C) remains valid.

The HRA Screening Report was made available to the ‘Consultation Bodies’ from Thursday 19th February to Thursday 12th March 2026 and also made available for public consultation from Thursday 19th March 2026 and Friday 17th April 2026. The HRA Screening Report concludes that the SPD is not likely to have significant adverse effects on the integrity of European sites or Ramsar sites and further Appropriate Assessment is not required. Following consultation the same outcomes remain.

Appendix A

Consultation period, requirements, and approach

Consultation Period

19th March 2026 to 17th April 2026 (4 weeks)

Statutory Requirements

To fulfil the requirements of:

- The Town and Country Planning (Local Planning) (England) Regulations 2012
- The Stockton-on-Tees Statement of Community Involvement (2016)

Approach to consultation

To ensure a transparent and holistic consultation the Council propose the following approach to consultation which meets statutory requirements.

How will decisions be made and what feedback will be given?

The Councils approach to this is detailed within the Statement of Community Involvement.

Identified activities

Brief description of activity	Date	Who is involved	Expected outcomes
Planning Committee Members Briefing Session – inviting planning committee to pre-consultation briefing session	Prior to consultation period	Planning Committee Members	Awareness Raising
Publish SPDs and Supporting Documents on website- Let's Talk section of website	Start of consultation period (19 th March 2026)	Planning Services / Communications Team	Awareness raising and consultation responses
Use of corporate Facebook and Twitter accounts- to publicise consultation	Throughout consultation period as appropriate	Communications Team	Awareness raising and consultation responses
Press release	Prior/during consultation	Communications Team	Awareness Raising
Letter/email to those on Consultation Database- stating where documentation is available. Those included on the Local Plan consultation database will be sent an e-mail/letter.	Both letters and e-mails to be sent prior to start of consultation period	Includes general/specific consultation bodies as well as local residents, local voluntary/community sector organisations, local businesses, and national organisations/agencies.	Awareness raising and consultation responses
E-mail to chair of Community Partnerships- stating where documentation is available	Start of consultation period	Forum members	Awareness raising and consultation responses

Email to all Council Members- stating where documentation is available	Start of consultation period	All Council Members to notify and allow them to raise awareness as considered appropriate	Awareness raising and consultation responses
Make documents available within libraries and customer service centres/principal office	Throughout consultation period	Planning Services / Library Service	Awareness raising and consultation responses
Attendance at meetings of groups	Subject to interest	Considered where formal invitation received by interested group.	Awareness raising and consultation responses

Appendix B

Organisations Consulted

Accent Group	Maltby Northern Edge Resident's Group
Adlington Planning Team	Maltby Parish Council
AECOM	Marine Management Organisation
Airport Operators Association	Marrons Planning
Anchor Trust	Matthew Trotter & Miller Architects
Appletons Chartered Surveyors	Metropolis PD
Arcus Consultancy Services Ltd (Planning Division)	Michael Mealing (Planning)
Arriva	Middlesbrough Borough Council
Arup	Middleton St George Parish Council
Atisha Buddhist Centre	Miller Homes
Augean PLC	Ministry of Defence
Avant Homes (North East)	Montagu Evans LLP
Avison Young	Nathaniel Lichfield and Partners
Baines Goldston	National Farmers Union
Baines Jewitt	National Gas Transmission
Bangladeshi Muslim Welfare Association	National Grid c/o Fisher German
Banks Developments	Natural England
Banks Property Ltd	Network Rail
Baptist Union of Great Britain	Newby Parish Council
Barclays Bank c/o Shire Consulting	NFU
Barratt David Wilson Homes North East	NG Bailey
Barratt Homes	NHS England North
Barton Willmore	NHS Hartlepool and Stockton-on-Tees Clinical Commissioning Group
Barton Willmore (on behalf of Church Commissioners)	NHS Property Services Ltd
Bede Sixth Form College	NHS Stockton - Public Health
Bellway Homes	North East Ambulance Service NHS Trust
Big Tree Planning Ltd	North East Chamber of Commerce
Billingham Town Council	North East Civic Trust
Bishopton Parish Council	North East Community Forests
Blackett Hart and Pratt	North East Land and Planning Agency
BNP Paribas	North Star Housing Group
BOC Gases	North Tees Limited
British Geological Survey	North Tees NHS Trust
British Toilet Association	North Yorkshire County Council
BT Group plc	Northern Consortium of Housing
BTCV	Northern Gas Networks Ltd
Building Design Consultant	Northern Powergrid
Building Research Establishment	Northumbria Garden Trust

Business & Resident Action Group - Norton High Street	Northumbrian Water Ltd
Cameron Hall Developments c/o England and Lyle Ltd	Norton Village Association
Campaign for Real Ale	Npower Renewables
Canals and Rivers Trust	Ofcom
Carlton Parish Council	Office for Nuclear Regulation
Carter Jonas LLP	Office of Rail and Road
Carter Jonas LLP on behalf of DG Dale and Sons	Office of the Durham Police, Crime and Victims' Commissioner
Catalyst	Office of the North Yorkshire Police and Crime Commissioner
Caterpillar Stockton	Office of the Police and Crime Commissioner for Cleveland
CB Richard Ellis Ltd	Openreach
CH2M (Highways England)	Oxbridge Residents Association
Charles Church	P&M Properties
Childrens Society	PD Ports
Chris Thomas Ltd	Peacock and Smith
Church Commissioners	Pegasus Group
Churchill Retirement Living	Persimmon Homes
Civil Aviation Authority	Persimmon Homes Teesside
CLA North	Philips Petroleum
Cleveland Fire Brigade	Picton Parish Meeting
Cleveland Police Dedicated Designing Out Crime Officers	Places for People
Cleveland Police Headquarters	Plainview Planning Ltd
Coal Authority	PlanInfo
Coast & County Housing	Planning Potential
Colliers International	Planning Prospects
Community Welfare Trust	Planning Team, Bond Dickinson
Concept Town Planning Ltd	Planning Works Ltd
Connect Property North East Ltd	Planware Ltd
ConocoPhillips Petroleum UK	Police and Crime Commissioner for Cleveland
Co-operative Group	Preston Farm Developments
Council for British Archaeology	Preston on Tees Parish Council
Countryside Properties	Primeland Consultants Limited
Cowpen Bewley Village Residents Association	Prism Planning
CPRE	PX House
CPRE North Yorkshire	Quod
Crathorne Parish Council	Rae Watson Development Surveyors
CRC- Churches Regional Commission in the North East	Railway Housing Association
Crown Estate Office	Ramblers Association, Stockton
Cushman and Wakefield	Rapleys
Cussins (North East) Ltd	Redcar and Cleveland Borough Council

