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DORSET COUNCIL - WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 14 NOVEMBER 2019

Present: Cllrs Simon Christopher (Chairman), David Gray (Vice-Chairman), Pete Barrow, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Louie O'Leary, David Shortell, Sarah Williams and Kate Wheller

Also present: Cllr David Walsh

Officers present (for all or part of the meeting):

Bob Burden (Senior Planning Officer), Philip Crowther (Senior Solicitor - Planning), Colin Graham (Engineer (Development Liaison) Highways), Ian Madgwick (Transport Development Liaison Engineer), Debbie Redding (Development Manager), Emma Telford (Senior Planning Officer) and Denise Hunt (Senior Democratic Services Officer)

51. Apologies

No apologies for absence were received at the meeting.

52. Declarations of Interest

Cllr David Gray declared a non pecuniary interest in Application WP/19/00476/FUL - Site of 8-10 Dorchester Road, Weymouth (minute 56) as he lived next door to the application site. He would therefore leave the room and not take part in the debate or vote on this application.

53. Minutes

The minutes of the meeting held on 3 October 2019 were confirmed and signed.

54. Public Participation

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

55. Planning Applications

Members considered written reports submitted on planning applications as set out below.

56. WP/19/00476/FUL - Site of 8-10 Dorchester Road, Weymouth

Cllr Gray left the room and did not take part in the debate or vote during consideration of the item.

The Senior Planning Officer introduced the application to demolish the existing dwellings and erect 3 blocks of flats (31 flats in total) with car parking, cycle and refuse storage. The revised recommendation and some additional conditions had been included in an update sheet that was circulated to the Committee at the meeting.

He conveyed the observations of the Housing Enabling Officer that it would be very difficult to find a social housing provider who would be prepared to manage two individual flats within larger blocks of a different tenure. Recently providers had wanted to sell flats in blocks where they did not own the freehold, as they were unable to influence the management of the blocks, particularly in relation to fire safety and risk assessments. There were a number of affordable housing schemes being worked on in the area that would benefit from financial assistance, therefore in this instance it was decided that a financial contribution would be acceptable.

Members were shown a location plan and site plan that identified the Conservation Area boundary and included block C at the rear of the site and although this was outside of the Conservation Area, it was recognised that this would have an impact.

Also shown were the elevations and floor plans, including Blocks A and B elevations which picked up on the proportions and fenestration of the neighbouring properties, in particular, the adjacent listed building Cranford House.

The plans for Block C had been amended to mitigate the impact on residents at 8 Ricketts Close, by cutting back the elevation on the south east and south west elevations and moving the extension to improve outlook and daylight in line with Building Research Establishment (BRE) guidelines. The relationship of the buildings was now acceptable in residential amenity terms and it was difficult to construct an argument to suggest that the loss of daylight was such as to provide a reason for refusal.

A street scene slide showed the previously approved flats, which demonstrated the standardised elevation treatment and fenestration of that scheme. The contrast with the current proposal was explained including the reduction in overall mass, the design treatment in the spirit of a Victorian villa influence and with Block B moved further away from Cranford House.

Photos were shown of Cranford House, the site frontage with derelict properties, Rembrandt Hotel site access and rear car park, College Lane (access), the existing dwellings and unkempt garden area, the rear of all properties and the site relative to 8 Ricketts Close showing windows on the side elevation.

The Key Planning Matters were outlined including the principle of development, heritage impact, scale, design, character, appearance and amenity. In respect of heritage impact, there were significant public benefits of the scheme that clearly outweighed the harm to the setting of the listed building, including improvement to the extant scheme in terms of design and reduced massing, removal of the dilapidated buildings and the provision of much needed housing and contribution towards affordable housing.

The District Valuer had advised that the scheme was not viable for on-site provision of 35% affordable housing and the Housing Enabling Officer was content with reduced provision as a financial contribution that would be outlined in a Section 106 Agreement.

Andy Loudon, who lived in a neighbouring property, addressed the Committee with his principle concern that the windows in his lounge would overlook block C and cause significant reduction in light. He also highlighted the dominance of a building 5-10 metres away from his property when the building on this site was currently 40-50 metres away. He questioned why Block C had not been positioned closer to Block B than Ricketts Close.

