

Durham County Council

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



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Moger

Company Name

Glossop Mount Limited

Address

Address line 1

Graystones

Address line 2

Ling Lane

Address line 3

Scarcroft

Town/City

Leeds

County

Country

Postcode

LS14 3HX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

720.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

We propose to split the current ground floor commercial unit into two separate units. The first floor unit will not be altered or affected in any way and will remain a separate unit/offices to the ground floor unit.

The ground floor unit was most recently used as a shop/supermarket (Use class E(a), formerly class A1) and has been vacant for some time. We propose to split the ground floor unit into two separate commercial units.

The front unit is to be changed to a café, so a change of use from E(a) to class E(b).

The rear unit is to be changed to a car showroom, so a change of use from E(a) to Sui Generis (d).

The front unit will retain the address 77 Newgate Street, Bishop Auckland, DL14 7EW. The rear unit will be a new address on Kingsway (tbc).

There will be no structural changes to the property, there will be no extensions, there will be no alterations to the first floor or existing flat roof above the rear of the property.

There will be minor changes to the front and rear elevations of the property. A current door on the front elevation will be replaced by extending and bringing forward an existing window in its place. To the rear, new sliding bi-fold glass doors will replace two existing windows to the rear wall, as well as an old/defunct set of metal stairs being removed. There is an existing wall to the rear of the property, which currently has a shutter door and a metal fence within a brick wall/surround. This will be updated in the same style and materials as the existing build.

Internally, the existing unit will be split into new units as well as a shared accessway (landlord retained area) which will allow the use of the W.C's, access to the electric meters, access to the new rear bin store as well as providing fire exits for both units. The first floor unit retains an existing separate entrance from the front of the building as well as an existing fire exit via a stairwell to the rear of the property.

The new units will be separated with all relevant fire safety/acoustic levels taken into account for both the other unit, the first floor unit and the general public.

Parking will be available in the rear yard area as it already is already provided, and a new secure cycle storage area will also be provided in the secure rear yard. A new bin storage/refuse area will be situated in the rear yard, replacing a defunct oil tank/store.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

The site is currently vacant, previously class E(a) (formerly class A1 retail)

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

It was previously used as a retail shop/supermarket.

When did this use end (if known)?

dd/mm/yyyy

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

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Doors

Existing materials and finishes:

Existing rear glass windows with upvc frames to be replaced. Existing front upvc access door to be removed.

Proposed materials and finishes:

New sliding Bi-fold glass doors to be installed. UPVC frames in white/grey to match existing window frames. Existing front glass window with upvc white frames extended to replace access door being removed.

Type:

Windows

Existing materials and finishes:

Existing front door to be replaced by extending existing glass window, with white upvc frame.

Proposed materials and finishes:

Existing glass window with white upvc frames to be extended across and brought forward to replace an existing access door.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing rear brick wall with metal railings and metal roller shutter to be replaced.

Proposed materials and finishes:

New brick wall with metal access gates/roller shutter to replace existing wall/gates. In same style and colour as existing wall/gates.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

The existing and proposed plans being supplied are as follows:

Existing floor plan - 2850 - FP - 01
Existing site plan - 2852 - SP - 01
Existing elevations - 2854 - FP - 01
Location plan - 2851 - LO - 01

Proposed floor plan - 2853 - FP - 01
Proposed site plan - 2856 - SP - 01
Proposed elevations - 2855 - FP - 01

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

6

Total proposed (including spaces retained):

6

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

4

Difference in spaces:

4

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 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

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 water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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 has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

A new bin/refuse store for both units will be built in the rear yard. This will replace a defunct oil tank/store that is currently situated in the rear yard. There will be access for both units to use the bin store, and there will be access from Kingsway for the collection of the refuse.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

Existing unit class E(a) to be split into two units, classes E(b) & Sui Generis.

Existing gross internal floorspace (square metres):

720

Gross internal floorspace to be lost by change of use or demolition (square metres):

720

Total gross new internal floorspace proposed (including changes of use) (square metres):

720

Net additional gross internal floorspace following development (square metres):

0

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	720	720	720	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

E (b) - cafe

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

18:00

Saturday:

Start Time:

08:00

End Time:

18:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

18:00

Use Class:

Other (Please specify)

Other (Please specify):

Sui Generis (d) - Car showroom

Unknown:

No

Monday to Friday:

Start Time:

09:00

End Time:

19:00

Saturday:

Start Time:

09:00

End Time:

18:00

Sunday / Bank Holiday:

Start Time:

11:00

End Time:

18:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

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?

- The agent
- The applicant
- Other person

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):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Outline Pre-Application Advice Report - I have attached a copy of the report received by my client. file name: PRE APP - 77 Newgate Street.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected 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 above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

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**

* "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.

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.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Nicholas

Surname

Rigg

Declaration Date

10/07/2023

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Nicholas Rigg

Date

10/07/2023