



Hartlepool
Borough Council

OFFICER DECISION RECORD

Department: Neighbourhoods and Regulatory Services

Division:

Date Input to System: 03/07/2026

Officer Making Decision: MR KA BOSTOCK

Subject / Description & Reason for Decision: Former Public House site on King Oswy Drive.

(for publication)

The site shown verged red on the attached plan was sold by the Council in 1956 with a covenant restricting use to that of a Public House.

Planning permission was granted in 2017 for a bungalow development and negotiations were undertaken with the owner to modify the covenant. Development of the site did however commence without agreement being reached.

Building work stopped after a number of units had been built and the development of the site remains incomplete.

Ownership of the site has since changed and agreement has been reached with the new owner to modify the covenant to allow residential use of the site.

It is therefore recommended that delegated authority is exercised to proceed with the modification on the terms agreed

Type of Decision: Non Key

Nature of Delegation Being Exercised:	In accordance with paragraph 13.2 of the Delegation Scheme set out in the Constitution the Director of Neighbourhoods and Regulatory Services is authorised to exercise the following specific functions as set out below. DNRS217 Power to approve land and property disposal, leases, lettings, licences, wayleaves, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters within prescribed thresholds as set out in the Finance and Corporate Affairs Committee arrangements
Alternative Options Considered & Rejected:	The Council could have refused to modify the covenant, but the owner could apply to the Upper Tribunal (Lands Chamber) to have the restriction discharged or modified under the Law of Property Act 1925. It is also considered to be in the best interests of the local community to facilitate the completion of the development.
Any Declared Register of Interest:	No
Other Considerations:	

OFFICER WITH THE DELEGATION

NAME: MR KA BOSTOCK

POSITION: Director of Neighbourhoods & Reg Servs

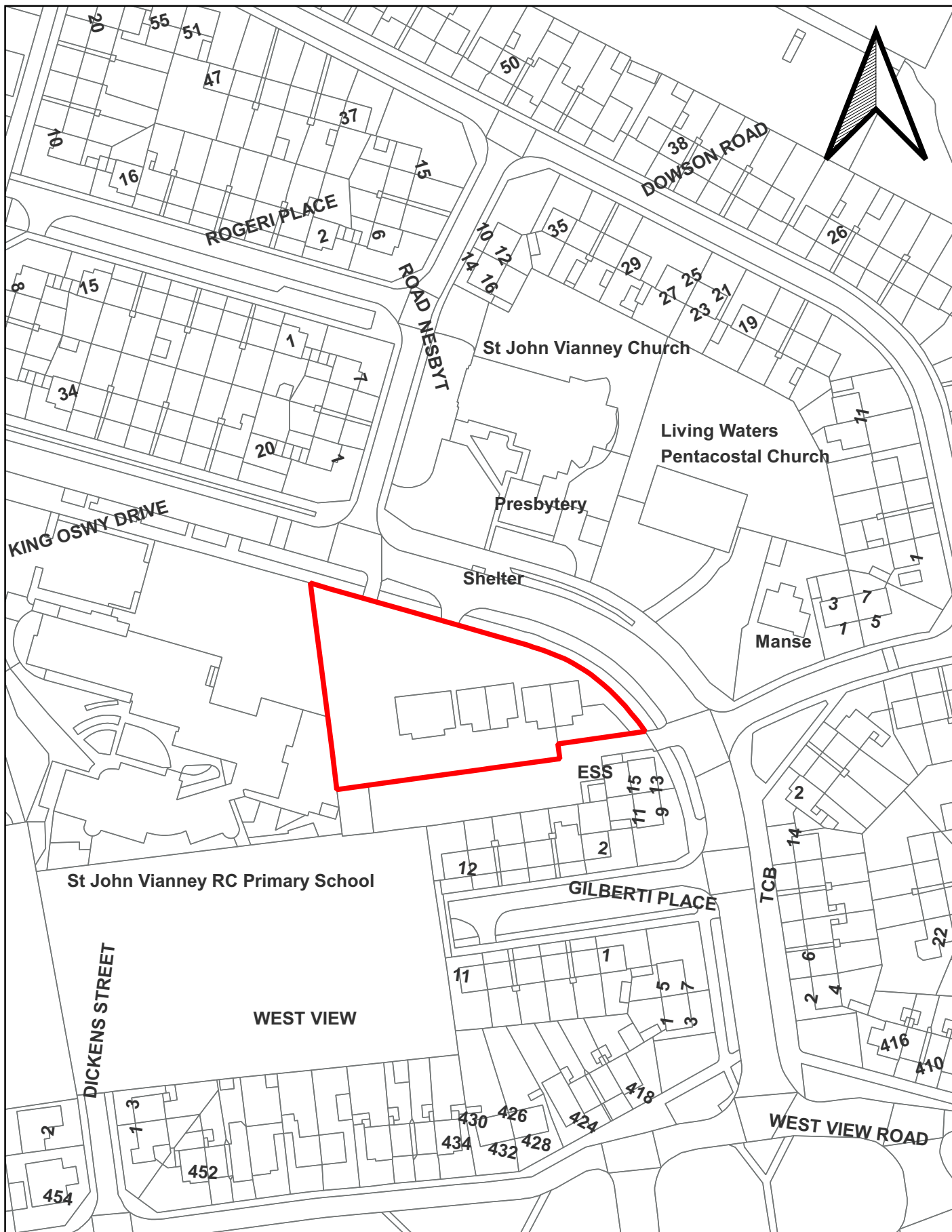
IN CONSULTATION WITH...

AUTHORISED BY

NAME: MR KA BOSTOCK

POSITION: Director of Neighbourhoods & Reg Servs

DATE: 03/07/2026



LOCATION Land at King Oswy Drive, Hartlepool		Drawn BY CT	Date 02/07/2026
		Scale	1:1,250
DEED PACKET -	OS Map NZ -	DRWG No -	
 Hartlepool Borough Council Civic Centre Victoria Road Hartlepool TS24 8AY TEL: 01429 266522 FAX: 01429 523899		This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. AC0000849987 2023.	