

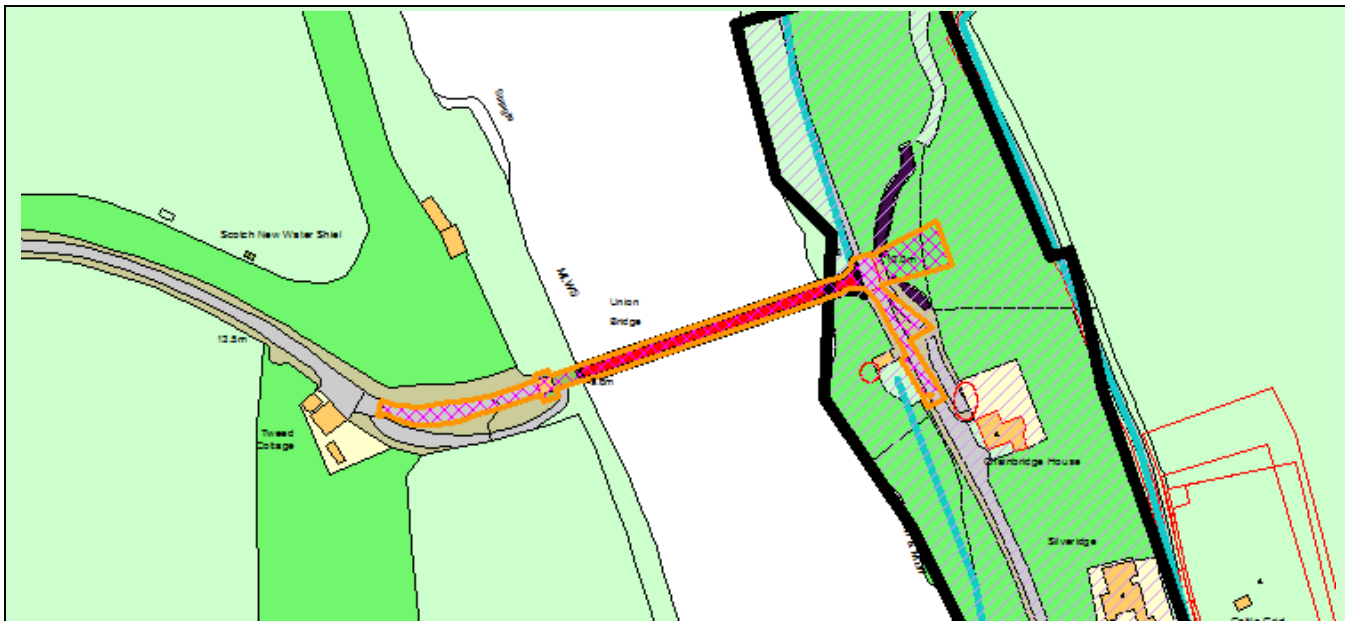


Northumberland County Council

North Northumberland Local Area Council 21 November 2019

Application No:	19/03927/VARYCO		
Proposal:	Variation of condition 2 (approved plans) on approved planning application 18/04432/LBC in order to incorporate amended plans.		
Site Address	Union Chain Bridge, Horncliffe, Northumberland,		
Applicant:	Mr Greg Simpson County Hall, Morpeth, NE61 2EF,	Agent:	Mr Christopher Baglee Arch 6, Stepney Bank, Newcastle Upon Tyne, NE1 2NP
Ward	Norham And Islandshires	Parish	Horncliffe
Valid Date:	20 September 2019	Expiry Date:	25 November 2019
Case Officer Details:	Name: Mr James Bellis Job Title: Senior Planning Officer Tel No: 01670 622716 Email: James.Bellis@northumberland.gov.uk		

Recommendation: That this application be GRANTED subject to conditions



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1. Introduction

1.1 This application is a County Council application to vary condition 2 of a Listed Building Consent Application and should therefore be considered at North Northumberland Area Local Area Council.

2. Description of the Site and Proposal

2.1 The site to which the application relates is the Union Chain Bridge, which is a grade I listed chain suspension bridge crossing the River Tweed. The bridge is the border between Scotland and England. Opened in 1820 it was the first such suspension bridge to carry vehicular traffic in Europe and is the oldest such bridge to still carry vehicular traffic in the world. Designed by Captain Samuel Brown, it was also a very innovative and influential structure pioneering the use of Brown's patented eye-bar wrought iron chains which cut the costs and time to erect bridges and led to the construction of many such larger bridges such as the Clifton Suspension Bridge in Bristol.