Carol Evans, the applicant's agent, addressed the Committee in support of the scheme, stating that the scale of the buildings reflected the area and was effective use of brownfield land. She referred to the design and quality of the scheme that was an improvement on the extant approved application. There was no material harm in loss of light or amenity in relation to Block C. The parking shortfall of 2 spaces had been based on the 2011 calculator, but this had been offset by greater amenity space above the minimum standards. The District Valuer had agreed an equivalent of £87.5k off site affordable housing contribution that could be used more effectively elsewhere in the town.

The Senior Planning Officer advised that the existing permission on this site had been recommended for refusal by officers and was approved by the Planning Committee. This application was an opportunity to provide a scheme that was a better standard of design and more appropriate in scale.

The Highways Officer confirmed that the parking arrangement was acceptable given the sustainability of the location along a bus route and near to the train station, shops, and educational establishments in a safer routes to school area, electric charging points and cycle parking.

Members considered that this was a prime brownfield site that should be used for housing. It was an improvement on the previously granted application with a good design that respected the area.

Members discussed whether 3 electric vehicle charging points were sufficient and were advised that this could be increased in negotiation with the applicant if necessary by way of condition. However, there was no status in policy at this stage to indicate that there should be one charging point per parking space.

Further to a question it was confirmed that the access to Block C from College Lane was private highway with legal right of vehicle access to the site. Maintenance of the lane was the responsibility of the owner and as College Lane was included in the application site, notices had been served to make the owner aware of this. In terms of pedestrian access, there were 2 paths that avoided using College Lane.

Proposed by Cllr Ireland, seconded by Cllr Sarah Williams.

Decision: That authority be delegated to the Head of Planning to grant permission subject to

- **the completion of a Legal Agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure an Affordable Housing Contribution of £87,500.00 index-linked using RPI from the date of this committee report, in lieu of on-site provision**
- **submission of details of an acceptable surface water drainage system; the installation, maintenance and management of which to be controlled by appropriate planning conditions;**

and the conditions and reasons outlined in the appendix to these minutes, including the 2 additional conditions outlined in the update sheet.

57. WD/D/19/000613 - Land to north and west of Cockroad Lane, Beaminster

The Senior Planning Officer introduced the outline application to erect up to 58 dwellings, amenity space, landscaping, informal public open space, children's play area and the demolition of agricultural structures.

It was reported that the ward member indicated in the report was incorrect and should be Cllr Rebecca Knox. In addition, the number of units of affordable housing in paragraph 15.12 was 20.3 and not 16.24 units as outlined in the report. Members were reminded that the application was for up to 58 dwellings and therefore affordable housing provision would be based on the actual number of homes that were built.

Members were shown a location plan and aerial photo showing the relationship with the adjacent Clipper Teas building that was also to be redeveloped for housing in the future. The northern edge of the site went beyond the allocated site, mainly proposing strategic landscaping beyond the allocated site and providing for more housing within the allocated site. The removal of the equestrian outdoor riding area and other agricultural buildings would mean that this land became available for ecological enhancement and additional landscaping.

An illustrative layout demonstrated how the site might be developed and a strategic framework plan showed the interlinkages and vehicular access between the areas. Section 106 agreements for both sites would aim to

secure 2 pedestrian cycle links and vehicular link in a single integrated community approach.

Photos were shown of the area including the junction with the B3163, vehicular access to the site, stable/tack buildings/arena, the Dutch Barn, the northeast corner of the site, the site of the application looking west towards rising ground, a woodland corridor to be retained, the view to the south from the northern edge of the site and towards Broadwindsor Road, and the vehicular access for the other application.

The Key Planning Matters were outlined including that this was a residential development on an allocated site within the Defined Development Boundary and that provision of employment uses would be made at other more appropriate allocations. Affordable housing, visual impact on the AONB, ecology and highway safety were also mentioned.

Peter Dutton, the applicant's agent, addressed the Committee in support of the application for up to 58 homes that had been allocated in the Local Plan in a sustainable location. The scheme respected the location and the AONB and would assist the Council in addressing the land supply shortfall and the high levels of affordable housing need. There was no requirement for employment use on this site. A future reserved matters application would finalise the landscaping details and have regard to comments made by consultees. The 2 application sites would be brought together in cohesive applications and linkages, however it would be important to be able to access the site independently via Cockroad Lane.