Dalton Warner Davis Chartered Surveyors	Redmarshall Parish Council
Darlington Borough Council	rg+p Ltd
David Kitchen Associates	RGB Ltd
Davis Planning Partnership	Road Haulage Association - Northern Office
DEFRA	Robert Halstead Chartered Surveyor
Deloitte	RPS Group Plc
Deloitte Real Estate	RSPB
Department for Business Innovation and Skills	RSPB (Northern England Region)
Department for Transport	Rudby Parish Council
Design Council	Sabir UK Petrochemicals Ltd
DevPlan	Sadberge Parish Council
Dodds Brown	Saddington Taylor
DPDS Consulting Group	Sanderson Weatherall on behalf of Lidl UK
DPP (Newcastle)	Satnam Group
DPP Planning	SAVE
DTZ	Savills
Durham County Council	School of Architecture, Planning & Landscape
Durham Diocesan Secretary	Seamer Parish Council
Durham University	Sedgefield Town Council
Eaglescliffe Preservation Action Group	Sembcorp Energy UK
Education Funding Agency	Shri Guru Nanak Gurdwara and Sikh Community Centre
Education Training Collective	Shuttleworth Picknett & Associates LLP
EE	Signet Newcastle
Egglecliffe & Egglecliffe Parish Council	Signet Planning
Egglecliffe Youth Group	Sita UK
ELG Planning	Smiths Gore
Elwick Parish Council	Society for the Promotion and Advancement of Romany Culture
Emery Planning	Society for the Protection of Ancient Buildings (SPAB)
Endeavour Housing Association	Solutions Northern
Endeavour Partnership	Southlands Management Ltd
Environment Agency	sp&architects
Esh Developments	Spawforths
Estate Directorate, Ministry of Justice	Spacia c/o Network Rail
Fairhurst	Sport England
Federation of Small Businesses	SSA Planning Limited
FFT Planning	SSA Planning Limited (on behalf of KFC Ltd)
Fields in Trust	St Modwen
Firstplan	St. James's Street Property Management
Forest Enterprise	Stagecarriage
Forestry Commission (County Durham)	Stagecoach
Forestry Commission (Morpeth)	Stagecoach Transit
Forestry England	Stainton and Thornton Parish Council
Freight Transport Association	Stephenson Halliday

Friends of Tees Heritage Park	Steve Hesmondhaigh & Associates
Friends of the Darlington Stockton Railway	Stillington & Whitton Parish Council
Friends of the Earth - Middlesbrough & Redcar	Stockton Business Forum
Garden History Society	Stockton Renaissance
Gentoo Homes	Stockton Residents' Association
Geoplan Ltd	Stockton Sixth Form College
George F White	Stockton Town Pastors
Gerald Eve LLP	Story Homes
Girsby Parish Council	Taylor Wimpey
GL Hearn Property Consultants	Tees and Hartlepool Port Authority Ltd
Gladman Developments	Tees Archaeology
GO Northern	Tees Valley Combined Authority
Great Stainton Parish Council	Tees Valley Local Access Forum
Greatham Parish Council	Tees Valley Nature Partnership
Greenery Terminal Limited	Tees Valley Rural Community Council
Grindon and Thorpe Thewles Parish Council	Tees Valley Wildlife Trust
Groundwork Trust	Teesside Humanist Society
H J Banks & Co. Ltd.	Teesside International Airport
Habiteg	Tesni Properties Limited
Hale	Tetlow King Planning
Hambleton District Council	The Ancient Monuments Society
Hanover Housing	The Co-operative Group
Hart Properties	The Council for British Archaeology
Hartburn Residents Association	The Energy Workshop
Hartlepool Borough Council	The Gardens Trust
Hartlepool Water	The Georgian Group
Health & Safety Executive	The Gypsy Council UK Office
Hedley Planning Services	The National Federation of Gypsy Liaison Groups
Hellens Group	The Planning Bureau Ltd
Highways England	The Sirius Group
Highways England - Northumberland & Durham	The Theatres Trust
Highways England Tees Valley	The Twentieth Century Society
Highways England Tyne & Wear	The Victorian Society
Hilton Parish Council	The Woodland Trust
Hindu Culture Centre	Thirteen Group
Historic England	Thornaby Town Council
Historic Towns Forum	Thoroughbred Homes Ltd
HJ Banks & Co Limited	Thorpe Thewles Residents Association
Hobson 7 Smith, Builders	Three
Home Builders Federation	TM Urban Developments
Home Group	Tomlinson Hall
Home Office	Transco
Homes England	Traveller Law Reform Coalition
How Planning	Turley Associates

Husband and Brown Limited	Turley Associates on behalf of Tees Valley Airport
Ian Derby Partnership	U.K Land Estates
Indigo Planning	University of Durham
Industry Nature Conservation Association	Vernon and Co
INEOS Chlor Vinyls Ltd	Virgin Media
Ingleby Barwick Town Council	Vodafone and O2
Inovyn Enterprises Ltd	Vopak
Inshore Fisheries and Conservation Authority	Ward Hadaway
Inter Terminals	Wardell Armstrong
Interserve Construction Limited	Wellington 2004 Estate Company c/o Dalton Warner Davis
Jayline Travel	Wellington Square Shopping Centre
Jeffrey Tarren & Associates	Westbury Mosque
JG Eaglescliffe (Holdings) Ltd c/o Sanderson Weatherall	White Young Green Planning
JigSaw Planning	Williams Gallagher c/o Total Planning Solutions
Jomast Developments	Wolviston Parish Council
Jon Tweddell Planning	Woodland Trust
JWPC Limited	Worsall Parish Council
Karbon Homes	Wright Construction (Durham) Ltd.
Kirklevington & Castle Leavington Parish Council	Wyevale Garden Centres Ltd
Kirklevington Property Co Ltd c/o Peacock and Smith	WYG
KLR Planning	Wynyard Estates c/o Nathaniel Lichfield and Partners
Knight Frank LLP	Wynyard Parish Council
KT Associates	Wynyard Park
Lafarge Aggregates Ltd	Wynyard Residents Association
Lambert Smith Hampton	Yarm and Willie Flats Residents Group
Letch Lane Residents	Yarm Chamber of Trade
Lexington Communications	Yarm Civic Society
Limes Developments	Yarm Residents Group
Local clinical commissioning group	Yarm Town Council
Long Newton Parish Council	York Diocesan Society
Lovell Johns	Yorkshire Gardens Trust
Lovells	Zero Waste Ltd

Appendix C

SEA Determination and Statement of Reasons

STOCKTON ON TEES BOROUGH COUNCIL

The Environmental Assessment of Plans and Programmes Regulations 2004

Part 9 Determination of Likely Significant Environmental Effects

Determination and Statement of Reasons under Part 9 (1) and (3)

Consultation Draft Supplementary Planning Document

Houses in Multiple Occupation

Part 9 (1) Determination

Stockton on Tees Borough Council has determined, having consulted Natural England, the Environment Agency and Historic England, that the Draft Supplementary Planning Document: Houses in Multiple Occupation is not likely to have significant environmental effects. Accordingly, it is considered that an environmental assessment of the SPD is not required.

Part 9 (3) Statement of Reasons

1. The preliminary SEA Screening Report contains the detail of the assessment and reasons. This statement is made to satisfy Part 9 (3) of the Regulations.
2. In making the determination, the Council has taken account of the fact the 'Parent Policies', Strategies and Priorities to which the SPD relates have, in the course of their preparation, been subject to Sustainability Appraisal including SEA and Habitats Regulations Assessment (with Appropriate Assessment).
3. The Council determined at Stage 1 of the Screening Process that SEA is relevant to the SPD. The Council's opinion at Stage 2 is that the SPD is unlikely to cause significant environmental effects in its application to decision taking, particularly as the parent policies in the adopted Stockton on Tees Local Plan have been subject to rigorous assessment in this respect both in preparation and in their final form through formal Examination in Public.
4. The SPD will provide information on the interpretation and implementation of the Council's Local Plan policies. The SPD primarily relates to Local Plan policy SD8 Sustainable Design and H4 Meeting Housing Need. The SPD seeks to ensure proposals contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours.

5. In view of the assessment at Stage 2, it is the Council's preliminary opinion, at Stage 3, that an Environmental Report would not be required.
6. Under Regulation 9 (2), the preliminary SEA Screening Report was forwarded to the 'Consultation Bodies' – the Environment Agency, Natural England and Historic England for comment on content and conclusion. The responses received from Natural England and Historic England did not dispute the Council's conclusions at Stage 3. A response was not received from the Environment Agency. A copy of responses is provided within Appendix 1 of this document.

Where can I find a copy of these Documents

A copy of this determination and the Assessment containing the reasons for this determination can be found on the Council's website at: <https://www.stockton.gov.uk/current-consultations>, or inspected at any of the libraries within the borough during opening hours (details are available at <https://www.stockton.gov.uk/find-library>) alongside our principal office Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees, TS17 6BJ.

Alternatively, by email request sent to planningpolicy@stockton.gov.uk; by telephone: 01642 393939 or by post to Planning Policy, Stockton-on-Tees Borough Council, Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees, TS17 6BJ.

Appendix 1

Responses of Consultation Bodies to the Strategic Environmental Assessment Screening Report

Historic England (received 11th March 2026)

Thank you for consulting Historic England on the above. We note the consultation is on the screening opinion only. It does not request our comments on the content of the confidential draft HMO SPD also received via email on the 19th February 2026.

In terms of our area of interest, given the nature of the draft SPD we would concur with your assessment that the SPD is unlikely to result in any significant environmental effects. We accept the SPD is intended to provide clarity on the interpretation of policies within the Stockton-on-Tees Local Plan which has already been subject to a SA/SEA. As a result, we would endorse the Local Planning Authority's conclusions that it is not necessary to undertake a Strategic Environmental Assessment of this particular SPD.

Historic England has produced guidance for all involved in undertaking SA and SEA exercises which covers issues relating to the historic environment and when SA/SEAs are necessary.

For the avoidance of doubt, this does not affect our obligation to advise you on draft versions of the SPD when it is subject to consultation. If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Natural England (received 26th February 2026)

Thank you for your consultation request on the above dated and received by Natural England on 19th February 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.

Natural England does agree with your conclusion that it does not require an SEA / HRA.

Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.

Strategic Environmental Assessment/Habitats Regulations Assessment. A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.

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Strategic Environmental Assessment Screening Assessment

Houses in Multiple Occupation Draft Supplementary Planning Document (March 2026)

1: Introduction

There is no legal requirement for Supplementary Planning Documents to be accompanied by Sustainability Appraisal. However, “in exceptional circumstances” there may be a requirement for SPDs to be subject to Strategic Environmental Assessment (SEA) where it is considered likely that they may have a significant effect on the environment that has not already been assessed within the SEA of the local plan¹. A screening assessment has been undertaken to assess whether such an assessment is necessary.

2: SEA screening criteria and procedure

To assess whether an SEA is required, there is a requirement to undertake a screening assessment, based on a standard set of criteria as set out in the Regulations, to determine whether the draft SPD is likely to have significant environmental effects. The screening must then be subject to consultation with the three statutory bodies Historic England, Natural England and the Environment Agency. Following consultation, the results of the screening process must be detailed in a publicly available statement.

The consultation with the three statutory bodies is to be undertaken between 19th February and 12th March 2026. Two responses were received within the consultation period with response summarised below:

- **Natural England-** the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment. Natural England does agree with your conclusion that it does not require an SEA / HRA. Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.
- **Historic England-** given the nature of the draft SPD we would concur with your assessment that the SPD is unlikely to result in any significant environmental effects. We accept the SPD is intended to provide clarity on the interpretation of policies within the Stockton-on-Tees Local Plan which has already been subject to a SA/SEA. As a result, we would endorse the Local Planning Authority’s conclusions.

3: SEA screening assessment

The table outlined within Appendix 1 sets out the Council’s assessment of whether significant environmental effects are likely and is based on the criteria specified in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004.

4: Conclusions

As a result of the assessment carried out in Appendix 1, it is considered that it is unlikely that any significant environmental effects will arise because of the Houses in Multiple Occupation SPD.

Notably, the SPD does not propose any policies or allocations, instead offering clarity on the interpretation of policies within the Stockton-on-Tees Local Plan and sets out guidance and good practice for planning applicants to enable the delivery of better planning outcomes. The SPD will not result in any significant new development; it simply provides additional guidance on proposals for HMOs.

The Council has therefore determined that a Strategic Environmental Assessment is not necessary for the Houses in Multiple Occupation SPD.

However, it is important to note that this screening assessment is based on a draft version of the SPD. Consequently, if the content or purpose of the SPD should materially change then the SEA screening will need to be re-assessed and updated.

¹ Planning Practice Guidance (paragraph 008, Reference ID: 11-008-20140306)

Appendix 1: Screening Assessment

Determining the likely significance of effects on the environment

Criteria		Assessment	Likely significant effect?
1	Characteristics of the plan or programme		
1a	The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The SPD provides supplementary guidance to support the implementation of Local Plan policies (principally SD8 and H4). Whilst the SPD will establish a framework for the implementation of policies within the Local Plan it does not determine the detail of the framework i.e. it does not establish policy.	No
1b	The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The SPD adds further detail to existing policies within the Development Plan. It is not intended to influence other plans and programmes.	No
1c	The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	The SPD is relevant in terms of promoting sustainable development as it ensures HMO proposals meet appropriate standards and seeks to reduce potential for negative impacts. Given the topics in the SPD, it is not likely that there would be any significant environmental effects arising from the SPD.	No
1d	Environmental problems relevant to the plan or programme.	The SPD provides supplementary guidance to support the implementation of Local Plan policies aiming to ensure that appropriate standards for HMOs are met. It is not anticipated that there will be any environmental problems introduced because of the SPD.	No
1e	The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	The SPD supplements Local Plan policies and seeks to ensure that appropriate waste management provision is made for HMOs. It is not likely that there would be any significant environmental effects arising from the SPD.	No
2	Characteristics of the effects and of the area likely to be affected		
2a	The probability, duration, frequency and reversibility of the effects.	The anticipated effects are expected to be positive as the SPD will ensure that HMOs provide appropriate standards of accommodation and seeks to reduce potential for negative impacts. The duration of the effects will depend upon the long-term use of premises but could be considered permanent unless HMOs are subsequently converted to other uses. The frequency of effects will be	No

