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## Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### Local Planning Authority details:

**Durham County Council**  
 Regeneration and Economic Development  
 Planning Development  
 County Hall  
 Durham  
 DH1 5UL

### Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

### 1. Applicant Name and Address

Title:  First name:  Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:  Address 2:  Address 3:

Town:  County:  Country:

Postcode:

### 2. Agent Name and Address

Title:  First name:  Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:  Address 1:  Address 2:  Address 3:

Town:  County:  Country:

Postcode:



**3. Description of the Proposal**

Please describe the proposed development, including any change of use:

DEMOLITION OF 2ND FLOOR HOUSES WITHIN CONSERVATION AREA  
 CONSTRUCTION OF NEW REPLACEMENT DWELLINGS

Has the building, work or change of use already started?  Yes  No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

Has the building, work or change of use been completed?  Yes  No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

Reference number of permission in principle being relied on (technical details consent applications only):

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?  Yes  No

**4. Site Address Details**

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

Address 1: NELSON ROW.

Address 2:

Address 3:

Town: MIDDLETON IN TEESDALE

County:

Postcode (optional): DL12 0SR.

Description of location or a grid reference (must be completed if postcode is not known):

Easting:  Northing:

Description:

**5. Pre-application Advice**

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: BRYAN HARRIS + WENDY DAWSON.

Reference: PRE 21 / 20 / 03607.

Date (DD/MM/YYYY): 22.2.2021. (must be pre-application submission)

Details of pre-application advice received?

AS NOTED IN HERITAGE STATEMENT

**6. Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

NOTE: ALTERATIONS TO VEHICLE + PEDESTRIAN RIGHT OF WAY COVERED IN APPLICATION DM/21/03831/FPA FOR SPARKLE

**7. Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

UTILITY ROOM - SEE DRAWINGS 308-07.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

AS ABOVE

**8. Authority Employee / Member**

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority. Do any of the following statements apply to you and/or agent?  Yes  No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

**9. Materials**

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

Existing (where applicable)	Proposed	Not applicable	Don't Know

Walls	Roof	Windows	Doors	Boundary treatments (e.g. fences, walls)	Vehicle access and hard-standing	Lighting	Others (please specify)
STONE CEMENT RENDER. BLUE SLATE	BLUE SLATE CORRUGATED METAL	UPVC TIMBER	UPVC TIMBER	STONE WALLS. STONE WALLS.	-	-	-
STONE TIMBER CLADDING. OAK FRAME	BLUE SLATE CORRUGATED METAL	ALUMINIUM POWDER COATED.	COMPOSITE EXTERNAL DOORS. ALUMINIUM GLAZED SLIDING FOLDING SCREEN. P.P.C.				

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS + HERITAGE STATEMENT

308-1, 2, 3, 4, 6, 7, 10.

PROTECTED SPECIES REPORT

**10. Vehicle Parking**

N/A. COVERED BY APPLICATION. DM/21/03831/FPA.

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

**11. Foul Sewage**

Please state how foul sewage is to be disposed of:

- Mains sewer
- Cess pit
- Other
- Septic tank
- Package treatment plant

Are you proposing to connect to the existing drainage system?  Yes  No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

308-03

**13. Biodiversity and Geological Conservation**

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

- a) Protected and priority species:  Yes, on the development site  Yes, on land adjacent to or near the proposed development  No
- b) Designated sites, important habitats or other biodiversity features:  Yes, on the development site  Yes, on land adjacent to or near the proposed development  No
- c) Features of geological conservation importance:  Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

**15. Trees and Hedges**

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the *PROPOSAL* only?  Yes  No

development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations';

**12. Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

- Sustainable drainage system
- Existing watercourse
- Soakaway
- Main sewer
- Pond/lake

**14. Existing Use**

Please describe the current use of the site:

**RESIDENTIAL**

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

**16. Trade Effluent**

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

—

**17. Residential Units (Including Conversion)**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

If Yes, please complete details of the changes in the tables below:

Proposed Housing													Existing Housing												
<b>Market Housing</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total													<b>Market Housing</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total												
<b>Social, Affordable or Intermediate Rent</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total													<b>Social, Affordable or Intermediate Rent</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total												
<b>Affordable Home Ownership</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total													<b>Affordable Home Ownership</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total												
<b>Houses</b> Flats/maisonettes Sheltered housing Bedsit/studios Cluster flats Other													<b>Houses</b> Flats/maisonettes Sheltered housing Bedsit/studios Cluster flats Other												
Totals (a+b+c+d+e+f) =													Totals (a+b+c+d+e+f) =												
<b>Self Build and Custom Build</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total													<b>Self Build and Custom Build</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total												
<b>Starter Homes</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total													<b>Starter Homes</b> Number of Bedrooms: Not known, 1, 2, 3, 4+ Unknown Total												
<b>Houses</b> Flats/maisonettes Bedsit/studios Other													<b>Houses</b> Flats/maisonettes Bedsit/studios Other												
Totals (a+b+c+d) =													Totals (a+b+c+d) =												
<b>Total proposed residential units (A+B+C+D+E) = 1</b>													<b>Total existing residential units (F+G+H+I+J) = 2</b>												