2.2 The condition of the bridge is poor and is listed on the national Heritage At Risk Register. Not only does the structure require repair and repainting, it needs to be brought up to modern bridge standards if it is to remain in use for vehicles.

2.2 The proposal is to repair the Grade I Union Chain Bridge. Listed Building Consent was granted under application 18/04432/LBC in January 2019. This s73 application for the variation of condition 2 attached to application 18/04432/LBC seeks amendments to the approved plans following investigatory works which have been carried out since the previous listed building consent was approved. The amended plans will provide the conservation assurance that the proposed methods will enable every element of this iconic structure to be totally conserved and repaired, providing a further 120 years viability as an important vehicular river crossing between England and Scotland, but without impacting on the original historic fabric and its significant setting.

2.3 Specifically, this s73 (Variation of Conditions Application) seeks to vary condition 2 of the previously issued planning permission. A revised set of plans for this condition have been supplied by the applicant (NCC Highways).

3. Planning History

Reference Number: 18/04432/LBC

Description: Listed building consent for essential conservation and structural repairs (Amended Site Location Plan 24.01.2019)

Status: PER

Reference Number: 19/01784/CNA

Description: Marine Licence consultation for to remove and reinstall structure following repairs (MLA/2019/00135)

Status: NOOBJ

Reference Number: N/07/B/0512

Description: Replacement of two missing hangers and one fractured hanger.

Status: PER

4. Consultee Responses

County Archaeologist	Advice
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	<p>This application seeks to vary technical details of previously approved application (18/04432/LBC) and includes updated drawings. The principle of the development (relating to conservation and structural repairs of the Union Chain Bridge) has already been approved, subject to conditions.</p> <p>My colleague Sara Winlow previously commented on the original application (memo of 23rd January 2019), recommending that a programme of archaeological / historic building recording was attached to the application, if permitted. The recommended condition was attached as Condition 3 (Decision Notice/Grant of Planning Permission 18/04432/LBC dated 22 March 2019).</p> <p>There are no objections to the proposed Variation on archaeological grounds, subject to Condition 3 of 18/04432/LBC being carried over or otherwise retained on any updated planning permission or grant of Listed Building Consent.</p> <p>Condition 3 of 18/04432/LBC states: <i>A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Site Specific Requirements document (dated 23/01/2019) and Historic England's 2016 Guidance document 'Understanding Historic Buildings. A Guide to Good Recording Practice'. The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged: a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Site Specific Requirements and Historic England 'Understanding Historic Buildings' documents has been submitted to and approved in writing by the Local Planning Authority; b) The archaeological recording scheme required by NCCCT Site Specific Requirements and Historic England Understanding Historic Buildings documents must be completed in accordance with the approved written scheme of investigation; and, c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements and Historic England 'Understanding Historic Buildings' documents must be completed in accordance with the approved written scheme of investigation.</i> Reason: <i>The site is of archaeological and historic interest.</i></p> <p>I therefore recommend that the above condition is attached to any Variation or renewal of 18/04432/LBC.</p>
Horncliffe Parish Council	<p>Horncliffe Parish Councillors have considered the above application and agreed to support option 2 for landscape on both the Scottish & English sides of the bridge on this application.</p> <p>However, Parish Councillors would like to make the following comments:</p> <ul style="list-style-type: none"> • There is a WW2 blacker bombardier base on the Scottish side of the bridge which needs to be identified and protected. • If any of the memorial benches and plaques are to be removed within the area, they must be retained and either the Friends of Union Chain Bridge or Horncliffe Parish Council must be informed before any removal takes place.
Horncliffe Parish Council (Secondary Response)	<p>In considering the proposed options for landscaping and parking on the English side, a general preference has been expressed for Option 2, since this includes provision for the disabled. However, neither are considered wholly satisfactory and the Planning Authority is requested to reconsider the plan so as to provide additional parking. The reasons why this should be done are:</p>