Criteria		Assessment	Likely significant effect?
		linked to the number of planning applications for HMOs that are submitted.	
2b	The cumulative nature of the effects.	Its implementation will assist in mitigating potential negative effects that may arise from development of HMOs.	No
2c	The trans-boundary nature of the effects.	The SPD is to be applied borough wide where HMO applications are received. However, no trans-boundary effects anticipated from the SPD owing to the nature of its content.	No
2d	The risks to human health or the environment (for example, due to accidents).	No risks identified as the SPD seeks to ensure suitable standards are met in applications for HMOs.	No
2e	The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The SPD will be applied to all HMO planning applications in the borough. Its effects will be more likely felt at a more local scale (i.e. street or neighbourhood level) but it would not result in any additional development than would otherwise be the case.	No
2f	<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> i. Special natural characteristics or cultural heritage; ii. exceeded environmental quality standards or limit values; or iii. intensive land-use 	<p>The SPD supplements the higher level Local Plan policies and will not in itself result in any additional development. The SPD will not give rise to any significant effects on special natural characteristics or cultural heritage. The SPD provides guidance on determination of planning applications for HMOs. It does not promote development which is likely to lead to environmental quality standards or limit values being exceeded.</p> <p>The SPD will not give rise to any significant effects because of the intensification of land use – it will not in itself result in any additional development. Any applications for development will be required to satisfy the relevant policies for the protection of the character of the area before permission is granted.</p>	No
2g	The effects on areas or landscapes which have a recognised national, community or international protection status.	The SPD will not give rise to any significant adverse effects on nearby protected areas or landscapes.	No



Habitat Regulation Assessment Screening Assessment

Houses in Multiple Occupation Draft Supplementary Planning Document (March 2026)

1: Introduction

It is a requirement under the Habitats Directive to establish the potential effects of “plans or projects” on designated European sites, and therefore Ramsar sites. The first stage in the HRA process is to establish whether a “significant effect” is likely. This is referred to as the “screening stage”. If it is found that a significant effect is not likely, then no further action is required. If potential effects are identified and deemed to be significant then Appropriate Assessment is required and used as a tool to help modify the plan or project to ensure that impacts are removed, or if this is not possible mitigated to prevent an adverse effect upon the integrity of the site.

2: HRA screening assessment

The purpose of the Habitats Regulations Assessment (HRA) of land use plans is to ensure that protection of the integrity of European sites is part of the planning process. The requirements for HRA of plans and projects is outlined in the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora otherwise known as the Habitats Directive. The Habitats Directive requirement to carry out HRA for land use plans is primarily transposed into English law under the Conservation of Habitats and Species Regulations 2010.

European sites are Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. The Borough of Stockton-on-Tees contains one designated site - the Teesmouth and Cleveland Coast SPA. The site has also been recognised as a wetland of international importance for nature conservation, under the Ramsar Convention. Other SPAs / SACs and Ramsar sites located within adjacent of more distant authorities include North York Moors SPA/SAC (approx. 9 km), Thrislington SAC (approx. 9 miles), Castle Eden Dene SAC (approx. 10 miles), Durham Coast SAC (approx. 10 miles), and Northumbria Coast SPA/Ramsar (approx. 10 miles).

3: HRA screening conclusions

The SPD does not propose any policies or allocations, instead offering clarity on the interpretation of policies within the Stockton-on-Tees Local Plan and sets out guidance and good practice for planning applicants to enable the delivery of better planning outcomes. The SPD will not result in any significant new development; it simply provides additional guidance on proposals for HMOs. The Houses in Multiple Occupation SPD is therefore not likely to have significant adverse effects on the integrity of European sites or Ramsar sites and further Appropriate Assessment is not required

It is important to note that this screening assessment is based on the consultation version of the SPD. Consequently, if the content or purpose of the SPD should materially change then the HRA screening will need to be re-assessed and updated.

THE COUNCIL OF THE BOROUGH OF STOCKTON-ON-TEES
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED)
DIRECTION MADE UNDER ARTICLE 4(1)

WHEREAS The Council of the Borough of Stockton-on-Tees ("the Council") being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order"), are satisfied that it is expedient that development of the description set out in Schedule 1 below should not be carried out on the land described in Schedule 2 below unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the Council in pursuance of the power conferred on them by article 4(1) of the Order hereby direct that the permission granted by article 3 of the Order shall not apply to development of the description set out in Schedule 1 below on the said land of the description set out in Schedule 2 below:

SCHEDULE 1

Development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of that Schedule being development compromised within Class L(b) of Part 3 of Schedule 2 to the Order and not being development compromised within any other Class.

SCHEDULE 2

Land comprising the entire area of the Borough of Stockton-on-Tees shown edged red on the attached map.

THIS DIRECTION is made under article 4(1) of the Order and in accordance with Schedule 3 to the Order and shall come into force, if confirmed, on 22 March 2027.

Made under the Common Seal of The Council of the Borough of Stockton-on-Tees this 18th day of March 2026.

The Common Seal of The Council of the Borough of Stockton-on-Tees was affixed to this Direction in the presence of:



Authorised Signatory

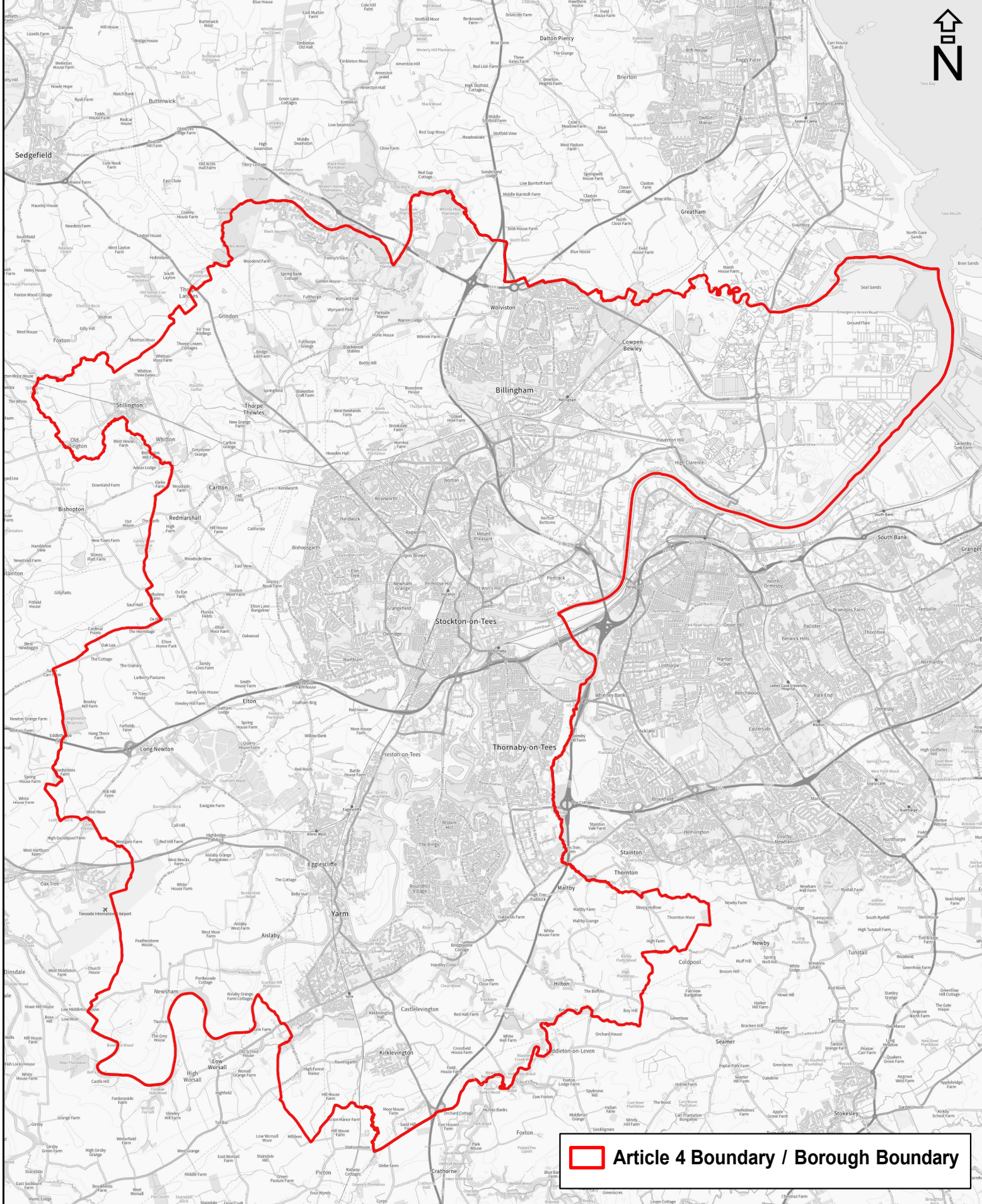



46251
Delegated

Confirmed under the Common Seal of The Council of the Borough of Stockton-on-Tees this day of
202

The Common Seal of The Council of the Borough of Stockton-on-Tees was affixed to this Direction in
the presence of:

Authorised Signatory



 **Article 4 Boundary / Borough Boundary**



Map Produced by Planning Policy
Planning Services

Stockton-on-Tees Borough Council
Dunedin Road, Columbia Drive,
Thornaby, Stockton-on-Tees, TS17 6BJ
Telephone: (01642) 393939

Title

Article 4 Direction

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THE COUNCIL OF THE BOROUGH OF STOCKTON-ON-TEES
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED)

NOTICE OF MAKING AN ARTICLE 4(1) DIRECTION

NOTICE is hereby given that the Council of the Borough of Stockton-on-Tees (“the Council”) has made a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) on Wednesday 18th March 2026 (“the Direction”).

The Direction relates to development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of that Schedule being development comprised within Class L(b) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and removes permitted development rights for this type of development from the date on which the Direction comes in force. Therefore, from that date, planning permission will be required for this type of development.

The Direction, subject to confirmation by the Council, shall come into force on Monday 22nd March 2027 (unless a different date is specified by the Secretary of State).

The Direction applies to the entire area of the Borough of Stockton-on-Tees shown edged red on the map attached to the Direction. A copy of the Direction including the map can be viewed at Stockton Central Library and Customer Service Centre, Church Road, Stockton-on-Tees, TS18 1TU and all other libraries within the borough during normal opening hours. A copy of the Direction including the maps can also be viewed online at www.stockton.gov.uk/current-consultations.

Representations may be made concerning the Direction between Thursday 19th March 2026 and Friday 17th April 2026. If you wish to make representations you may do so using the online response form at www.stockton.gov.uk/current-consultations, in writing to Planning Policy, Stockton on Tees Borough Council, Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees, TS17 6BJ or alternatively by email to planningpolicy@stockton.gov.uk.

Dated: 18th March 2026

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Consultation Representations

Article 4 Direction

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Overview and Representations

Consultation undertaken in the preparation of the Article 4 direction

Introduction

Notice has been given on the 18th March 2026 that the Council has made a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). A period of consultation was undertaken from 19th March and the 17th April 2026 inviting representations with consultation activities aligned with those of the Houses in Multiple Occupation Supplementary Planning Document and requirements within the Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Confirmation of the direction would require planning consent for the change of use of a building within Class C3 (dwelling houses) to a use falling within Class C4 (houses in multiple occupation) through the removal of permitted development rights for this type of development. The Direction would apply to the entire area of the Borough of Stockton-on-Tees.

Representations Received / Council Consideration

During the consultation period 18 representations were received. These representations can be summarised as falling into 2 categories:

- **Organisations-** Natural England, Coal Authority, Home Office, Prism Planning, National Residential Landlords Association, Stockton Liberal Democrats, The Canal & River Trust, North Yorkshire Council, Historic England.
- **Local Resident-** 9 local residents

In deciding whether to confirm a direction made under Article 4(1), the local planning authority must take into account any representations received during the period. Responses received are detailed below alongside consideration given the Council

Representations by Organisations

Respondee	Comment / main issue(s) raised	Council response / consideration
Home Office (Asylum Support)	<p>Thank you for your correspondence of 19 March 2026 to the Home Office regarding the draft Houses in Multiple Occupation (HMO) Supplementary Planning Document and the proposed Article 4 designation.</p> <p>We acknowledge receipt of your letter confirming that Article 4 Direction for the Stockton-on-Tees area is scheduled to come into effect on 22 March 2027.</p> <p>We have noted the contents of your correspondence. Thank you once again for taking the time to write to the Home Office.</p>	Comments noted
Rod Hepplewhite, Prism Planning	A very sensible move, IMHO, as I fail to understand why CoU from Class C3 to C4 was ever made permitted development in the first place. Class C3© should be enough (e.g. your typical student house) without needing planning permission.	Comments noted and support welcomed

	<p>Good luck with bringing the SPD into force.</p>	
The Coal Authority	<p>Thank you for your recent consultation on the draft houses in multiple occupation consultation</p> <p>The Coal Authority are a Statutory Consultee in the planning process in coalfield areas across England, Scotland and Wales.</p> <p>Is it noted that your Authority's boundary falls outside of the coalfield area. On this basis we have no interest in your plan area and no comments to make on the above consultation or on any future emerging planning policy documents.</p>	Comments noted
Natural England	<p>Thank you for your consultation request on the above dated and received by Natural England on 18th March 2026.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.</p> <p>Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.</p> <p>Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.</p>	Comments noted
North Yorkshire Council	<p>Thank you for your email of 8th April 2026 providing us with the opportunity to comment on your current consultation on the above Supplementary Planning Document and Article 4 designation.</p> <p>We have reviewed your document and conclude that there are no cross-boundary impacts or strategic matters which require cooperation and therefore have no comments to make.</p> <p>We look forward to continued engagement between ourselves as we progress with planning documents.</p>	Comments noted
National Residential Landlords Association	<p>The NRLA is an association following the merger of the National Landlords Association and the Residential Landlords Association. Our membership represents over 110,000 landlords and agents, the largest 2enalizes2on in the sector.</p> <p>We appreciate the opportunity to provide our input on the consultation concerning the introduction of a borough wide Article 4 Direction in Stockton-on-Tees.</p> <p>The NRLA strives for a just legislative and regulatory framework for the private rented sector, ensuring that landlords are aware of their legal rights and obligations.</p>	Both the Stockton-on-Tees Plan and the Powering Our Future programme affirm the Councils commitment to driving economic growth to support community prosperity and well-being. The delivery of good quality, affordable housing in well-connected neighbourhoods is integral to this. Alongside this 'housing and the physical environment' is a focus area within A Fairer Stockton-on-Tees. HMOs form part of the