**18. All Types of Development: Non-residential Floorpace**

Does your proposal involve the loss, gain or change of use of non-residential floorpace?  Yes  No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Shops	Net tradable area:	A2	A3	A4	A5	B1 (a)	B1 (b)	B1 (c)	B2	B8	C1	C2	D1	D2	OTHER	Please Specify	Total
Existing gross internal floorpace (square metres)																		
Gross internal floorpace to be lost by change of use or demolition (square metres)																		
Total gross internal floorpace proposed (including change of use)(square metres)																		
Net additional gross internal floorpace following development (square metres)																		

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

**19. Employment**

Please complete the following information regarding employees: **NA.**

Existing employees	Proposed employees	Full-time	Part-time	Total full-time equivalent

**20. Hours of Opening**

**NA**

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

**21. Site Area**

Please state the site area in hectares (ha)

**0.052**

**520 sq.m.**

**22. Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development?  Yes  No

If the answer is Yes, please complete the following table:

The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Not applicable	
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	<input type="checkbox"/>	Inert landfill
	<input type="checkbox"/>	Non-hazardous landfill
	<input type="checkbox"/>	Hazardous landfill
	<input type="checkbox"/>	Energy from waste incineration
	<input type="checkbox"/>	Other incineration
	<input type="checkbox"/>	Landfill gas generation plant
	<input type="checkbox"/>	Pyrolysis/gasification
	<input type="checkbox"/>	Metal recycling site
	<input type="checkbox"/>	Transfer stations
	<input type="checkbox"/>	Material recovery/recycling facilities (MRFs)
	<input type="checkbox"/>	Household civic amenity sites
	<input type="checkbox"/>	Open windrow composting
	<input type="checkbox"/>	In-vessel composting
	<input type="checkbox"/>	Anaerobic digestion
	<input type="checkbox"/>	Any combined mechanical, biological and/or thermal treatment (MBT)
	<input type="checkbox"/>	Sewage treatment works
	<input type="checkbox"/>	Other treatment
	<input type="checkbox"/>	Recycling facilities construction, demolition and excavation waste
	<input type="checkbox"/>	Storage of waste
	<input type="checkbox"/>	Other waste management
	<input type="checkbox"/>	Other developments

Please provide the maximum annual operational throughput of the following waste streams:

	Municipal	
	Construction, demolition and excavation	
	Commercial and Industrial	
	Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

**23. Hazardous Substances**

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?  Yes  No  Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other: <input type="text"/>	Amount (tonnes): <input type="text"/>
Other: <input type="text"/>	Amount (tonnes): <input type="text"/>



**24. Ownership Certificates and Agricultural Land Declaration**

One Certificate A, B, C, or D, must be completed with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates\*, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

\*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.  
 \*\*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.

\*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.  
 \*\*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

**24. Ownership Certificates and Agricultural Land Declaration (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners\* and/or agricultural tenants\*\* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.
- **"owner"** is a person with a freehold interest or leasehold interest with at least 7 years left to run.
- **"agricultural tenant"** has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Date Notice Served	Address	Name of Owner / Agricultural Tenant

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Or signed - Agent:

Signed - Applicant:

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.
- **"owner"** is a person with a freehold interest or leasehold interest with at least 7 years left to run.
- **"agricultural tenant"** has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Or signed - Agent:

Signed - Applicant:

Date (DD/MM/YYYY):

**25. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

- The original and 3 copies\* of a completed and dated application form:
- The original and 3 copies\* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North;
- The original and 3 copies\* of other plans and drawings or information necessary to describe the subject of the application;
- The original and 3 copies\* of a fire statement, if required (see help text and guidance notes for details);
- The original and 3 copies\* of a design and access statement, if required (see help text and guidance notes for details);
- The original and 3 copies\* of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 14 Certificate (Agricultural Holdings)

\*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

**26. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant: \_\_\_\_\_ Or signed - Agent: \_\_\_\_\_ Date (DD/MM/YYYY): 11.7.2022 (date cannot be pre-application)

**27. Applicant Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Country code:  Email address (optional):

**28. Agent Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Country code:  Email address (optional):

**29. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  Applicant  Agent  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:  Telephone number:

Email address: