

# Application for Planning Permission for relevant demolition of an unlisted building in a conservation area

### 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**

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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				
John Paul Jones				
Address Line 1				
Address Line 2				
Address Line 3				
Town/city				
Postcode				
Description of site location must	be completed if	postcode is not kno	own:	
Easting (x)		Northing (y)		
297378		518320		
Description				

### **Applicant Details**

### Name/Company

#### Title

#### First name

### Andrea

#### \_\_\_\_\_

### Surname

Bird

#### Company Name

BEC

### Address

#### Address line 1

## Ingwell Hall

Address line 2

#### Ingwell Drive

#### Address line 3

Westlakes Science Park

#### Town/City

Moor Row

#### County

Cumbria

#### Country

United Kingdom

#### Postcode

CA24 3JZ

Are you an agent acting on behalf of the applicant?

⊘ Yes

 $\bigcirc$  No

### **Contact Details**

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*\*

Secondary number

Fax number

#### Email address

\*\*\*\*\* REDACTED \*\*\*\*\*\*

### **Agent Details**

### Name/Company

#### Title

Mr

#### First name

John

#### Surname

Baird

#### Company Name

NORR Consultants Limited

### Address

#### Address line 1

8th Floor Percy House

#### Address line 2

Percy Street

#### Address line 3

#### Town/City

Newcastle Upon Tyne

#### County

#### Country

United Kingdom

#### Postcode

NE1 4PW

#### **Contact Details**

Primary number

***** REDACTED *****
Secondary number
Fax number
Email address
***** REDACTED *****

### **Description of Proposed Works**

Please describe the proposed works

Demolition of former John Paul Jones public house

Has the work already been started without consent?

○ Yes⊘ No

### **Explanation for Proposed Demolition Work**

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The building has ceased to function as a public house and has fallen into a state of poor repair. Internal floors have collapsed in places and further deterioration may render the building unsafe potentially compromising the adjoining grade 2 listed Victorian bath house. It is considered unfeasible to refurbish the building for any use, its demolition will make additional land available for the adjoining development site on Strand Street, in a key corner location which will increase the viability of any future development.

The local planning authority has confirmed that the building is not regarded as a heritage asset.

It is also proposed to offer the site on a temporary basis to the contractor carrying out the planned refurbishment of nearby 6-8 Duke Street for use as a contractor's compound as 6-8 Duke Street has no external area associated with it.

### **Related Proposals**

Are there any current applications, previous proposals or demolitions for the site?

⊖ Yes

⊘No

**Neighbour and Community Consultation** 

Have you consulted your neighbours or the local community about the proposal?

⊖ Yes ⊘ No

### **Biodiversity net gain**

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in <u>Paragraph 13 of Schedule 7A of</u> the Town and Country Planning Act 1990 (as amended)) would apply?

⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in <u>The Environment Act 2021</u>: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

#### Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

#### What best describes the size of your site?:

Over 25 square metres

#### Please justify the reason why biodiversity net gain does not apply:

There are no pre-development biodiversity units and there will be no impacts to habitats or linear features that contribute to biodiversity units. The site is eligible for the De Minimis criteria as set out in the BNG Exemption Regulations (2024). This is due to an absence of habitats within the baseline that could contribute to biodiversity units (refer to Tetra Tech report 784-B064930)

Note: Please read the help text for further information why developments may be exempt or not in scope.

### 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

 $\bigcirc$  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

\*\*\*\*\* REDACTED \*\*\*\*\*\*

#### First Name

\*\*\*\*\* REDACTED \*\*\*\*\*\*

#### Surname

\*\*\*\*\* REDACTED \*\*\*\*\*\*

#### Reference

Date (must be pre-application submission)

30/05/2024

Details of the pre-application advice received

Teams meeting to discuss proposals and requirements for application.

### 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

O The Applicant

#### Title

Mr

#### First Name

Steve

Surname

Mounter

**Declaration Date** 

04/12/2024

Declaration made

### Declaration

I/We hereby apply for Demolition in a conservation area as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

John Baird

Date

04/12/2024

Amendments Summary

Justification for exemption from Biodiversity Net Gain clarified and Biodiversity Net Gain Assessment report added