The Highways Officer gave his view on the vehicular access for the proposed development as indicated in the report. Although not totally content with the separation of the allocation into 2 applications, there was no objection to the access off Cockroad Lane as the road was adequate, but this would be subject to condition. Although there was a need to provide for electric vehicle facilities, he advised the Committee to not be too prescriptive as the technology in respect of electric vehicles was changing rapidly.

In response to questions it was confirmed that there would be a similar level of employment provision in a more appropriate area that was informed by employment needs data.

Members questioned the density of the development given the comments of the Urban Design Officer contained in the report. They were advised that the layouts provided were illustrative at this stage and it was the principle of development under consideration for up to 58 dwellings.

Proposed by Cllr Nick Ireland, seconded by Cllr Louie O'Leary.

Decision: That authority be delegated to the Head of Planning to
A) Grant permission, subject to completion of a Legal Agreement under
Section 106 of the Town and Country Planning Act (as amended) in a
form to be agreed by the Legal Services Manager to secure the
following:

- 35% affordable housing on-site (plus payment of a financial contribution for any “part dwelling” shortfall on the 35% figure - index linked)
- provision of vehicular access road link to the other BEAM1 Policy land (application WD/D/18/000115)
- provision of 2 other pedestrian/cycle links to the other BEAM1 Policy land
- details of the provision, management and maintenance of the public open space/landscaping

All S106 contributions shall be index linked using RPI from the date of committee resolution

and subject to planning conditions outlined in the appendix to these minutes.

B) Refuse permission for the reasons outlined in the appendix to these minutes if the agreement is not completed within 6 months of the committee resolution or such extended time as agreed by the Head of Planning.

58. WP/19/00370/FUL & WP/19/00371/LBC - Maiden Street Methodist Church, Maiden Street, Weymouth

The Senior Planning Officer introduced the two applications for the reconstruction and change of use of a church to 25 apartments and remedial works to the existing house.

An additional condition in relation to the Construction Management Plan had been included in an update sheet that was circulated to members at the meeting.

Members were shown a location plan, site plan, elevations, floor plans and aerial photograph of the site currently occupied by the shell of a grade II listed former church and minister's house. In 2002, the church suffered a fire which destroyed the roof and upper walls and had been left open to the elements since that time.

A new steel framed glazed rose window was proposed to replace the stone rose window lost as a result of the fire. The stone banding around the new window would match the stone and brickwork on the existing building that would be subject to condition.

Photographs of the existing building taken from St Edmund Street and the surrounding area were shown. The key planning matters were outlined including principle of development, heritage, affordable housing and parking. In relation to heritage, it was noted that there was a need to balance the harm to the existing building already caused by the fire and subsequent exposure to the elements. Although the application did not offer a faithful reconstruction, the harm from that was outweighed by safeguarding and preserving what remained of the building, the benefits of housing provision and visual

improvement of the building in the Conservation Area. A viability assessment considered by the District Valuer concluded that affordable housing provision would not be financially viable.

Robert Gardner, the applicant's agent, addressed the Committee and provided background on the application site. Since the fire in 2002, some demolition work had been carried out and scaffolding erected inside the walls of the building. Previous permissions had not been successful due to viability issues. This application was the culmination of 3 years of hard work and consultation with Historic England in order to get as much detail and quality into the building whilst maintaining viability. Residential amenity had been considered from the outset and public consultation had been widely attended with people largely supportive of the scheme. The application presented a unique opportunity to start the next chapter in the building's history, rejuvenate the site and improve the Conservation Area.

Members were pleased with this scheme. In response to a question it was confirmed that the original stone rose window had been destroyed in the fire and could only be replaced at huge expense which had an impact on the viability of previous schemes.

Members asked how redevelopment would affect residents of Helen Lane and was informed that the additional condition in the update sheet was in relation to a construction traffic management plan in order to safeguard residents and other highways users during construction. However, the scale of highway licencing required was not known at this stage and that this would become apparent once the detail of the construction was finalised.

Proposed by Cllr Louie O'Leary, seconded by Cllr Kate Wheller.

WP/19/00370/FUL

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes including the additional condition outlined in the update sheet.

Proposed by Cllr Louie O'Leary, Seconded by Cllr Nick Ireland.

WP/19/00371/LBC

Decision: That the application for Listed Building Consent be granted subject to the conditions outlined in the appendix to these minutes.

59. Urgent items

There were no items of urgent business.

On conclusion of the meeting the Committee formally thanked Debbie Redding (Development Manager) and Ian Madgwick, (Highways Engineer) for their support to the Committee as this was their final meeting.