	<p><u>Main Objections</u></p> <p>The need for HMOs in specific communities</p> <p>Certain segments of the community necessitate HMO accommodation, especially in student neighbourhoods and rural regions, for instance. It is exclusively the private rented sector that provides such housing alternatives.</p> <p>The council's proposal for an Article 4 Direction of this nature in a rural setting poses challenges. Rural areas usually have lower demand for HMOs; plus, rural areas often face housing shortages especially for young adults or low-income individuals or people seeking affordable shared living arrangements for example.</p> <p>Furthermore, in some rural areas, small scale HMOs support local economies by housing seasonal workers, apprentices or tourism employees. Restricting this option can undermine business needs and local vitality.</p> <p>Limiting C3 to C4 conversions removes a flexible, low-cost housing option in places that may already be struggling provide that type of property in the first place.</p> <p>Rent increases and costs</p> <p>As previously mentioned, an Article 4 Direction will diminish the availability of small HMOs in areas where there is both demand and necessity for such accommodation. Consistent with the principles of supply and demand, this will result in higher rental prices in those areas, particularly if they are in proximity to such things like major work places, infrastructure and services like hospitals. Pushing up rental levels will not help those who are seeking this type of housing.</p> <p>There is also added planning for what was previously a permitted change for a landlord, which includes planning fees, potential consultant costs and time delays. There is no guarantee of approval, even if the HMO meets safety and amenity standards.</p> <p>Enforcement activity</p> <p>Local authorities have many existing and robust enforcement powers which can be used to rectify problems in HMOs, such as-</p> <ul style="list-style-type: none"> • Criminal Behaviour Orders • Crime Prevention Injunctions • Interim Management Orders • Improvement Notices • Litter Abatement Notices (Section 92 of the Environmental Protection Act 1990) • Fixed Penalty Notices or Confiscation of equipment (Sections 8 and 10 of the Noise Act 1996) • Directions regarding the disposal of waste (for example, Section 46 of the Environmental Protection Act 1990) 	<p>borough's housing supply and contribute to residents housing choice by providing low-cost and flexible housing for residents whose housing options may be limited.</p> <p>Whilst the Article 4 direction proposed would cover the entirety of the Borough we would not consider the entirety of the borough to constitute a 'rural area' as indicated within the response.</p> <p>The Article 4 Direction does not restrict HMOs but requires an application for the change of use from C3 to C4 via the removal of permitted development rights. A Supplementary Planning Document is being prepared alongside the Article 4 direction which seeks to ensure proposals for HMOs contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours. Within the SPD guidance are a series of measures which seek to avoid over-concentrations of HMOs which could lead to a community becoming unsustainably balanced and at risk of associated effects. Therefore, these measures are considered to be a pragmatic approach to achieving balanced communities and does not constitute a blanket ban.</p> <p>Enforcement powers will be used as and when appropriate. However, the approach of implementing and Article 4 direction alongside SPD is considered appropriate and pragmatic.</p>
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	<ul style="list-style-type: none"> • Notices to remove rubbish from land (Section 2-3 of the Prevention of Damage by Pests Act 1949) • Civil Penalties under the Housing and Planning Act 2016 • Prohibition Orders <p>These powers do not require consultation to implement. The local authority can work with private landlords to deal with these concerns wherever they arise.</p> <p>Conclusions</p> <p>The NRLA's position on Article 4 Directions is that they distort the housing market and that local authorities should use already existing enforcement powers rather than planning permissions to address the condition, quality and environmental issues that affect HMOs.</p> <p>We believe that landlords should retain permitted development rights as determined by demand in the market. Article 4 Directions fail to address criminal landlords and poor management as they can still operate outside of the law and acceptable standards.</p> <p>It is important that elected councillors and officials consider the overall impact on their area. There is no guarantee that planning powers will have any impact overall.</p>	
<p>The Canal & River Trust</p>	<p>We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Canal & River Trust (the Trust) is a statutory consultee in the Development Management process, and as such we welcome the opportunity to input into planning policy related matters to ensure that our waterways are protected, safeguarded and enhanced within an appropriate policy framework.</p> <p>The Trust have reviewed the document/policies contained within the document and based on the information available we have no comment to make.</p>	<p>Comments noted</p>
<p>Stockton Liberal Democrats</p>	<p>The introduction of an Article 4 Direction on HMOs is a significant step, and it's vital that it strikes the right balance between protecting communities and maintaining access to affordable housing.</p> <p>While there are legitimate concerns about the concentration of HMOs in certain areas, particularly around issues like anti-social behaviour, pressure on local services, and changes to neighbourhood character, this policy must not become a blunt instrument that limits housing supply or unfairly penalises responsible landlords.</p> <p>Stockton already faces real challenges in housing availability and affordability. HMOs, when well-managed,</p>	<p>Both the Stockton-on-Tees Plan and the Powering Our Future programme affirm the Councils commitment to driving economic growth to support community prosperity and well-being. The delivery of good quality, affordable housing in well-connected neighbourhoods is integral to this. Alongside this 'housing and the physical environment' is a focus area within A Fairer Stockton-on-Tees. HMOs form part of the borough's housing supply and</p>

	<p>play an important role in providing flexible, lower-cost accommodation for working people, young residents, and those in transition. Restricting them without a clear, evidence-led approach risks pushing people into more precarious or unsuitable housing situations.</p> <p>The key here is enforcement and standards, not just restriction. Poorly managed properties and rogue landlords should be the priority for action, rather than imposing blanket controls that impact everyone.</p> <p>The Council must ensure:</p> <ul style="list-style-type: none"> • Decisions are based on robust local data, not perception • There is clear engagement with residents, landlords, and tenants • The policy is regularly reviewed for unintended consequences • Resources are in place to enforce existing regulations effectively <p>If this directive is to work, it must be part of a wider housing strategy, one that increases supply, improves standards, and supports sustainable communities across Stockton.</p> <p>Without that, there is a real risk this becomes more about optics than outcomes.</p>	<p>contribute to residents housing choice by providing low-cost and flexible housing for residents whose housing options may be limited.</p> <p>A Supplementary Planning Document is being prepared alongside the Article 4 direction which seeks to ensure proposals for HMOs contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours. Within the SPD guidance are a series of measures which seek to avoid over-concentrations of HMOs which could lead to a community becoming unsustainably balanced and at risk of associated effects. Therefore, these measures are considered to be a pragmatic approach to achieving balanced communities and does not constitute a blanket ban.</p> <p>The LA has two regulatory controls which can be applied that require landlords to effectively manage HMOs. These are mandatory HMO licensing and selective licensing.</p> <p>Once adopted the SPD will be a material consideration in the determination of planning application. Once a new local plan is adopted, existing Local Plan policies and SPDs would be considered out-of-date. Therefore, the appropriate place to consider policy review will be through the preparation of the Local Plan for the borough.</p>
<p>Historic England</p>	<p>Thank you for consulting Historic England on the above. Historic England is the Government’s statutory adviser on all matters relating to the historic environment in England. We are a non departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Digital, Culture, Media and Sport (DCMS). We champion and protect England’s historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.</p> <p>We note how HMOs form part of the boroughs housing supply, contribute towards meeting housing needs, and support the continued viable use or re-use of vacant</p>	<p>Comments noted. Matters relating to the draft SPD have been considered within the consultation statement associated with the SPD.</p>

