

2.2 REFERENCE NO - 19/500050/FULL & 19/500051/LBC

APPLICATION PROPOSAL

Conversion, part demolition and extension of former school building to provide two 4 bedroom dwellings, and erection of two detached 4 bedroom dwellings with associated landscaping and parking.

ADDRESS Tunstall Church Of England Primary School Tunstall Road Tunstall Sittingbourne Kent ME9 8DX

RECOMMENDATION Grant planning permission subject to a Strategic Access Management and Monitoring Strategy (SAMMS) contribution and listed building consent.

SUMMARY OF REASONS FOR RECOMMENDATION

In the absence of a full five-year supply of housing land, and as the site is in a fairly sustainable location, on balance, the proposal is considered to be acceptable

REASON FOR REFERRAL TO COMMITTEE

Parish Council Objection

WARD West Downs	PARISH/TOWN COUNCIL Tunstall	APPLICANT Mr G Swift AGENT Penshurst Planning Ltd
DECISION DUE DATE 11/03/19	PUBLICITY EXPIRY DATE 15/02/19	OFFICER SITE VISIT DATE 22/01/19

RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):

App No	Proposal	Decision	Date
18/500738/FULL & 18/500739/LBC	Conversion of former school building to provide three dwellings with associated demolition/building works, internal and external alterations, provision of additional floorspace at first floor level, including three dormer windows, landscaping, and car parking	Approved	30.05.2018
17/502970/FULL & 17/502971/LBC	Part demolition and part rebuilding of former school building, conversion with first floor extension to create two 4 bedroom dwellings, together with the erection of two detached 4 bedroom dwellings, with associated landscaping, including removal of three trees and parking.	Withdrawn	13.02.2018

1.0 DESCRIPTION OF SITE

- 1.01 The property is the former Church of England Primary School, situated within the village of Tunstall. It is a grade II listed building, constructed in 1846, which still displays an impressive and attractive façade, finished in brick and flint, representing the original school building. In contrast, the inside of the original part of the building is disappointingly devoid of any interesting or historical architectural features, which appear to have long since been removed.
- 1.02 To the rear of the building a number of less sympathetic extensions were added to the building in the latter half of the last century. Whilst these changes have perhaps not

been made in a manner totally sympathetic to the original building, they clearly mark the two ages of the school.

- 1.03 To the rear of the building itself is a fairly large area of land, a lot of it given over to hard surfacing, which served as recreation space and parking for the school, where portable classrooms once stood. The area at the rear of the property is accessed by a single track driveway, and I understand that a number of parties enjoy access rights over this land, which also forms a public right of way. I understand that this route was used by staff cars when the school was in use as such. Behind the site lies Tunstall village hall, a fairly modern hall surrounded by attractive grounds and generous parking provision, accessed separately from another direction.
- 1.04 The site is located outside of any established built-up area boundary; within the Tunstall conservation area, and near to other listed buildings.
- 1.05 Following the erection of a new school elsewhere the site has been acquired by the current applicant and planning and listed building consent applications were received in 2017 for the conversion of the school to two properties, and for the construction of two new detached four bedroomed houses at the rear. As this latter part of the proposal would have caused the application to fail at that time, as the Council had a 5.4 years supply of building land following adoption of the Local Plan in 2017, those applications were withdrawn by the applicant (17/502970/FULL & 17/502971/LBC).
- 1.06 Following the withdrawal of these applications, new proposals for just the conversion of the existing building to three new dwellings, with no new build element, were submitted (18/500738/FULL & 18/500739/LBC) and approved by the Planning Committee in May 2018. None of this work has yet commenced.