Duration of meeting: 2.00 - 3.40 pm

Chairman

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APPLICATION NUMBER: WP/19/00476/FUL

APPLICATION SITE: Site of 8-10 Dorchester Road, Weymouth

PROPOSAL: Demolish Existing Dwellings and erect 3 no. blocks of flats (31 flats in total) with car parking, cycle and refuse storage.

Decision:

DELEGATED to Head of Planning to Grant Permission subject to -

- the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure an Affordable Housing Contribution of £87,500.00 index-linked using RPI from the date of this committee report, in lieu of on-site provision;
 - submission of details of an acceptable surface water drainage system; the installation, maintenance and management of which to be controlled by appropriate planning conditions;
 - plus the conditions as detailed below:
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:

2018-18-21 Rev.C -	Block & Location Plans
2018-18-22 Rev.C -	Site Plan
2018-18-23 Rev.A -	Blocks A & B Floor Plans
2018-18-24 -	Block A Elevations
2018-18-25 Rev.B -	Block B Elevations
2018-18-27 Rev.B -	Street Elevations
2018-18-28 Rev.A -	Bin & Cycle Stores
	Plans of Existing Building
	Elevations of Existing Building
2018-18-33 Rev.A -	Block C Floor Plans & Elevations
2018-18-34 -	Drainage Strategy

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

3. Prior to the commencement of the development, details of the make, type and colour of all materials to be used externally on each part of the development, shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out using the approved materials.

REASON: To ensure that the materials are clearly specified.

4. Prior to the occupation of the first dwelling, the access, turning and parking, cycle parking and bin store facilities shown on Drawing Number 2018-18-22 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

REASON: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

5. Prior to the commencement of the development, details of all hard and soft landscaping, including ground surface area materials, the species and size of tree planting and the protection measures to be employed for existing trees as shown on the approved site plan 2018-18-22 rev C, shall be provided to and approved in writing by the local planning authority. All hard and soft landscaping 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 a programme agreed in writing with the Local Planning Authority.

REASON: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

6. The obscure glazing as shown on the approved plan for Block C, reference 2018-18-33A shall be installed prior to the occupation of the dwelling to which it relates and shall be kept as obscure glazing at all times thereafter.

REASON: In the interests of the privacy and amenity of residents.

7. A historical record of the house and grounds at No.8 and No.10, including the interior and exterior of the buildings, shall be carried out and submitted to the Local Planning Authority and shall include photographs and plans to be agreed with the Local Planning Authority, prior to demolition commencing.

REASON: To ensure that an adequate record is made in the interests of historic information.

8. The development shall be carried out in accordance with the approved Biodiversity Mitigation and Enhancement Plan dated 31 May 2019. The installed measures shall be retained thereafter.

REASON: In the interests of nature conservation.

9. The development hereby approved shall not be first occupied until charging points for plug-in and other ultra-low emission vehicles have been installed on site as shown on the approved plans and shall be permanently retained as such thereafter.

REASON: To promote the use of more sustainable transport modes.

APPLICATION NUMBER WD/D/19/000613

APPLICATION SITE: Land to north and west of Cockroad Lane, Beaminster

PROPOSAL: Erect up to 58 dwellings, amenity space, landscaping, informal public open space, and children's play area. Demolition of agricultural structures (outline).

Decision:

Delegated to the Head of Planning to

(A) Grant permission, subject to completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the following:

- 35% affordable housing on-site (plus payment of a financial contribution for any "part dwelling" shortfall on the 35% figure - index linked).
- provision of vehicular access road link to the other BEAM1 Policy land application (WD/D/18/000115)
- provision of 2 other pedestrian/cycle links to the other BEAM1 Policy land
- details of the provision, management and maintenance of the public open space/landscaping

All S106 contributions shall be index linked using RPI from the date of committee resolution

And subject to the following conditions:

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

Location Plan – 8655-B1-03 Rev A
Proposed access arrangements 1631/10 Rev C

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

2 Approval of the details of the layout, scale and appearance of the building(s), the landscaping of the site (hereinafter called the Reserved Matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: To ensure the satisfactory development of the site.

3 Application for approval of any 'reserved matter' must be made 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 92 of the Town and Country Planning Act 1990.

