

## DELEGATED

Report to Planning Committee

6<sup>th</sup> 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](http://www.securedbydesign.com). Further guidance is available from Cleveland Police's Designing out Crime Officer [Stephen.Cranston2@cleveland.police.uk](mailto: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](mailto: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](http://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.
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### **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

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