2.0 PROPOSAL

- 2.01 Although the 2018 applications noted above were approved without any new build element, the applicant is now applying for conversion of the former school building to two dwellings and for the erection of two new dwellings at the rear. The current proposal is thus for the conversion of the former school building to two four bedroom houses (involving removal of more recent rear extensions and their replacement with smaller, more sympathetic extensions), and for the erection of two new four bedroom detached houses at the rear, both to the same design each with an integral single garage.
- 2.02 Each property would have its own amenity space, and at least two parking spaces in addition to the integral garages. The parking spaces are shown to the rear of the existing building with no parking on the front lawn of the former school. Parking areas would be accessed by the existing track which previously served as vehicular access to the rear of the building. This track also forms part of Public Right of Way ZR147, and I understand that a number of local people also have vehicular access rights across this land. The school originally had fifteen vehicle parking spaces to the rear; the proposal now is for ten plus two garages.
- 2.03 The application is accompanied by a Planning Statement; a Heritage Statement; an Ecological Appraisal; a Viability Report and an Arboricultural Survey. The Planning statement explains how the applicant has arrived at this proposal and the Heritage Statement discusses the effect of the proposal on the character and setting of the listed building. The Viability Report is a lengthy report arguing the case for four dwellings, rather than three. This statement will be discussed later in this report.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Site Area (ha)	0.31h	0.31h	-
No. of Storeys	2	2	-
Parking Spaces	15	10 (plus garages)	-5 (-3)
No. of Residential Units	Nil	4	+4

4.0 PLANNING CONSTRAINTS

Conservation Area Tunstall

Listed Buildings SBC Ref Number: 1115/SW

Description: G II TUNSTALL C E PRIMARY SCHOOL, TUNSTALL

Outside established built-up-area boundary.

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 National Planning Policy Framework (NPPF): Paragraphs 8 (sustainable development); 11 (The presumption in favour of sustainable development); 55 (re-use of redundant buildings); 77 – 79 (Rural housing); 131 (creating sustainable uses for heritage assets); and 132 (significance of designated heritage assets) are relevant to this proposal.

5.02 Bearing Fruits 2031: The Swale Borough Local Plan 2017 – Policies ST1 (delivering sustainable development in Swale); ST3 (the Swale settlement strategy); CP4 (requiring good design); CP8 (conserving and enhancing the historic environment); DM7 (vehicle parking); DM14 (general development criteria); DM16 (alterations and extensions); DM32 (listed buildings); and DM33 (conservation areas).

5.03 The site does not lie within the “Important Local Countryside Gap” between Siittingbourne and Tunstall as protected by policy DM25.

6.0 LOCAL REPRESENTATIONS

6.01 Four letters and emails of objection have been received. Their content may be summarised as follows:

- Danger from cars turning into access to rear
- Visibility from access is poor
- Design of new houses out of keeping with rural setting
- Four bedroom properties not necessary – smaller units are needed
- Emergency vehicles would have difficulty accessing rear properties
- *‘The driving force behind this plan is financial gain’*
- Intensification of vehicle use; when the area to the rear was used as a parking area for the school, vehicle movements were only at the start and end of the school day
- Tunstall Lane is a ‘rat-run’ to the motorway
- Previous applications to KCC for school parking were refused
- Number of parking spaces is insufficient
- Two new dwellings detrimental to setting of the listed buildings nearby
- Loss of countryside gap

- Application made as previous application was 'not financially viable'. Did the applicant not realise this before?
- Plot size slightly reduced compared to that previously approved
- Where will rubbish bins be stored?
- Removal of existing trees is unacceptable
- Remote access gate will cause problems – difficult to access; noise, etc.

One email of support has been received from a local resident:

- The retention of the school building, minus the existing rear extensions will be of great benefit to the conservation area
- The expense of converting the listed building justifies the two new builds
- Will assist in meeting Swale's required housing targets
- KCC Highways conditions must be included
- *'My concern is that without the financial assistance that the two new houses will bring to the development, the old school building will continue to deteriorate to a stage where its retention comes into question'*