4 The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

5 This outline permission is for up to a maximum of 58 dwellings. The final number of dwellings will be determined by an assessment of the matters reserved having regard to the relevant objectives of Policy BEAM1, the sensitive location of the site at the periphery of the settlement, the provision of appropriate public open space, the attenuation pond and the achievement of additional structural woodland and other planting.

REASON: To clarify that the maximum number of dwellings approved in this application will be determined by an assessment of the reserved matters.

6 Prior to commencement of the development hereby approved a Construction Traffic Management Plan and programme of works will be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

REASON: In order to protect residential amenity.

7 No development shall take place until a detailed and finalised surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and with due consideration of the construction phase, has been submitted to, and approved in writing by the local planning authority. The scheme shall include all required clarification of associated works to third party assets, in addition to substantiation of the main surface water management scheme, shall be fully carried out in accordance with the approved details before any dwelling is first occupied.

REASON: To prevent the increased risk of flooding, to protect third party assets, and to improve & protect water quality

8 No development shall take place until details of responsibility, maintenance and management of the surface water sustainable drainage scheme and associated infrastructure have been submitted to and approved in writing by the local planning authority. The scheme shall be fully implemented and thereafter managed and maintained in accordance with the approved details. The scheme shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

REASON: To ensure future operation and maintenance of the surface water drainage system and to prevent the increased risk of flooding.

9 Any reserved matters application for layout shall include details of the attenuation pond including location, depths and cross-sections. The attenuation pond shall be completed ready for use prior to the occupation of any of the dwellings hereby approved. The attenuation pond shall be retained thereafter.

REASON: To ensure future operation and maintenance of the surface water drainage system and to prevent the increased risk of flooding.

10 No construction of any dwelling hereby approved shall be first commenced until details of the finished floor level(s) of the building(s) hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity

11 No development shall take place until all existing trees, shrubs and other natural features not scheduled for removal have been fully safeguarded and fenced in accordance with a scheme to be first approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of the works on site. No unauthorised access or placement of goods, fuels and chemicals, soil or other materials shall take place inside this fenced area. The soil levels within the fenced area shall not be raised or lowered and no trenching or excavation shall take place. In the event that protected trees (or their roots) become damaged, are lost or become otherwise defective in any way during such period, the Local Planning Authority shall be notified immediately and a programme of remedial action as directed by the Local Planning Authority shall be carried out within a timescale to be specified by the Local Planning Authority.

REASON: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity.

12 Prior to the commencement of any works pursuant to this permission the developer shall submit a Remediation Scheme for the written approval of the Local Planning Authority including:

1. a 'desk study' report documenting the site history.
2. a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment.
3. a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.
4. a detailed phasing scheme for the development and remedial works.

The Remediation Scheme, as approved in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall provide written confirmation that all works were completed in accordance with the agreed details, and a verification report with validation testing as necessary provided to the local planning authority.

REASON: To ensure potential land contamination is satisfactorily addressed.

13 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 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 which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure risks from contamination are minimised.

14 No dwelling shall be first occupied until a Biodiversity Mitigation and Enhancement Plan (based on the BMEP dated 18 October 2019) shall first have been fully carried out in accordance with details which shall first have been submitted to and agreed in writing by the local planning authority. All works within the BMEP shall be carried out in accordance with the agreed timescale unless otherwise agreed in writing by the local planning authority. The completed works and management requirements in the approved BMEP scheme shall be retained and continue thereafter.

REASON: In the interests of ensuring nature conservation interests are fully addressed.

15 No dwelling shall be first occupied until a Landscape and Ecology Management Plan (LEMP) shall first have been fully carried out in accordance with details which shall first have been submitted to and agreed in writing by the local planning authority. The LEMP shall be carried out in accordance with the agreed timescale unless otherwise agreed in writing by the local planning authority. The completed LEMP scheme shall be permanently retained thereafter.

16 No dwelling shall be first occupied until details of a lighting scheme for the site shall first have been submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with the approved details.

REASON: To minimise light pollution.

17 No development shall commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Local Planning Authority. No dwelling shall be first occupied until the agreed scheme has been fully carried out, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the proper and appropriate development of the site.

