

Northern Area Planning Committee

25 May 2021

Decisions List

APPLICATION NUMBER: WD/D/20/002080

APPLICATION SITE: Sherborne House, Newland, Sherborne, DT9 3JG

PROPOSAL: Re-use of Sherborne House as exhibition, events, function, restaurant and office space, with associated repair and extension

DECISION: Granted, subject to conditions.

CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan S-1282-01A
Existing Site Plan (Topo) S-1282-02
Existing Site Section AA S-1282-04
Existing Basement Plan S-1282-05B
Existing Ground Floor Plan S-1282-06B
Existing First Floor Plan S-1282-07B
Existing Second Floor Plan S-1282-08B
Existing Roof Plan S-1282-09A
Elevation and Section Key S_1282-10
Existing South and North 2 Elev S-1282-11
Existing South 2 and West Elev S-1282-12
Existing East Elev S-1282-13A
Existing West 2, North, East 2 Elev S-1282-14
Existing Wall Elevation 1 & 2 S-1282-15
Existing Newland Boundary Wall Elev S-1282-16A
Existing Section A-A & B-B S-1282-17
Existing Section C-C, D-D & E-E S-1282-18
Proposed Masterplan PL-1282-101B
Proposed New & Existing Extents PL-1282-102
Previous Planning Approvals PL-1282-103
Proposed Site Plan PL-1282-104B
Proposed Basement Plan PL-1282-105
Proposed Ground Floor Plan PL-1282-106B
Proposed First Floor Plan PL-1282-107E
Proposed Second Floor Plan PL-1282-108F
Proposed Roof Plan PL-1282-109
Proposed South Elevation PL-1282-201A

Proposed West Elevation PL-1282-202A
Proposed East Elevation PL-1282-203A
Proposed North Elevation PL-1282-204A
Proposed North Weathered Elevation PL-1282-205A
Proposed West Wall Elevation PL-1282-206
Proposed Site Sections PL-1282-301A
Proposed Arts Entrance & West Sections PL-1282-302A
Proposed North Section PL-1282-303A
Proposed Courtyard & East Sections PL-1282-304A
Proposed Green Roof Details PL-1282-401A
Proposed Glazing Details PL-1282-402A
Proposed Copper Roof Details PL-1282-403A
Proposed Basement Stair Wall Detail PL-1282-404

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby approved shall proceed in strict accordance with the details set out in the Arboricultural Impact Assessment & Method Statement ref GH1921 dated 08/09/2020 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

4. Before the development hereby approved is first occupied or utilised, the turning and parking shown on the approved plan PL-1282-101B must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

5. Prior to first use or occupation of the development hereby approved, a scheme showing details of the proposed cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority, thereafter the approved scheme shall be fully implemented and available for use prior to first use or occupation of the development, and the cycle provision shall be maintained, kept free from obstruction and available for the purposes specified in perpetuity.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

6. No external lighting shall be installed until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details, and no other external lighting shall be installed.

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

7. Prior to first use or occupation of the development, and prior to the installation of any extraction plant and associated ductwork, a written Noise & Odour Report(s) regarding the operating odour risk management and noise levels of specific equipment to be installed shall be submitted to the Local Planning Authority, along with the calculated effect upon nearby properties. The Report(s) should predict the likely external noise

impact on sensitive receptors in the area and provide mitigation to prevent loss of amenity from noise and odours, and measures to prevent creeping noise & odour impacts following completion of the development (for example installation of timers to control hours of plant operation, and maintenance of baffles and filters).

The noise report should contain details of background sound measurements of when the plant is likely to be in operation, against the operational plant sound level as it would impact upon local receptors. The ventilation system should be designed to minimise emissions using Guidance on the Control of Odour and the document titled Noise from Commercial Kitchen Exhaust Systems, produced by DEFRA. The required Report(s) shall be submitted to, and agreed in writing by, the Local Planning Authority, prior to the commencement of any work on the installation of the equipment; and shall then be installed fully in accordance with the agreed details prior to the development hereby approved being first occupied or brought into use, and subject thereafter to routine maintenance and cleansing in accordance with manufacturers' instructions.

Reason: In order to protect the living conditions of surrounding residential properties.

8. The works shall proceed in strict accordance with the Biodiversity Plan prepared by KP Ecology Ltd, dated 27 August 2020, and the biodiversity mitigation and enhancement measures described therein shall be implemented in full in accordance with the specified timetable(s) in the approved Biodiversity Plans, and maintained in the condition described in perpetuity.

Reason: To minimise impacts on biodiversity.