	<p>1. The site is one of international importance, as evidenced by past visits from delegations from foreign engineering institutions and events already planned for 2020.</p> <p>2. There is no public transport to the site and so all visitors must rely on private transport, and parking.</p> <p>3. The provision of only three spaces will reduce the number available, since casual parking on the verge near the bridge already provides at least equivalent space.</p> <p>4. Significant funding has been obtained based on the educational value of the site and it must be expected that schools will visit so that their needs should be considered: not to do so would undermine the basis of this funding.</p> <p>5. Regrading the site may impact the viability of the footpath, not shown on the drawing, that forms a vital part of the Tweed Trail.</p> <p>Accordingly the Council requests that consideration be given to</p> <p>A) Provision of a parallel parking space for a coach somewhere to the south of the planned provision for private cars. It should be noted that the width of the verge in this area varies and there are many places where such provision would clearly be impractical, but there are some where it may be possible.</p> <p>B) Parking for private cars be changed from parallel to diagonal or even lateral to the road. Between the bridge and the footpath the verge will be wide enough for this once the trees have been cut back, as indicated on the drawing.</p> <p>The Planning Authority is requested to note that provision on the Scottish side is also very limited but the topography is such as to make additional provision there even more difficult. This will place an additional burden on the planned facilities on the English side.</p>
Scottish Borders Council	No response received.
Building Conservation	<p>Impact</p> <p>Permission was granted for works under 18/04432/LBC in March 2019. A Heritage Lottery Fund grant has subsequently been awarded. A grant from Historic England with regard to the English Tower also forms part of the funding package. As part of the grant discussions and for tendering reasons some minor technical changes and reordering of documents has been required. This application seeks to keep condition 2 of 18/04432/LBC in step with those changes. No change to other conditions under 18/04432/LBC is considered necessary.</p> <p>Position</p> <p>Building Conservation continues to fully support the application.</p>
Historic England	<p>Historic England Advice</p> <p>The amended drawings cover points of technical detail and are acceptable from our point of view. They do not alter the overarching principles of repair and alteration that were considered through the relating listed building consent (your reference 18/04432/LBC). The proposal remains highly beneficial to this grade I listed structure and the amenity of the area and is in line with legislation and policy relating to the historic environment.</p>

	<p>Recommendation</p> <p>Historic England supports the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 192 and 193.</p>
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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	4
Number of Objections	1
Number of Support	0
Number of General Comments	0

Notices

Site notice - Listed Building Consent, 15th October 2019
Berwick Advertiser 10th October 2019

Summary of Responses:

An objection letter has been received from the 'Friends of the Union Chain Bridge' charity. This supports the proposals, subject to the retention in place of the 'England' signage in its current position. An appropriate condition is to be included for clarity to retain this. The applicant is amenable to this. Plans have also been amended by the applicant to support this condition. This has been forwarded to the representative of the 'Friends of the Union Chain Bridge' and revised comments invited, it is understood informally that the amendment and the proposed condition are welcomed.

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=PY30EGQSJUZ00>

6. Planning Policy

6.1 Development Plan Policy

F1 Environmental Wealth - Berwick upon Tweed Local Plan
F3 Tweed Valley, Kyloe Hills, Glendale Areas of High Landscape Value - Berwick upon Tweed Local Plan

6.2 National Planning Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance (2018, as updated)

6.3 Emerging Planning Policy

7. Appraisal

7.1 The main issue for consideration in the determination of this application falls on whether the proposed works would preserve and enhance the listed building (in relation to the variations proposed as part of the s73 application), its setting and any features of architectural or historic interest, having regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Chapter 16 of the NPPF and the development plan.

7.2 Planning law dictates that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The scope of assessing this application is therefore limited under legislation to the impacts on the listed building, rather than the merits of the application from a planning policy or perspective.

7.3 The development plan should be used as a starting point, in this instance formed by the Saved Policies from the Berwick Local Plan 1999 (2007). The proposal is also deemed to be in compliance with relevant policies F1 (Environmental Wealth), F3 (Tweed Valley and Kylee Hills and Glendale) of the Berwick upon Tweed Local Plan 1999 (Saved Policies 2007), Chapter 12 of the NPPF and Section 16 of the PLBCAA.

7.4 In July 2018 and February 2019 the Government published its updated National Planning Policy Framework (NPPF). The policies contained within the NPPF are significant material considerations which Local Planning Authorities have taken into account since the day of its publication. The NPPF contains guidance from paragraph 184 onwards on conserving and enhancing the historic environment within Chapter 16 'Conserving and Enhancing the Historic environment'. At paragraph 193 the advice states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.5 The NPPF recognises that the significance of a heritage asset can be harmed or lost through its alteration or destruction or through development within its setting and it places emphasis on the preservation and enhancement of heritage assets. In addition Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act require the local authority to have special regard to the desirability of preserving the listed building its setting and any features of special architectural or historic interest which it possesses.