	<p>buildings as set out in Section 4: (Guidance / Overview). They also intensify use of properties and hence concentrations of HMOs can impact on the amenity of neighbouring properties and the character of the local area. The Council are proposing to put in place an Article 4 Direction, and associated SPD, to support mixed and balanced communities and ensure new HMOs do not result in adverse impacts on local amenity and quality of life.</p> <p>Article 4 Direction</p> <p>We note the intention is for the Article 4 to apply to all land within the administrative area of the Council including all conservation areas. Stockton Borough Council has 11 in total. We have no comments on the Houses in Multiple Occupation (HMO) Article 4 Direction itself but refer you to our comments below.</p> <p>Draft SPD</p> <p><u>Section 3</u> The adopted heritage policy is included in Section 3 / Policy Context / Local Plan 2019. We support the reference to Policy HE2 – Conserving and Enhancing Stockton’s Heritage Assets. We support the inclusion of this policy.</p> <p><u>Section 4</u> Three measures (or tests) are set out in the SPD. These would be material in the assessment of planning applications for HMOs across the borough including in all conservation areas. These aim to 1) avoid concentrations of HMOs 2) avoid grouping of HMOs and 3) avoid a C3 use being sandwiched between HMOs.</p> <p>We support the positive statement that HMOs support ‘continued viable use or re-use of vacant buildings’ in Section 4, but question why the SPD does not give any weight to a proposal which brings a vacant building back into active use. For example, where an HMO is proposed within a vacant designated heritage asset, or non-designated heritage asset - including those on a Local List put in place by the Council in the future - this could be included as an additional test.</p> <p>We refer you to our publication and research on how repurposing built heritage can help create dynamic, comforting, and sustainable living places Heritage Works for Housing Historic England. Historic England research provides evidence on how empty traditional properties can contribute to housing delivery. Figures from 2025 indicated 670,000 new homes could be provided in vacant floor space within historic buildings across England.</p> <p><u>Section 5</u> There is little reference to the historic environment other than in the Section 5 (Achieving good accommodation standards / External Alterations). The text in this section does not reference works to listed buildings being subject to additional controls. We suggest the following amendments and additions to this paragraph.</p>	
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	<p>Care and attention are required where a proposal is located within a conservation area or is a listed building. Applicants will be required to ensure that proposals accord with policies on conserving and enhancing the historic environment.</p> <p>If a building is located within one of the Borough's 11 conservation areas, we encourage review of the Conservation Area Management Plan and the associated Character Appraisal Supplementary Planning Document - Conservation and Historic Environment Folder and management plan. As an example, there may be a requirement for features such as original timber windows to be incorporated into conversion schemes for guidance on appropriate external alterations.</p> <p>Where a building is listed, external and internal alterations require listed building consent. Such alterations are required to preserve the special architectural and historic interest of the building. It is important to consider this requirement when designing internal layouts (Figure 10), formulating energy efficiency measures and when considering any alterations to improve natural light, introduce entrance points and provide external storage.</p> <p>If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.</p>	
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Representations by Local Residents

Respondee	Comment / main issue(s) raised	Council response / how this has been addressed within the SPD
Response 1	I agree that the change proposed will be of benefit to local communities within Stockton, and i commend officers for working to deliver this change.	Comments noted and support welcomed
Response 1	<p>I wish to be consulted on Article 4 notification. Around 3/4 years ago a property developer purchased the property next door to ours.</p> <p>We were told at the time it was for student accommodation. When occupants were put into the property we found out it was actually an HMO. Since this point we have had to endure the slamming of the front door of the property and loud banging noises from within the property through the night.</p> <p>The exterior of the property is poorly maintained and falling into disrepair. We have approached the 'owner / operator' <i>#response moderated to remove identifiable information#</i> on numerous occasions to voice our concerns though nothing seems to be done about it. We are not happy that nothing is being done to improve matters.</p>	<p>The article 4 notice was served in accordance with Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Should the Article 4 direction be confirmed it will also be undertaken in accordance with the same legislation.</p> <p>Respondee has been contacted in relation to remaining elements of the response.</p>
Response 3	I fully support this proposal as described on this website.	Comments noted and support welcomed
Response 4	You should also include change of use from C3 to C2 as well as C3 to C4 to create the need for a planning application instead of just an application for lawful permission. This would allow local people to have a	Change of use from C3 to C2 does not constitute permitted development and as such planning consent is normally required. It should be noted that there

	say in their local area, which at present, on this matter, we do not.	is case law that indicates exceptions where a material change of use has not occurred. However, this would be on a case-by-case basis, and would not be resolved through the introduction of an Article 4 direction.
Response 5	I don't know what this means.	Comments noted
Response 6	Anybody who wants to turn a house into a HMO should require planning permission. Irrelevant of the size of the property.	Comments noted
Response 7	We dont want it	Comments noted
Response 8	Self	Comments noted
Response 9	Restricting the HMO business in anyway takes away the chance for creating new business, revenue, jobs and economic advantages. There are many abandoned buildings available for new business. The landlords have already sold their cheaper stock and are hanging on the open market. Making more barriers for business does provide growth,, which is what the country needs to present.	<p>HMOs form part of the borough's housing supply and contribute to residents housing choice by providing low-cost and flexible housing for residents whose housing options may be limited. The Article 4 Direction does not restrict HMOs but requires an application for the change of use from C3 to C4 via the removal of permitted development rights.</p> <p>The associated SPD seeks to ensure proposals for HMOs contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours. Within the SPD guidance are a series of measures which seek to avoid over-concentrations of HMOs which could lead to a community becoming unsustainably balanced and at risk of associated effects. Therefore, these measures are considered to be a pragmatic approach to achieving balanced communities and does not constitute a blanket ban.</p>

Outcome

Having considered and taken into account the representations received, the local planning authority intends to confirm the Article 4 Direction. Necessary processes will be undertaken, in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to confirm the Direction which will come into force on Monday 22nd March 2027.

DELEGATEDReport to Planning
Committee6th May 2026Report of Director of Regeneration
and Inclusive Growth**Planning Compliance Performance Report****Summary**

Following members requests for quarterly updates to be provided to Members on Planning Compliance caseloads and performance, this is the latest quarterly report (Quarter 4, 2025/26).