6.02 The applicant has responded to the representations in the following manner;

- The highways issues and those of the PROW have already been considered and approved under the previously approved applications (18/500738/ FULL and 18/500739/LBC)
- A Construction Management plan has already been approved for the applications noted above
- Scheme meets Kent Vehicle Parking Standards
- *'Given the extensive modern rear extension is to be demolished, the site is considered to be suitably spacious to accommodate the two proposed detached dwellings. The density of development has increased slightly, due to the goodwill sale of a small strip of land to the owners of the neighbouring property 'The Oast' to facilitate rear access to their property'*
- The proposal is not in open countryside, it is in fact in-fill development
- The proposal will improve the character and setting of the listed building by removing the existing 1970s large extensions to the rear
- The proposed scheme complies with Technical Housing Standards
- The loss of two trees will be replaced by new planting
- *'The revised application is not about increasing profits, but rather seeking approval for a scheme that is financially viable and capable of implementation, thereby ensuring the current listed building is brought back into long term beneficial use'*
- This will not set a precedent; every proposal is judged on its own merits

7.0 CONSULTATIONS

7.01 Tunstall Parish Council raises objection to the proposal. Their comments are as follows:

'Councillors have considered the application and have voted to oppose the proposal for the following reasons:

1) Whilst the Parish Council is keen to see the old school site developed, it is in the Conservation Area and it is important that any development is sensitive to this. The site is located outside any established built-up area boundary, where policies of rural restraint apply. Policy ST3 of Bearing Fruits 2031: The Swale Borough Local Plan 2017 states that; At locations in the open countryside, outside the built-up area boundaries

shown on the Proposals Map, development will not be permitted, unless supported by national planning policy and able to demonstrate that it would contribute to protecting and, where appropriate, enhancing the intrinsic value, landscape setting, tranquillity and beauty of the countryside, its buildings and the vitality of rural communities. The proposed two new build properties would not be in accordance with this policy.

2) Access and egress. The Parish Council recognises the current proposed route is already in use by two properties and for access to surrounding farm land and that many more cars used it when the school was operational although this would have been at the start and end of the school day. The proposed extra dwellings will result in traffic accessing and egressing the site throughout the day as well as deliveries. There is insufficient parking for delivery drivers and visitors who will have to park in the layby opposite or on the road. The sight lines and lighting are poor and the proposed access needs to be thoroughly risk assessed.

3) Public Right of Way. The Parish Council would like to draw attention to the safety of the site access keeping in mind a previous application for a new car park was refused due to such concerns. The proposed vehicular access to site is a Public Right of Way and walkers could be put in danger as a result of the extra vehicular movements from the development.

4) The proposal is an erosion of the Strategic Countryside Gap

5) The removal of mature trees within the site is unnecessary for the previous proposal that has been accepted, whereas this proposal will require the mature trees to be removed

6) The proposal will result in over intensification of the site.'

7.02 Historic England raises no objection.

7.03 Natural England raises no objection subject to mitigation relating to SAMMs payments.

7.04 The KCC Public Rights of Way Officer notes that;

'Public footpath ZR147 passes along the proposed vehicular access to the site... There are no public vehicular access rights along the footpath. The applicant should satisfy themselves that should consent be granted the relevant permissions are in place to enable vehicular access to the properties.'

7.05 The Swale Footpaths Group notes use of the access as a public footpath and seek to ensure that walkers are not obstructed or endangered during building works, or afterwards.

7.06 Kent Highways and Transportation raises no objection, subject to the inclusion of conditions and an informative. One Condition requested was for a dedicated pathway to bring refuse bins to the proposed bin collection area at the front of the site. I do not consider this will be in the interests of the character and setting of the listed building, so have not included this particular condition, and that the details shown on drawing no. SW/16/147.03C are acceptable.