18 No development shall be commenced until full details of the bridge design to cross the River Brit tributary into the site shall first have been submitted to and approved in writing by the local planning authority. The design shall include measures to facilitate wildlife habitat and wildlife passing beneath its structure (to reach the woodland either side). The bridge shall not be constructed otherwise than in accordance with such details as have been agreed. No other part of the development hereby approved (apart from the new section of access road from Cockroad Lane) shall be commenced until the bridge has been completed, unless otherwise first agreed in writing by the local planning authority.

REASON: To ensure the satisfactory construction, design and materials are provided in the interests of highway safety and nature conservation.

19 As part of any reserved matters application relating to design, details shall be provided to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development. Thereafter the development shall be carried out in accordance with such details as have been approved by the Local Planning Authority.

REASON: To ensure that adequate provision is made to enable occupiers of and visitors to the development to be able to charge their plug-in and ultra-low emission vehicles.

20 No dwelling hereby approved shall be first occupied until a Travel Plan (based on the submitted February 2019 Plan) shall first have been submitted to and approved in writing by the local planning authority. The Travel Plan shall include; targets for sustainable travel arrangements; effective measures for the on-going monitoring of the Travel Plan; a commitment to delivering the Travel Plan objectives for a period of at least 5 years from first occupation of any dwelling on the development; effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development. The development shall be implemented in accordance with the agreed Travel Plan.

REASON: To mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

21 No dwelling shall be constructed above Damp Proof Course level until all existing buildings/structures between the stream and the west side of Cockroad Lane, and the section of building north-west of the point where the stream crosses Cockroad Lane shall have been removed.

REASON: In the interests of visual amenity and to facilitate the enhancement of landscaping and nature conservation measures.

Informatives –

i) National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by: offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

ii) Community Infrastructure Levy

This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. CIL will be calculated at Reserved matters stage. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

iii) Highways Informative:

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under **Section 38 of the Highways Act 1980**, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at **Estate Road Construction (adopted or private)** Development team, Dorset Highways, Environment and the Economy, Dorset Council, County Hall, Dorchester, DT1 1XJ.

iv) Rights of Way Informative:

The site is affected by public rights of way; the applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Developments, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect.

v) Informative: Lead Local Flood Officer -

All works or structures proposed to channels with the status of Ordinary Watercourse, such as that aligned through the site and crossing beneath Broadwindsor Road, that offer either permanent or temporary obstruction to flow, will require prior Land Drainage Consent (LDC) from Dorset Council's Flood Risk Management function, as Lead Local Flood Authority, in accordance with s23 of the Land Drainage Act 1991. The current proposals are likely to necessitate some in-channel working and the modification or removal of existing structures, together with the construction of a new surface water outfall and access bridge. The requirement for prior LDC is independent of any planning permission that may be granted.

AND (B) Refuse permission for the reasons set out below if the agreement is not completed within 6 months of the committee resolution or such extended time as agreed by the Head of Planning.

1. In the absence of a satisfactory completed Section 106 agreement the scheme fails to ensure provision of the affordable housing on site and any necessary financial contribution for off-site provision. Hence the scheme is contrary to policy HOUS1 of the West Dorset, Weymouth and Portland Local plan 2015.

2. In the absence of a satisfactory completed Section 106 agreement the scheme fails to ensure the provision of a vehicular access link road constructed to link with the other part of the BEAM1 land allocation. The absence of this link would result in an undesirable cul-de-sac development, lacking permeability and inter-connectivity with the wider BEAM1 allocation to the detriment of fostering community and causing inconvenience for road users. Hence the scheme would be contrary to Policies BEAM1 and ENV11 of the Local Plan.

3. In the absence of a satisfactory completed Section 106 agreement the scheme fails to ensure the provision of two pedestrian/cycle links to link with the other part of the BEAM1 land allocation. The absence of these links would result in an undesirable cul-de-sac development, lacking permeability and inter-connectivity with the wider BEAM1 allocation to the detriment of fostering community and causing inconvenience for road users. Hence the scheme would be contrary to Policies BEAM1 and ENV11 of the Local Plan.

4. In the absence of a satisfactory completed Section 106 agreement the scheme fails to ensure the satisfactory management and maintenance of the public open space and landscaping. Hence the scheme would be contrary to policies BEAM1, COM1 and COM 4 of the Local Plan.

APPLICATION NUMBER: WP/19/00370/FUL and WP/19/00371/LBC

APPLICATION SITE: Maiden Street Methodist Church, Maiden Street, Weymouth

PROPOSAL: Reconstruction and change of use of church to 25 No. apartments and remedial works to existing house.

