

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	14NP0073
<b>Description / Site Address</b>	Approval of details reserved by conditions nos. 6, 9, 10, 11,12 and 13 of planning permission 13NP0101 in respect of change of use of redundant United Reformed Church to a residential dwelling for holiday accommodation purposes at Birdhopecraig United Reformed Church, Rochester, Newcastle upon Tyne, NE19 1TD
<b>Last date for decision</b>	15 October 2014

### **1. Planning Policy**

*NNPA Core Strategy and Development Policies Document*

Policy 1  
Policy 3  
Policy 18  
Policy 25

*National Planning Policy Framework*

### **2. Assessment**

Condition 6 of the approval requires details of the extract fans and flues to be agreed to ensure that works are carried out in a manner consistent with the character of the building. The design, size and location of the flue are considered to be appropriate. NNPA's Conservation Officer has raised no concerns.

Condition 9 requires details of renewable energy measures to demonstrate appropriate renewable energy measures are provided in order to meet Core Strategy Policy 25. A wood burning stove will be provided which will provide a minimum of 41% of peak heat demand through renewable sources, with the remainder of heat and hot water provided through an LPG boiler. This is sufficient to meet the requirements of this policy.

Conditions 10, 11, 12 and 13 all relate to conditions requested by the highway authority. The applicant has confirmed that no changes are proposed in relation to parking or access and that no materials would be needed to be stored on the highway. The highway authority have stated that the information provided in respect of each of these conditions is acceptable.

### **Recommendation**

That the requested conditions are discharged, subject to the requirement for each of the requirements of the conditions to be carried out in accordance with the submitted details.

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Development Manager</b>		
<b>National Park Officer</b>		