7.07 The Council's tree consultant raises no objection, subject to conditions included below.

8.0 APPRAISAL

- 8.01 The main issues to consider are those of the principle of development; issues relating to the adjacent public right of way and highway safety, and other matters. For the sake of regularity, I will take these points in turn
- 8.02 Principle of Development – As noted above, the site is situated outside any established built-up area boundary, where policy ST3 of the Local Plan would normally act to restrict new residential development to ensure a sustainable pattern of development. The site is not allocated for housing within the Local Plan. If the Council still had a five year supply of housing land, it is likely that an application for two new dwellings outside the built up area boundary would be refused.
- 8.03 However, the Council has, at present, only a 4.6 year supply (as determined by the recent Housing Delivery Test (HDT)). Whilst this is not a sizeable shortfall, paragraph 11 of the NPPF means that policies for the provision of housing are considered out of date and this weakens the Council's position with regard to the matter of new dwellings outside the established built-up area boundary. In such cases, the sustainability of the site's location should be considered paramount. In this context the site is not isolated and is situated approximately a quarter of a mile outside the established built-up area boundary, within walking distance of the new Primary School, with the Village Hall adjacent to the site. Local shops at Northwood Drive are less than a mile away, and Sittingbourne town centre is less than two miles away with pavements allowing access by foot. Equally importantly, the site is not situated within the Local Plan defined Important Local Countryside Gap, which is meant to prevent the coalescence of Tunstall and Sittingbourne via policy DM25. I consider the location of this previously developed site to be one where it would be hard to suggest that housing here would not be sustainable development.
- 8.04 Since the HDT ruling, the Council has still been able to successfully defend against appeals for housing in the countryside, but these successful defences have been in locations which were very isolated and unsustainable, with no access to public transport; no facilities locally, and where all access would have to be by car. None of these characteristics apply in this case. As such, I am of the opinion that if this proposal were to be refused and subsequently appealed, there is a strong possibility that such an appeal would be upheld.
- 8.05 As such, under these very particular circumstances, I consider that the principle of development here is acceptable.
- 8.06 Issues relating to the adjacent public right of way and highway safety concerns - A number of local residents have voiced concerns with regard to the use of the vehicle access route which is also a public right of way. Whilst I understand those concerns, these matters were analysed as part of the previous applications (18/500738/FULL & 18/500739/LBC). On that occasion, Members took the view that the highway and safety aspects of the proposal were acceptable. In highway terms, the only difference between that proposal is that the present proposal is for four properties, not three. The extra property would not have a significant impact on highway or safety matters and, as such, I am of the opinion that the proposal is also acceptable on these grounds.
- 8.07 I note that there are no public rights of way for vehicular use of the access track. However, this is not a planning matter and the applicant will need to satisfy himself that he has the right of access to the site.
- 8.08 Other Matters – In terms of the effect upon the listed building and conservation area, the removal of the existing circa late 1970s extensions, to be replaced with extensions

of much more sympathetic design, is to be supported. With regard to the proposed new houses, though they are not small properties, their design, incorporating features found in the listed building, such as the flintwork panels, would not have an adverse effect upon the character or setting of the listed building. As such, I consider this part of the proposal to be acceptable.

- 8.09 A number of objectors have suggested that the proposed development would constitute an over-intensive use of the site. With a density of approximately twelve dwellings per hectare, which would be broadly in line with existing residential development in Tunstall, the density levels could be described as 'low', particularly when remembering that larger, edge of town developments regularly have a density of between thirty and fifty dwellings per hectare.
- 8.10 Finally, with regard to the impact of the two new dwellings upon the listed building and the conservation area, I would note that the two new dwellings are set an acceptable distance away from the listed building; that the dwellings are designed to be sympathetic to their location; and that as they are set back, they would not have any impact upon the streetscene. I am therefore of the opinion that the proposed development would not have a detrimental impact upon the character and setting of the listed building or on the appearance of the surrounding conservation area.

9.0 CONCLUSION

- 9.01 In view of the fact that the Council no longer has a five year supply of housing land; as the site is in a fairly sustainable location; and as this proposal represents a net increase of a single property over that already granted, I recommend that the proposal be approved, subject to strict accordance with the conditions noted below.

Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.

This Appropriate Assessment has been undertaken without information provided by the applicant. The application site is located within 6km of The Swale Special Protection Area (SPA) which is a European designated sites afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations).

SPAs are protected sites classified in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds and for regularly occurring migratory species. Article 4(4) of the Birds Directive (2009/147/EC) requires Member States to take appropriate steps to avoid pollution or deterioration of habitats or any disturbances affecting the birds, in so far as these would be significant having regard to the objectives of this Article.

Due to the scale of development there is no scope to provide on site mitigation such as an on-site dog walking area or signage to prevent the primary causes of bird disturbance, which are recreational disturbance including walking, dog walking (particularly off the lead), and predation of birds by cats. The proposal thus has potential to affect said site's features of interest, and an Appropriate Assessment is required to establish the likely impacts of the development.

In considering the European site interest, Natural England (NE) advises the Council that it should have regard to any potential impacts that the proposal may have. Regulations 63 and 64 of the Habitat Regulations require a Habitat Regulations Assessment. For similar proposals NE also advises that the proposal is not necessary

for the management of the European sites and that subject to a financial contribution to strategic mitigation, the proposal is unlikely to have significant effects on these sites.

The recent (April 2018) judgement (*People Over Wind v Coillte Teoranta*, ref. C-323/17) handed down by the Court of Justice of the European Union ruled that, when determining the impacts of a development on protected area, *“it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.”* The development therefore cannot be screened out of the need to provide an Appropriate Assessment solely on the basis of the mitigation measures agreed between Natural England and the North Kent Environmental Planning Group (NKEPG).

NE has stipulated that, when considering any residential development within 6km of the SPA, the Council should secure financial contributions to the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring (SAMM) Strategy in accordance with the recommendations of the (NKEPG) and that such strategic mitigation must be in place before the dwelling is occupied. Based on the correspondence with Natural England (via the NKEPG), I conclude that off site mitigation is required.

In this regard, whilst there are likely to be impacts upon the SPA arising from this development, the mitigation measures to be implemented within the SPA from collection of the standard SAMMS tariff (to be secured by either s106 agreement or unilateral undertaking on all qualifying developments) will ensure that these impacts will not be significant or long-term. I therefore consider that, subject to mitigation, there will be no adverse effect on the integrity of the SPA.

It can be noted that the required mitigation works will be carried out by Bird Wise, the brand name of the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) Board, which itself is a partnership of local authorities, developers and environmental organisations, including SBC, KCC, Medway Council, Canterbury Council, the RSPB, Kent Wildlife Trust, and others.

In this case the applicant has agreed to pay the SAMMS contribution, if the proposal is approved, and any decision to approve the application will need to be subject to planning permission and building consent being granted.

10.0 RECOMMENDATION – GRANT planning permission and listed building consent subject to receipt of appropriate SAMMS payment and to the following conditions:

CONDITIONS

19/500050/FULL – Planning Permission

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) No development beyond the construction of foundations shall take place until details in the form of samples of external finishing materials to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of conserving the character of the conservation area and the setting of the listed building.

- (3) All new external joinery shall be fabricated in timber, and no development beyond the construction of foundations shall take place until detailed drawings at a suggested scale of 1:5 of all new external joinery work and fittings together with sections through glazing bars, frames and mouldings have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of conserving the character of the conservation area and the setting of the listed building.

- (4) No development beyond the construction of foundations shall take place until full details at a suggested scale of 1:5 of the eaves of the new build dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (5) No development beyond the construction of foundations shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. measures to control the emission of dust and dirt during construction
 - v. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of the amenities of the area and highway safety and convenience.

- (6) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 - 1900 hours, Saturdays 0730 - 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- (7) No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works, including new boundary treatments have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, on and adjacent to the site, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (8) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (9) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (10) In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars. Paragraphs i) and ii) below shall have effect until the expiration of 5 years from the date of completion of the development for its permitted use.
- i) No retained tree shall be damaged, cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the Arboricultural Tree Survey Report (ref:1589) dated 11/05/2017, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations or any revisions thereof.
 - ii) If any retained tree dies, or is removed, uprooted or destroyed, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified in writing by the Local Planning Authority.
 - iii) The installation of tree protection barriers, the methods of working shall be undertaken in accordance with the Arboricultural Tree Survey Report (ref:1589) dated 11/05/2017

Reason; in order to protect and enhance the appearance and character of the site and locality,

- (11) The areas shown on approved drawing SW/16/147.03C as parking spaces shall be kept available for such use at all times and no permanent development, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwellings hereby permitted.