WP/19/00370/FUL

Decision: Permission granted subject to the following conditions:

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

Location Plan - Drawing Number 460-P-13 received on 03/05/2019
Proposed Floor Plan - Drawing Number 460-P-01B received on 03/05/2019

Proposed Floor Plan Level 1 - Drawing Number 460-P-02 received on 03/05/2019

Proposed Floor Plan Level 2 - Drawing Number 460-P-03 received on 03/05/2019

Proposed Floor Plan Level 3 - Drawing Number 460-P-04 received on 03/05/2019

Proposed Floor Plan Level 4 - Drawing Number 460-P-05 received on 03/05/2019

Proposed Mezzanine Floor Plan - Drawing Number 460-P-06 received on 03/05/2019

Proposed Front Elevation - Drawing Number 460-P-09 received on 03/05/2019

Proposed East Elevation - Drawing Number 460-P-11 received on 03/05/2019

Proposed Roof Plan - Drawing Number 460-P-12 received on 03/05/2019

Proposed Site Plan - Drawing Number 460-P-14A received on 03/05/2019

Building Elevations - Drawing Number 17-0101c received on 03/05/2019

Building Elevations - Drawing Number 17-0101b received on 03/05/2019

Outline Floor Plans - Drawing Number 17-0101a received on 03/05/2019

Topographical Survey - Drawing Number 16-1216a received on 03/05/2019

Proposed Mitchell Street Elevation - Drawing Number 460-P-08A received on 12/09/2019

Proposed Rear Elevation - Drawing Number 460-P-10A received on 12/09/2019

Proposed Viewpoints to Balconies and Lights - Drawing Number 460-P-15B received on 12/09/2019

Proposed Part Maiden Street Elevation - Drawing Number 460-P-16 received on 12/09/2019

Proposed Typical Section Drawing No. 460/P/07 Rev A received on 12/09/2019

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

2. 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).

3. Prior to the commencement of development, a method statement and schedule of works to be undertaken to enable the scaffolding to be removed and for the building to be made safe, shall be submitted to and approved in writing by the local planning authority. Such a method statement and schedule shall include a

reasonable description of all making good and remedial works likely to be necessary, once the scaffolding has been taken down, to allow the approved rebuild and conversion works to be implemented and the dates on which the scaffolding shall be removed. In addition, once the scaffolding has been removed, a structural survey of the Chapel and the Minister's House shall be submitted to the Local Planning Authority within 4 weeks of the scaffolding being removed. The schedule of works shall specify the use and type of materials proposed. The development shall be carried out in accordance with the approved method statement and schedule unless otherwise approved in writing by the local planning authority.

Reason: To enable the building to be made safe to allow surveys to take place and in the interests of the structural integrity and appearance of the listed building.

4. Prior to the occupation of the first dwelling, the cycle parking facilities shown on Drawing Number 460/P/01 B must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

REASON: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

5. No works shall take place, other than those works required for health and safety reasons which have been first agreed in writing with the Local Planning Authority under condition 3, until the applicant has carried out a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. This scheme shall cover archaeological fieldwork together with post- excavation work and publication of the results.

REASON: To safeguard and/or record the archaeological interest on the site.

6. Prior to any development above slab level, a scheme of works for the enhancement and encouragement of biodiversity shall be submitted to and approved in writing by the local planning authority. This should include the provision of "bird bricks" or such other biodiversity enhancement methods as may be appropriate. The scheme of works as may be approved shall be implemented prior to the occupation of the dwellings and shall be permanently retained thereafter

REASON: To enhance the natural environment in accordance with national policy.

7. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment & Outline Drainage Management Plan, dated April 2019 and the following mitigation measures detailed therein:

1. Minimum finished floor level of 3.0m AOD.

REASON: To minimise the impact of future occupiers to the risk of flooding.

8. Prior to the first occupation of any dwelling a Flood Warning and Evacuation Plan shall be submitted to and agreed in writing by the Local Planning Authority. The approved Flood Warning and Evacuation Plan must be displayed in locations on the site agreed in writing by the Local Planning Authority before any part of the development hereby permitted is occupied or is brought into use. Thereafter, the Flood Warning and Evacuation Plan must be permanently displayed in the agreed locations.

REASON: To minimise the impact of future occupiers to the risk of flooding.