9. Prior to commencement of the works to the Main Georgian House and Tudor and Digby Wings, the Council's Conservation Officer and the Applicant shall agree a Schedule of dates/points of progress, for the inspection of the progress of the works, by the Council's Conservation Officer. This Schedule shall include an agreed set of repair phases at which point the progress of the works shall be inspected. Thereafter, works must proceed in accordance with agreed Inspection Schedule, and the Council's Conservation Officer shall be made aware of progress when works at each of these agreed phases is reached, to allow inspection by the Council's Conservation Officer. The works must be completed, prior to first use or occupation of any part of the site.

Reason: To ensure the restoration of the historic core of the building proceeds in conjunction with the new build elements, to allow progress by the Council's Conservation Officer to be monitored, in the interests of safeguarding the historic building at risk

10. Works to the Main Georgian House and Tudor and Digby Wings, are to commence no later than the commencement of the development above damp course level, of the extensions shown in beige on the approved plan PL-1282-101B (masterplan).

All works to the Main Georgian House and Tudor and Digby Wings shall proceed in strict accordance with a Room by Room Schedule of Works and Phasing Plan, which must be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of any works above damp course level. Thereafter, the works must be completed in accordance with the details as agreed for each room in the Room by Room Schedule of Works and Phasing Plan, and each room must be completed, prior to first use or occupation of any part of the site. The Room by Room Schedule and Phasing Plan shall include a detailed schedule and drawings of all of the works that are proposed for each room, and a phasing plan which shall detail when the identified works to each room will be carried out in full.

Reason: To ensure the restoration of the historic core of the building proceeds in conjunction with the new build elements, in the interests of safeguarding the historic building at risk.

11. Prior to the erection of new walls as shown on approved plans PL-1282-203A and, PL-1282-202, sample panels measuring at least 1 metre by 1 metre, demonstrating the proposed materials, showing colour, texture, coursing, mortar mix and pointing detail, shall be constructed on site for the inspection and approval in writing of the Local Planning Authority.

Prior to installation of the new superstructure roof, samples of materials for the roof coverings, shall be made available on site for the inspection and approval in writing of the Local Planning Authority.

Construction of the new walls and roofs shall not commence until the samples have been approved in writing by the Local Planning Authority, and thereafter development shall proceed in accordance with the approved details.

Reason: To safeguard the character of the locality in the interests of the appearance of the development, and in the interests of the heritage asset.

12. The soft landscaping shall proceed in accordance with the agreed details as shown on approved plans Tree and Shrub Planting Front Garden SH0978, Tree and Shrub Planting Rear Garden SH0979, and in accordance with the Plants list and Maintenance Programme prepared by Marshall James Garden Development Ltd. The approved landscaping scheme shall be implemented in the first planting season November – March immediately following the substantial completion of the development.

If within a period of 15 years from the date of substantial completion of the development, any tree/plant, or any tree/plant planted in replacement for it, is removed, uprooted, destroyed, dies, becomes seriously damaged or defective, another tree/plant of the same species and size as that originally planted shall be replanted.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality and in the interests of the setting of the heritage asset.

13. Prior to commencement of the development hereby approved, excluding the sewer diversion and tree felling works, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include vehicular routes, anticipated deliveries, timings of deliveries & delivery hours, contractors' arrangements (compound, storage, parking, turning, surfacing, drainage facilities), a scheme of appropriate signing of vehicle routes to the site, route plan for contractors and suppliers, temporary traffic management arrangements.

The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

14. Prior to the installation or construction of any 'artists pods', a scheme accompanied by scale drawings showing the design, construction details, materials, colour, finish shall

be submitted to and approved in writing by the Local Planning Authority. Thereafter these structures shall be installed in accordance with the agreed details.

Reason: In the interests of the appearance of the development and the setting of the heritage asset.

15. Prior to the construction of the compounds for the refuse and recycling store, and substation, as shown on approved plan PL - 1282 – 101B a scheme accompanied by scale drawings showing the design, construction details, materials, colour, finish shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these structures shall be installed in accordance with the agreed details prior to first use or occupation of the development hereby approved.

Reason: In the interests of the appearance of the development and the setting of the heritage asset.

16. No development above damp proof course shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the Local Planning Authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding & associated nuisance, to improve and protect water quality, and to improve habitat and amenity.

17. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175.

Should any contamination be found requiring remediation, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be carried out to a timescale to be first agreed with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

18. Prior to the installation or erection of all new and replacement gates, a scheme accompanied by scale drawings showing the design, construction details, materials, colour, finish shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these structures shall be installed in accordance with the agreed details prior to first use or occupation of the development hereby approved.

Reason: In the interests of the appearance of the development and the setting of the heritage asset.

APPLICATION NUMBER: WD/D/20/002081

APPLICATION SITE: Sherborne House, Newland, Sherborne, DT9 3JG

PROPOSAL: Re-use of Sherborne House as exhibition, events, function, restaurant and office space, with associated repair and extension

DECISION: Granted, subject to conditions.