Reason: Development without adequate provision for the parking of cars is likely to lead to car parking inconvenient to other road users.

- (12) No development beyond the construction of foundations shall take place until details of covered cycle storage for each property shall be submitted to and approved in writing

by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interests of promoting sustainable means of travel.

- (13) No development beyond the construction of foundations shall take place until details have been submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, renewable energy production including the inclusion of solar thermal or solar photo voltaic installations, and energy efficiency. Upon approval, the details shall be incorporated into the development in accordance with the approved details prior to the first use of any dwelling.

Reason: In the interest of promoting energy efficiency and sustainable development.

- (14) The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and the dwellings shall not be occupied unless the notice for the dwellings of the potential consumption of water per person per day required by the Building Regulations 2015 (As amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability.

- (15) Upon completion, no further development to the front elevations of the new build dwellings hereby approved, whether permitted by Class D of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the amenities of the area and the setting of the listed building.

- (16) This permission shall be an alternative to the permission(s) granted on 30/05/2018 under references 18/500738/FULL and 18/500739/LBC and shall not be in addition thereto, or in combination therewith.

Reason: The exercise of more than one permission would result in an over intensive use of the land.

Council's approach to this application

The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this instance, the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

CONDITIONS**19/500051/LBC – Listed Building Consent**

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) No development shall take place until details in the form of samples of external finishing materials to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- (3) All new external joinery shall be fabricated in timber, and no development shall take place until detailed drawings at a suggested scale of 1:5 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (4) No pipework, vents, ducts, flues, meter boxes, alarm boxes, ductwork or other appendages shall be fixed to the exterior of the listed building the subject of this consent without the prior written consent of the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (5) All rainwater goods to be used as part of the development hereby permitted shall be of cast iron.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (6) Before the development hereby permitted is commenced, a detailed schedule of works shall be submitted to and agreed in writing by the Local Planning Authority before any works commence. This schedule of works shall be discussed and informally agreed with the Local Planning Authority's Conservation & Design Manager on site, and then formally submitted in writing for formal approval by the Local Planning Authority. The schedule shall include details of repairs to be carried out (including any re-pointing), the removal of redundant wiring/cabling/pipework and modern insertions, including wall and floor finishes, suspended ceilings and radiators, etc. The schedule must include a timetable for the start and estimated completion of each item of work, and include inspection slots at appropriate intervals to allow the Local Planning Authority's Conservation & Design Manager to properly monitor the standard of work being undertaken on the listed building.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (7) Before the development hereby permitted commences, drawings at 1:10 elevation and 1:1 or 1:2 part vertical and part horizontal section of each new/replacement window (including dormer windows) and door type (including for internal doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved drawings.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (8) Before the development hereby permitted commences, drawings at 1:10 elevation detail (side and flank) of the proposed dormers shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved drawings.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (9) Before the development hereby permitted is commenced, manufacturer's details and specification of the exact Conservation roof lights to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved drawings.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (10) All making good works to the listed building (including its modern rear extension) shall be carried out using matching finishes and materials (including colour finish), unless otherwise specifically previously agreed in writing with the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (11) Before any works are commenced, a detailed schedule of repairs and necessary remedial works to the listed building (as identified by the project architect or building surveyor) shall first have been submitted to, and approved in writing by the LPA. The schedule of repairs and remedial works to the listed building shall be drawn up drawing in accordance with the guidance and building conservation objectives set out in the British Standard document entitled Guide to the conservation of historic buildings (BS 7913: 2013). Thereafter, all of the works listed in the schedule shall have been carried out and completed (and the LPA notified of this immediately in writing thereafter) before the new residential conversion units within the listed building are first occupied.

Reason: To protect the special character, architectural interest and integrity of the listed building, in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

INFORMATIVE - The Local Planning Authority recommends that the schedule of works is drawn up by a competent conservation accredited architect and/or building surveyor/structural engineer. Details of the conservation accreditation schemes for architects, engineers and surveyors can be found on page 31 of the British Standard document referred to in the corresponding planning condition.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

