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L240123 - SAV Cover Letter



Scott Henderson
Senior Planning Officer
Durham County Council
Planning Development County Hall
Durham
DH1 5UL

Savills (UK) Limited
DL: +44 (0) 207 075 2804

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

SUBMITTED VIA PLANNING PORTAL REF: PP-12750532

Dear Sir / Madam,

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITIONS 3 AND 4 ATTACHED TO PLANNING PERMISSION: DM/22/03232/FPA
4-6 SILVER STREET, DURHAM, DH1 3RB
ANSON HOUSE 12 LIMITED**

Introduction

We write on behalf of our clients, Anson House 12 Limited, to apply for the discharge of Conditions 3 and 4 of Planning Permission: DM/22/03232/FPA at 4-6 Silver Street, Durham, DH1 3RB

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following documents:

- This covering letter;
- The completed application form;
- Construction Management Plan, prepared by Abbey Construction Services Limited;
- Plans prepared by Dunwoodies Swift Architects;
 - o 1049-CO-[30]-120 - External Opening Components Sheet 1 of 2
 - o 1049-CO-[30]-121 - External Opening Components Sheet 2 of 2
 - o 1049-CO-[30]-124 - External Components Shop Front Screens
 - o 1049-CO-[30]-124 - External Components Shop Front Screens
 - o 1049-DE-[21]-001 - Proposed Shop Front Entrance Details Sheet 1
 - o 1049-DE-[21]-002 - Proposed Shop Front Entrance Details Sheet 2
 - o 1049-DE-[21]-003 - Proposed Shop Front Entrance Details Sheet 3
 - o 1049-DE-[21]-004 - Proposed Shop Front Entrance Details Sheet 4
 - o 1049-DE-[21]-005 - Proposed Shop Front Entrance Details Sheet 5
 - o 1049-DE-[21]-006 - Proposed Shop Front Detail Sections Sheet 1
 - o 1049-DE-[21]-007 - Proposed Shop Front Detail Sections Sheet 2
 - o 1049-DE-[21]-008 - Proposed Shop Front Entrance Details Sheet 6
 - o 1049-DE-[31]-001 -Upper Floor Window Details – Sheet 1 of 2
 - o 1049-DE-[31]-002 – Upper Floor Window Details - Sheet 2 of 2
 - o 1049-EL-[00]-220 - Proposed Shutters to Silver Street Elevation
 - o 1049-P0-[20]-100 – Ground Floor GA Plan
 - o 1049-P1-[20]-101 - First Floor GA Plan
 - o 1049-P2-[20]-102 – Second Floor GA Plan
 - o 1049-P3-[20]-103 - Third Floor GA Plan
 - o 1049-SC-(30)-140 - External Door Schedule
 - o 1049-SC-(30)-143 - Window Schedule

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Indicative Roller Shutter Door Plans prepared by Dunwoodies Swift Architects;

- o 1049-EL-00-220 -Proposed Shutters to Silver Street Elevation

The application has been submitted via the Planning Portal website (Ref: **PP-12750532**). The relevant application fee of £209.00 has also been paid electronically via the Portal's payment system.

Relevant Planning History

On 12 April 2023, planning permission was granted for the "Change Of Use from Class E 'Commercial, Business And Services' to a mixed-use comprising uses within use Class E and Sui Generis 'Drinking establishments and venues for live music performances and events' with ancillary facilities, alterations to the external elevations and provision of a roof-top terrace with external seating and associated facilities". (App Ref: DM/22/03232/FPA) (the '**2023 Permission**').

The 2023 Permission was granted subject to 13 conditions. Conditions 3 and 4 require the applicant to submit additional detail in order to fulfil the requirements of the Conditions so they can be discharged with the Local Planning Authority ('**LPA**'). Both Conditions have been set out below:

3. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include as a minimum but not necessarily be restricted to the following:

A Dust Action Plan including measures to control the emission of dust and dirt during construction.

Details of methods and means of noise reduction/suppression.

Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration.

Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site.

Designation, layout and design of construction access and egress points.

Details for the provision of directional signage (on and off site).

Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure.

Details of provision for all site operatives for the loading and unloading of plant, machinery and materials.

Details of provision for all site operatives, including visitors and construction vehicles for parking and turning within the site during the construction period.

Routing agreements for construction traffic.

Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

Management measures for the control of pest species as a result of demolition and/or construction works.

Detail of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy shall have regard to BS 5228 "Noise and Vibration Control on Construction and Open Sites" during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall also be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

To protect the residential amenity of existing and future residents from the development in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be pre commencement to ensure that the whole construction phase is undertaken in an acceptable way.

4. Notwithstanding any details of materials submitted with the application no external development shall commence until details of the make, colour and texture of all shopfront materials, doors and windows have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

In the interests of the appearance of the area and to comply with Policy 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework.

Discharge of Planning Conditions

Condition 3 – Construction Management Plan

In order to discharge Condition 3, a Construction Management Plan ('**CMP**') has been submitted. The report satisfies the full requirements set out in Condition 3 to ensure that the process of construction is outlined. The CMP will act as a key information document for the project team, statutory authorities and other stakeholders for the Site.

Condition 4 – Materials

The enclosed application documents confirm the details of the proposed materials and provide all the relevant information required to discharge Condition 4.

In addition, as part of this application we have submitted an indicative plan, Drawing Ref: 1049-EL-00-220 - Proposed Shutters to Silver Street Elevation, which relates to the roller shutter doors. This information has been provided for discussion with the LPA. Once agreed, we propose the drawings are updated from 'indicative' and approved as part of the discharge of this condition.

Summary and Conclusion

The application seeks to formally discharge Conditions 3 and 4 attached to Planning Permission: DM/22/03232/FPA, which relates to the development of land at 4 - 6 Silver Street, Durham, DH1 3RB.

We trust that the information provided above and on the enclosed information is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Amelia Robson or Sophie Moore at these offices.

Yours faithfully



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