CONDITIONS:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan S-1282-01A
Existing Site Plan (Topo) S-1282-02
Existing Site Section AA S-1282-04
Existing Basement Plan S-1282-05B
Existing Ground Floor Plan S-1282-06B
Existing First Floor Plan S-1282-07B
Existing Second Floor Plan S-1282-08B
Existing Roof Plan S-1282-09A
Elevation and Section Key S_1282-10
Existing South and North 2 Elev S-1282-11
Existing South 2 and West Elev S-1282-12
Existing East Elev S-1282-13A
Existing West 2, North, East 2 Elev S-1282-14
Existing Wall Elevation 1 & 2 S-1282-15
Existing Newland Boundary Wall Elev S-1282-16A
Existing Section A-A & B-B S-1282-17
Existing Section C-C, D-D & E-E S-1282-18

Proposed Masterplan PL-1282-101B
Proposed New & Existing Extents PL-1282-102
Previous Planning Approvals PL-1282-103
Proposed Site Plan PL-1282-104B
Proposed Basement Plan PL-1282-105
Proposed Ground Floor Plan PL-1282-106B
Proposed First Floor Plan PL-1282-107E
Proposed Second Floor Plan PL-1282-108F
Proposed Roof Plan PL-1282-109B

Proposed South Elevation PL-1282-201A
Proposed West Elevation PL-1282-202A
Proposed East Elevation PL-1282-203A
Proposed North Elevation PL-1282-204A
Proposed North Weathered Elevation PL-1282-205A
Proposed West Wall Elevation PL-1282-206

Proposed Site Sections PL-1282-301A
Proposed Arts Entrance & West Sections PL-1282-302A
Proposed North Section PL-1282-303A
Proposed Courtyard & East Sections PL-1282-304A

Proposed Green Roof Details PL-1282-401A
Proposed Glazing Details PL-1282-402A
Proposed Copper Roof Details PL-1282-403A
Proposed Basement Stair Wall Detail PL-1282-404

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Works to the Main Georgian House and Tudor and Digby Wings, are to commence no later than the commencement of the superstructure works above damp course level to the extensions shown in beige on the approved plan PL-1282-101B (masterplan).

All works shall proceed in strict accordance with a Room by Room Schedule of Works, which must be provided to and agreed in writing by the Local Planning Authority, prior to the commencement of works to each room. Thereafter, the works must be completed in accordance with details as agreed in each Room by Room Schedule of Works, and each room must be completed to the satisfaction of the Local Planning Authority, prior to first use or occupation of any part of the site.

Reason: To ensure the restoration of the historic core of the building proceeds in conjunction with the new build elements, in the interests of safeguarding the historic building at risk.

4. Prior to commencement of the works to the Main Georgian House and Tudor and Digby Wings, the Council's Conservation Officer and the Applicant shall agree to a Schedule of agreed dates/points of progress, for the inspection of the progress of the works, by the Council's Conservation Officer. This Schedule shall include an agreed set of repair phases at which point the progress of the works shall be inspected. Thereafter, works must proceed in accordance with agreed Inspection Schedule, and the Council's Conservation Officer shall be made aware of progress when works each of these agreed phases is reached, to allow inspection by the Council's Conservation Officer. The works must be completed to the satisfaction of the Local Planning Authority, prior to first use or occupation of any part of the site.

Reason: To ensure the restoration of the historic core of the building proceeds in conjunction with the new build elements, to allow progress by the Council's Conservation Officer to be monitored, in the interests of safeguarding the historic building at risk.

5. Prior to the erection of new walls as shown on approved plans PL-1282-203A and, PL-1282-202, sample panels measuring at least 1 metre by 1 metres, demonstrating the proposed materials, showing colour, texture, coursing, mortar mix and pointing detail, shall be constructed on site for the inspection and approval in writing of the Local Planning Authority.

Prior to installation of the new superstructure roof, samples of materials for the roof coverings, shall be made available in site for the inspection and approval in writing of the Local Planning Authority.

Construction of the new walls and roofs shall not commence until the samples have been approved in writing by the Local Planning Authority, and thereafter development shall proceed in accordance with the approved details.

Reason: To safeguard the character of the locality in the interests of the appearance of the development, and in the interests of the heritage asset.

6. Prior to all repointing or repair to the front roadside wall, and prior to the widening of the eastern entrance, a sample area of wall, measuring at least 1 metre by 1 metres, demonstrating the proposed pointing detail, mortar mix, and replacement brick materials, shall be completed on site for the inspection and approval in writing of the Local Planning Authority. Thereafter, repairs of the wall, and widening of the eastern entrance shall proceed in strict accordance with the approved details.

Reason: To safeguard the character of the locality in the interests of the appearance of the development, and in the interests of the heritage asset.