Recommendation(s)

That Members note the contents of the report

Background

1. The Stockton on Tees Local Enforcement Plan (LEP) was approved at planning committee in September 2024 and became 'live' on the 1st November 2024 and this report provides the latest quarterly report. As part of the LEP, service targets were introduced which are;
 - 70% of enforcement case closed where no breach identified within 20 working days.
 - 60% of enforcement requests receiving an initial response, for example no breach of control identified or further investigation to be undertaken, within 10 working days.
 - 60% of planning enforcement cases, where the case actions are determined within the established priority timescales.

Detail

2. Some narrative and explanation of current performance and trends are detailed in the report below. Appendix 1 provides members with a snapshot of last quarter's performance.

Quarter 4, 2025/26 Performance

3. As can be seen from Appendix 1 below, performance against the internal performance standards continues to remain strong and overall 97% of all cases received in the last quarter have had case actions determined within the identified priority period.
4. As detailed within table 1 below, over the last quarter the number of cases received has again dropped slightly, with the number of cases determined and processing time remaining consistent with the previous quarter and year overall.

Table 1: Comparisons over quarters since introduction of Local Enforcement Plan

	Requests received	Requests determined	Av days to process	Notices Served
Q4 (24/25)	127	85	29	2
Q1 (25/26)	167	112	14	6
Q2(25/26)	204	148	12	3
Q3 (25/26)	154	102	15	1
Q4 (25/26)	147	97	12	1

5. We also continue to discuss a case of non-compliance with colleagues in legal services over appropriate next steps and potential prosecution.
6. For completeness, at the time of writing, the total number of unresolved compliance cases currently equates to 191, with 38 cases being historic cases received before the introduction of the Local Enforcement Plan.

Next update

7. The next quarterly update will be quarter 1 of 2026/27 (April - June), which is anticipated being reported in July/August 2026.

Financial Implications

Potential associated costs in pursuing legal action over non-compliance with enforcement notices.

Environmental Implications

Not applicable

Legal Implications

Potential implications as a result of pursuing legal action over non-compliance with enforcement notices.

Community Safety Implications

The provisions of Section 17 of the Crime and Disorder Act 1998 have been considered in the preparation of this report.

Human Rights Implications

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

Ward and Ward Councillors

All

Background Papers

Stockton on Tees Local Plan
Town and Country Planning Act
Stockton on Tees Local Enforcement Plan

Name of Contact Officer: Simon Grundy

Post Title: Planning Services Manager

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Email Address: simon.grundy@stockton.gov.uk

Appendix 1: Local Enforcement Plan performance indicators

Enforcement KPI's (since 01/11/2024) - Members Dashboard

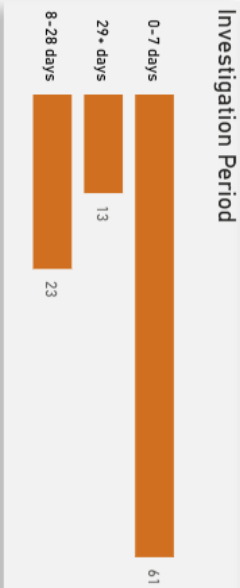
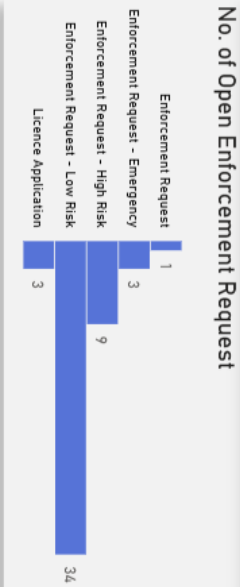
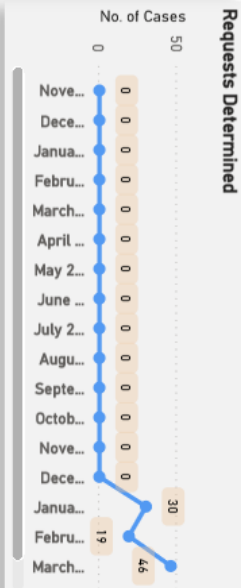
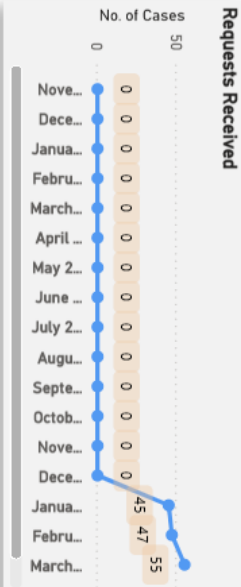
Requests Received	147	Requests Determined	97	Average Days to Process	12	Notices Served (excluding withdrawn notices)	1	Open Enforcement Requests	50
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70% of enforcement case closed where no breach identified within 20 working days 60% of enforcement requests receiving an initial response 60% of planning enforcement cases, where the case actions are determined within the established priority timescales.	EMERGENCY	0%	50%	80%
	HIGH RISK	100%	95%	97%
	LOW RISK	83%	96%	98%
	Overall % of for all cases			

Navigation ENF Reset

Stockton-on-Tees
 BOROUGH COUNCIL

Financial Year
 2025-2026 Q4
 2026-2027 Q1
 2026-2027 Q2
 2026-2027 Q3
 2026-2027 Q4
 2027 2028 Q1



Notices Served

Case Reference	Date Received	Address	Officer Name	Date Authorised	Date Notice Served	Date Effective
24/0474/ENFE	22/11/2024	6 Dishforth Close Thornaby Stockton-on-Tees TS17 9PH	Helen Grunwell	06/01/2026	06/01/2026	06/02/2026

DELEGATED**Report to Planning Committee****6 May 2026****Report of Director of Regeneration and Inclusive Growth****CONSULTATION DIRECTION AND CALL-IN ARRANGEMENTS FOR HOUSING SCHEMES (OVER 150 HOMES)****Recommendation**

That members note the change in legislation and the procedure from the 11 May 2026.

INFORMATION FOR MEMBERS

1. On 31 March 2026, a new Town and Country Planning (Consultation) (England) Direction 2026 was published. The Direction applies in relation to any application for planning permission which meets the following criteria
 - (a) is for development which includes the provision of 150 or more houses, flats or houses and flats; and
 - (b) has not been determined by a local planning authority before 11th May 2026.
2. The Direction requires that, where a local planning authority proposes to refuse an application for planning permission to which the above criteria apply, the authority must first consult the Secretary of State before determining the application. This is to enable Ministers to decide whether to exercise their existing powers to call in the planning application.
3. Ministers are then provided 21 days to decide whether to use their existing powers to call in the planning application.
4. Where the Council is minded to refuse any planning applications that meet the above criteria, Officers will need to notify the Secretary of State of the Local Planning Authority's intentions and a decision cannot be issued until the direction from the Secretary of State is received as to whether they wish to call in the application or not.
5. When the Secretary of State calls-in an application. An inquiry will be held. The inquiry procedure is set out in The Town and Country Planning (Inquiries Procedure) (England) Rules 2000, Statutory Instrument 2000/1624 (as amended).

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