7.6 The emerging Northumberland Local Plan, together with its up to date evidence, is a material consideration in the determination of planning applications. As per Para 48 of the NPPF the amount of weight that can be given to the emerging

Local Plan depends upon the stage of the plan, the level of unresolved objections and its consistency with the NPPF.

Significance of the affected assets

7.6 The Union Chain Bridge is a grade I listed chain suspension bridge crossing the River Tweed and therefore the border between Scotland and England. Opened in 1820 it was the first such suspension bridge to carry vehicular traffic in Europe and is the oldest such bridge to still carry vehicular traffic in the world. Designed by Captain Samuel Brown, it was also a very innovative and influential structure pioneering the use of Brown's patented eye-bar wrought iron chains which cut the costs and time to erect bridges and led to the construction of many such larger bridges such as the Clifton Suspension Bridge in Bristol.

7.7 The condition of the bridge is poor and is listed on the national Heritage At Risk Register. Not only does the structure require repair and repainting, it needs to be brought up to modern bridge standards if it is to remain in use for vehicles. The aim of this proposal is to do both and ensuring that the repair is both sensitive to the historic fabric and fulfills its contemporary function is a challenge but ultimately, maintaining the building in use is not only a way to ensure its continued conservation but also a testament to the success and longevity of its design and manufacture.

Impact of the development upon the Listed Building

7.8 The main issue to consider in assessing this application is whether the proposed works would cause harm to the listed building or its setting and whether the works would be in keeping with the traditional building materials and techniques used on the buildings.

7.9 The application has been carefully assessed by both Historic England and the County Building Conservation Team and both have raised no objection to the proposal. In summary Historic England supports this proposal. Further to this, the Building Conservation Officer also supports this application. Both bodies have suggested various conditions to be attached to the original grant of consent, which will be carried forward to this potential grant of permission. Appropriate conditions have been imposed and are appended to this report.

7.10 The application is the result of extensive historical research, structural survey and discussion. Essentially, it would remove all parts of the bridge save for the masonry pylons and anchor points. That part to be removed can be termed the mechanical elements. Of these, the chains, pins and railings and hanging rods are the most significant in that they represent the design concept behind this type of bridge. With the exclusion of the hanging rods they are also for a great part - original fabric and their retention is central to maintaining the authenticity of the structure.

7.11 There have been adaptations and replacements over time but the bridge largely retains its original appearance. The biggest change to this original appearance through this proposal will be the railings which will be set back from the chain system and continued across the middle section of the bridge, whereas now they finish shy of the centre allowing an uninterrupted view of the chains as they reach down to the deck of the bridge. This change is regrettable but justified: in part because the way the chains engage with the railings causes structural stresses and

also the need to ensure the safety of pedestrians at the middle section. Alternative proposals were discussed during the pre-application stage and this found to strike the best balance between historic integrity and appearance whilst satisfying the requirements of modern safety and structural standards.

7.12 The legislative framework has regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

7.13 The amendments proposed have been brought about following further work and finalisation of plans by the applicant, following the grant of funding for the proposed works and further investigation as to the works required to restore the bridge. These retain the support of key consultees as with the previously issued listed building consent.

7.14 The Northumberland Local Plan is also a material consideration in relation to this application. Policies ENV1 and ENV7 are pertinent to this application as ENV1 forms the strategic policy in relation to the natural, historic, and built environment, and also ENV7 which is the detailed policy in relation to the Historic Environment and Heritage Assets. The proposal as the refurbishment of the listed bridge, which is considered acceptable by both the County Archaeologist and Building Conservation Officer, are therefore considered to be compliant with this policy.

Cross Boundary Matters

7.14 For clarity it is deemed appropriate to state the following. The application covers land in both England (Northumberland LPA) and Scotland (Scottish Borders LPA), with applications made to both authorities. The redline on the site location plan shows the application site, with the blue line indicating land which is owned by either Scottish Borders Council or Northumberland County Council. The legality of this has been discussed with NCC legal services officers. Coordination has occurred to ensure that the two consents are both implementable with each other, with particular coordination on the conditions suggested.

Other Matters

7.15 In relation to comments from the Friends of the Chain Bridge, it is understood from the applicant (NCC Highways) that the 'county' and 'country' signs are now to remain in situ. It is noted that the 'Friends of the Union Chain Bridge' have submitted an objection on the basis of the 'England' sign being moved from its current position. It is no longer the intention of the applicant to move this sign, this has been confirmed through the amended plans which have been submitted (ref: HB157290-B-C02-TBT-02-1100 - Landscape Approach Roads Options 1 & 2 English Side 08.02.19 Rev A (28/10/19). For further clarity a condition is recommended to be appended to any potential grant of Listed Building Consent (Such as this s73 application) to reinforce this. A copy of this condition is appended to this report.

7.16 An objection to the proposal has subsequently been received from Horncliffe Parish Council in regards to the proposal following an earlier letter of support in relation to this variation of condition application. However this raises matters in

relation to highways matters which are not subject to the consideration in this application as a Listed Building Consent Variation of Condition Application, and therefore the Highways Development Management Team have not been formally consulted on this application. It is understood that following discussions with the applicant (NCC Highways) that provision for further parking is to be made available at the Chain Bridge Honey Farm (on the English Side of the Bridge) and at Paxton House (on the Scottish Side of the Bridge). This however is outwith the control of this application.

Equality Duty

7.16 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

7.17 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

7.18 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.19 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

7.20 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 The proposal is deemed acceptable subject to conditions.

8.2 It is considered that the proposed variation to the plans is appropriate in relation to the host structure and represents an appropriate form of development that would not have an adverse impact on the appearance or the architectural and historic interest of the structure.

8.3 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Development Plan and Emerging Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The proposal does not harm the special character, appearance and setting of the Grade I Listed building, and the application has addressed the main considerations and would accord with relevant policy, subject to conditions placed on the application. The proposal is therefore recommended for approval.

8.3 The development complies with the policies of the Development Plan, the National Planning Policy Framework and the Emerging Northumberland Local Plan and relevant legislation relating to the issuance of Listed Building Consent.

9. Recommendation

That this application be GRANTED subject to the following conditions:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of the decision notice in relation to 18/04432/LBC (22nd March 2019).

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans for this development are:-

Site Location Plan

HB157290/B/C02/TBT/02/0033 - Location Plan - 10.01.19 - Rev A

Documents

Union Chain Bridge - English Tower - Detailed Construction Sequence - January 2019

Plans

HB157290-B-C02-TBT-02-0101 - ENGLISH TOWER PROPOSED GENERAL ARRANGEMENT (Sheet 1 of 2) - Nov 18 - Rev C (May 19).

HB157290-B-C02-TBT-02-0102 - ENGLISH TOWER PROPOSED GENERAL ARRANGEMENT (Sheet 2 of 2) - Nov 18 - Rev C (May 19).

HB157290-B-C02-TBT-02-0120 - CONSTRUCTION SEQUENCE STAGES ENGLISH TOWER ANCHORAGE - Dec 18 - Rev A.

H157290/B/C02/TBT/02/0904 - Item 9 - English North, South & West Elevation General Arrangement & Defects July 19 - Rev A.

HB157290/B/C02/TBT/02/198 - Bridge Elements - Date 02/10/2017 Rev A

HB157290/B/C02/TBT/02/1000 - A Item 10 CHAIN REFERENCING SYSTEM 05/17 Rev A

HB157290-B-C02-TBT-02-1100 - Landscape Approach Roads Options 1 & 2 English Side 08.02.19 Rev A (28/10/19).

HB157290/B/C02/TBT/02/100 - English Tower Existing General Arrangements - Dec 18

HB157290/B/C02/TBT/02/0050 Proposed Reconstruction Sheet 1 of 4 - Mar 19

HB157290/B/C02/TBT/02/0051 Proposed Reconstruction Sheet 2 of 4 - Mar 19

HB157290/B/C02/TBT/02/0052 Proposed Reconstruction Sheet 3 of 4 - Mar 19

HB157290/B/C02/TBT/02/0053 Proposed Reconstruction Sheet 4 of 4 - Mar 19

HB157290/B/C02/TBT/02/0200 Item 2 Removal of Wire Rope - Existing General Arrangement-Layout1 - Jan 19

HB157290/B/C02/TBT/02/0202 - Item 2: Proposed Removal of Wire Rope - Removal Sequence Jan 19.

HB157290/B/C02/TBT/02/0203 - Item 2: Proposed Removal of Wire Rope - Removal Sequence - Layout1 Jan 19.

