

Planning Development Services
Stockton-on-Tees Borough Council
Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

Date: 28 March 2024
Our ref: 66215/01/JW/DLo/30651539v1

Dear Sir/Madam

Full Planning Application: Proposed Extension to Café and Demolition of Toilet Block, Preston Park Museum and Grounds

On behalf of Stockton-on-Tees Borough Council (SBC) as landowner, we are pleased to submit this full planning application for an extension to the existing café and demolition of the existing toilet block at Preston Park Museum and Grounds, Yarm Road, Stockton-on-Tees. The application has been submitted via the planning portal (ref. PP-12926785).

Background

Preston Park Museum and Grounds extends to approximately 40 hectares in total and lies to the east of the A135 Yarm Road and west of the River Tees, approximately 3.5 km to the south-west of Stockton on-Tees Town Centre. The site is operated by SBC and open to the public all year round, making it a leading tourist attraction in the Tees Valley and, along with surrounding parkland, attracts around 350,000 visits per annum. However, the facilities provided across the park, including the café and toilets which are located at the centre of the wider site and subject to this planning application, are below the standard required by a visitor attraction of this nature.

Against this background, applications for full planning permission (ref. 23/1340/LA) and listed building consent (ref. 23/1341/LBC) in respect of extensions to the museum and overflow car parks were approved on 8 November 2023. These latest proposals seek to complement these extensions, by further improving facilities at Preston Park.

Proposed Development

The description of development for this planning application is as follows:

“Extension to café, demolition of existing toilet block, creation of external seating area, new landscaping and other associated works”

The subject application proposes a single storey extension to the south of the existing café and the demolition of the existing toilet block in order to incorporate both expanded indoor seating areas and improved toilet facilities within in a single building. The proposed development also includes internal refurbishment and an external seating area with canopy.

It has been demonstrated as part of the accompanying Planning, Heritage and Archaeology Statement that there would be no significant harm to the character and appearance of the area as a result of the proposed development. As the proposals would be largely imperceptible in views to/from the hall, and consistent with the established character and appearance of the park, the proposed development would have a neutral effect on the setting of Preston Hall. The Local Plan provides support for sustainable tourism proposals at the Borough's main attractions and schemes which would widen the existing cultural, recreation and leisure offer. It has also been demonstrated that the proposals would comply with relevant policy in relation to archaeology, design and appearance, and accessibility.

Application Submission

The following documents have been submitted as part of this full planning application:

This covering letter;

Completed planning application forms and ownership certificates;

Planning, Heritage and Archaeology Statement, prepared by Lichfields;

Application Drawings, prepared by Ryder Architecture;

Site Location Plan (dwg ref. NE8703-RYD-C-00-DR-A-0003 Rev P2)

Existing Site Plan (dwg ref. NE8703-RYD-C-00-DR-A-0401 Rev P5)

Proposed Site Plan (dwg ref. NE8703-RYD-C-00-DR-A-2000 Rev P3)

Existing Elevations (dwg ref. NE8703-RYD-C-ZZ-DR-A-0403 Rev P1)

GA Elevations (dwg ref. NE8703-RYD-C-ZZ-DR-A-3650 Rev P6)

Existing Ground Floor Plan (dwg ref. NE8703-RYD-C-00-DR-A-0402 Rev P2)

Café GA Plans – Ground Floor (dwg ref. NE8703-RYD-C-00-DR-A-3050 Rev P11)

Existing Roof Plan (dwg ref. NE8703-RYD-C-RF-DR-A-0404 Rev P1)

GA Plans - Roof (dwg ref. NE8703-RYD-C-RF-DR-A 3002 Rev P3)

GA Sections (dwg ref. NE8703 RYD C ZZ DR A 3850 Rev P2)

The requisite fee of £1,156 (excluding portal service charge) for this application will be paid via separate cover (ref. PP-12926785).

Summary

We trust that the information provided is sufficient to allow for validation of the application. We will contact you in due course to discuss the progression of the application and the anticipated timescales

LICHFIELDS

for its determination. Should you have any queries or require any additional information please do not hesitate to contact me or my colleague Daniel Gregg.

Yours faithfully



Dominic Langton

Planner

Mplan (Hons)