HB157290/B/C02/TBT/02/903 Item 9 Scottish Tower Topside Plan General Arrangement Jul 19

HB157290/B/C02/TBT/02/348 - Item 2: Removal of Wire Rope - English Pyramidal Capping Stone, Existing General Arrangement Dated: 03/18 Rev-

HB157290/B/C02/TBT/02/SK06 - Item 3: Replacement of Original Hangers - Bridge Elevation Wire Rope Remove. Date 03/17. Rev -

HB157290/B/C02/TBT/02/227 - ITEM 3: Hanger Fatigue Indication Downstream Dated 03/17 Rev -

HB157290/B/C02/TBT/02/226 - ITEM 3: Hanger Fatigue Indication Upstream Dated 03/17 Rev -

HB157290/B/C02/TBT/02/0300 - Item 3: Existing Hanger Schedule Jan 19

HB157290/B/C02/TBT/02/0302 - Item 3: Current Hanger Wedge Schedule Jan 19

HB157290/B/C02/TBT/02/0301 Item 3 - Proposed Hanger Schedule Jan 19

HB157290/B/C02/TBT/02/0401 - Item 4: Replacement of Bottom Chord Angles - Proposed General Arrangement & Details Feb 19

HB157290/B/C02/TBT/02/0402 - Item 4: Replacement of Bottom Chord Angles - Proposed General Arrangement & Details Feb 19

HB157290-B-C02-TBT-02-0400 - Item 4: Replacement of Steel Angle Deck Timber Supports - Existing General Arrangements Feb 19

HB157290/B/C02/TBT/02/1002 Item 10: Hanger Cap Mar 19

HB157290/B/C02/TBT/02/1001 Item 10: Chains, Links & Pins Mar 19

HB15790/B/C02/TBT/02/142 Suspension System General Arrangement & Details Sheet 3 of 4 - Dated 01/17 Rev -.

HB15790/B/C02/TBT/02/143 Suspension System General Arrangement & Details Sheet 4 of 4 - Dated 01/17 Rev -.

HB157290/B/C02/TBT/02/1000 - Chain Referencing System 05/17 Rev A

HB157290/B/C02/TBT/02/0500 - Item 5: Existing General Arrangement Timber Deck
Aug 19

HB157290/B/C02/TBT/02/0700 - Item 7: General Arrangement Deck Flap

HB157290/B/C02/TBT/02/0501 - Item 5: Proposed General Arrangement - Timber
Deck

HB157290/B/C02/TBT/02/0502 - Item 5: Main Transverse & Longitudinal Timbers -
Layout - Aug 19

HB157290/B/C02/TBT/02/0503 - ITEM 5: Main Transverse & Longitudinal Timbers -
Components Aug 19.

HB157290/B/C02/TBT/02/0504 - ITEM 5: Longitudinal Deck Bearers - Layout Aug
19

HB157290/B/C02/TBT/02/0505 - ITEM 5: Longitudinal Deck Bearers - Components
Feb 19

HB157290/B/C02/TBT/02/0506 - ITEM 5: Transverse Deck & Footway Bearers -
Layout Aug 19

HB157290-B-C02-TBT-02-0507 - ITEM 5: Transverse Deck & Footway Bearers -
Components - Aug 19.

HB157290-B-C02-TBT-02-0509 - ITEM 5: Acme Deck Panels & Toe Boards -
Components Aug 19

HB157290-B-C02-TBT-02-0508 - ITEM 5: Acme Deck Panels & Toe Boards - Layout
Feb 19

HB157290/B/C02/TBT/02/0601 - Item 6: Existing Parapet Reference System Jul 19

HB157290/B/C02/TBT/02/0611 - Item 6: Proposed Handrail Posts and Backstays Jul
19

HB157290/B/C02/TBT/02/0800 - Proposed General Arrangement Paint Specification
and Details 11/03/19

HB157290/B/C02/TBT/02/0801 - Paint Specification & Details 11/03/19

HB157290/B/C02/TBT/02/0806 - Chains, Links and Pins Paint Specification and
Details 04.03.19

HB157290/B/C02/TBT/02/0807 - Timber Deck Paint Specification & Details 07.03.19

HB157290/B/C02/TBT/02/0802 - Item 8 - Repainting Faying Surfaces & Details
11.03.19

HB157290/B/C02/TBT/02/0803 - Item 8 - Repainting Reference Panels 12.03.19

HB157290/B/C02/TBT/02/0804 - Paint Scottish & English Towers Paint Specification
and Details 13.03.19

HB157290/B/C02/TBT/02/0805 - Handrail Panel Paint Specification and Details
12.03.19

NB157290/B/C02/TBT/02/0151 - Item 1 - Scottish Tower Proposed General
Arrangement Feb 19

HB157290/B/C02/TBT/02/135 - Scottish Tower Anchor Block General Arrangement
& Details - Dated 01/17 Rev -

HB157290/B/C02/TBT/02/0900 - Item 9 - Scottish Tower East and West Elevation
General Arrangement & Defects Jul 19 Rev A

HB157290/B/C02/TBT/02/0901 - Item 9 - Scottish Tower North and South Elevation
General Arrangement & Defects Jul 19 Rev A

HB157290/B/C02/TBT/02/0902 - Item 9 - Proposed Masonry Repairs North & South
Elevations of Scottish Side Jul 19

HB157290/B/C02/TBT/02/1101 - Landscape Approach Roads Option 1 & 2 Scottish
Side

H157290/B/C02/TBT/02/134 - Scottish Tower Sections & Details - Jan 2017 - Rev -

H157290/B/C02/TBT/02/102 - Existing General Arrangement - Jan 2017 - Rev A.
04 - Ground Anchor Elevation and Sections - Date 03/12/18 - Rev -

03 - Ground Anchor Layout and Cross Section - Date 03/12/18 Rev -

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Site Specific Requirements document (dated 23/01/2019) and Historic England's 2016 Guidance document 'Understanding Historic Buildings. A Guide to Good Recording Practice'. The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged:

- a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Site Specific Requirements and Historic England 'Understanding Historic Buildings' documents has been submitted to and approved in writing by the Local Planning Authority;
- b) The archaeological recording scheme required by NCCCT Site Specific Requirements and Historic England Understanding Historic Buildings documents must be completed in accordance with the approved written scheme of investigation; and,
- c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements and Historic England 'Understanding Historic Buildings' documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological and historic interest.

04. Prior to the commencement of masonry works the following will be submitted and approved in writing with the LPA:

1. Samples of the stone proposed and the mortar mix, finish and profile.
2. A definitive set of large-scale section drawings through the top stage of the English Tower, to include connection detail between the new anchorage and existing chains, and clarification of construction and detailing of the proposed tower capping; Following Stage 3 of the works to the anchorage a review of the recording needs and / or capacity for retention of historic elements and structure is undertaken and agreed; the type of stone to be used in the new capping of the tower to be agreed

Once agreed these will be inspected and approved via an on site assessment by the LPA. Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the listed building/structure.

05. Prior to the reconstruction of mechanical parts of the bridge the final details (colour scheme and finish) for the metal works will be approved in writing with the LPA. This scheme will be informed by a historic paint analysis from the existing structure. Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the listed building/structure.

06. Prior to the dismantling of the mechanical parts of the bridge the location and security of the chain system and railings shall be agreed and informed by a risk assessment which considers how to avoid loss and damage through transport to and from site and whilst in storage. This should be undertaken through a written method statement to be approved in writing by the LPA. Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the listed building/structure.

07. Prior to the commencement of masonry repairs measures for the protection of masonry remaining in situ in the course of the work shall be submitted to and agreed in writing by the LPA. This will include details of the scaffold design and any fixings to be used. Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the listed building/structure.

08. Prior to the dismantling of mechanical parts of the bridge, a methodology for the dismantling of the chain and railing components, including recording and labelling shall be submitted and approved in writing to the LPA.

Further to this, an assessment of the need for repair/renewal shall be submitted and approved in writing by the LPA, with method of repair and analysis and options for repair submitted and approved in writing by the LPA.

Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the listed building/structure.

09. Prior to the reassembly, drawings of the final arrangement of the railings showing how new elements will bridge the middle section and how they will affix and combine with the existing elements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drawings.

Reason: To ensure the protection of the listed building/structure.

10. The 'England' and 'Northumberland' signs will be retained at their current location following works as per plan:

HB157290-B-C02-TBT-02-1100 - Landscape Approach Roads Options 1 & 2 English Side 08.02.19 Rev A (28/10/19).

Reason: To ensure the protection of the listed building/structure and its historic significance as a border point between England and Scotland.

Background Papers: Planning application file(s) 19/03927/VARYCO