9. Prior to the first occupation of any dwelling, details of flood resilience measures to be installed shall be submitted to and agreed in writing by the Local Planning Authority. The agreed flood resilience measures shall be installed before first occupation of any dwelling.

REASON: To minimise the impact of future occupiers to the risk of flooding.

10. No development, except that permitted through condition 3, shall take place until a detailed and finalised surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, has been submitted to, and approved in writing by the planning authority. The necessary detailed design shall verify the existing drainage arrangements and clarify the proposed surface water management scheme. The scheme is to be implemented in accordance with the submitted details before the development is completed.

REASON: To prevent the increased risk of flooding, and to improve & protect water quality.

11. No development, except that permitted through condition 3, shall take place until details of responsibility; maintenance and management of the surface water sustainable drainage scheme and any associated infrastructure shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

REASON: To ensure future operation and maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

12. No development, except those works permitted under condition 3, shall take place until full survey drawings of the minister's house have been submitted to and approved in writing by the local planning authority.

REASON: To provide a baseline record of the building for the purpose of monitoring the approved alterations.

13. Prior to the commencement of the development, except those works permitted under condition 3, detailed plans and sections that show the proposed structural junction between the existing masonry and the proposed steel cladding shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure that there is minimal destruction of historic fabric and to clarify the appearance of these features.

14. Prior to the commencement of the development, except those works permitted under condition 3, detailed coloured elevations which distinctly and accurately show the separation of glazing to masonry and steel cladding shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure that the works are clearly itemised for the avoidance of doubt.

15. Prior to the commencement of the development, except those works permitted under condition 3, samples of the materials to be used that are intended to reconstruct missing structure and/or as noted to match existing walling and other built features as stated on the approved drawings shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out using the approved materials.

REASON: To ensure that the works are clearly itemised for the avoidance of doubt.

16. There shall be no works of demolitions during the bird nesting season unless under the supervision of a suitably qualified ecologist.

REASON: In the interests of “protected species” under the relevant Acts.

17. Prior to the commencement of the development, except those works permitted under condition 3, drawing details of all windows on all external elevations shall be prepared at a scale of 1:10 and sections at 1:5 and shall be submitted to, for approval in writing by, the local planning authority. Such details shall require all new window units to be of a slimline and double glazed design at a glazing depth no greater than twelve millimetres (12mm) and using black spacers. The windows shall be installed in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

18. Prior to the commencement of the development, except those works permitted under condition 3, details of the finish to all the external timber doors shall be submitted to, for approval in writing by, the local planning authority. The doors shall be finished in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

19. Prior to the commencement of the development, except those works permitted under condition 3, drawing details shall be prepared at a scale of 1:10 elevation for the rose window and a 1:5 section along with a section of the window reveal to show the exact depth of recess and also, details of the colour and finish of the steel frame of the rose window shall be submitted to, for approval in writing by, the local planning authority. The glazing of the rose window should be clear glass unless otherwise agreed in writing by the local planning authority. The rose window and frames shall be constructed in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

20. Prior to the commencement of the development, except those works permitted under condition 3, drawing details shall be prepared at a scale of 1:5 section of the frameless glass doors to the west elevation showing their exact position and method of fixing to the existing openings and showing them recessed behind the masonry. These doors shall be constructed in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

21. Prior to the commencement of the development, except those works permitted under condition 3, samples of the proposed zinc roofing and cladding material to be provided including colour and finish shall be submitted to, for approval in writing by, the local planning authority. The development shall be carried out in accordance with the samples approved.

REASON: In the interests of the appearance of the listed building.

22. Prior to the commencement of the development, except those works permitted under condition 3, stone and brick samples shall be provided for inspection on site by the Local planning Authority including a 1 metre (1m) sample wall panel showing any new pointing proposed. This will show the proposed mortar and method of pointing. Any raking out must be done by hand, the extent of pointing agreed before works commence and the submission of a mortar mix which should be a lime and sand mix (without the use of cement) is to be agreed with the Local Planning Authority before works commence. The walls shall thereafter be constructed in accordance with the samples approved.

REASON: In the interests of the appearance of the listed building.

23. Prior to the commencement of the development, except those works permitted under condition 3, details of all vent, extract, or flue locations shall be submitted as details on elevations and roof plans including details of their material and colour finish for approval in writing by, the local planning authority. Thereafter they shall be constructed and installed in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

24. Prior to the commencement of development, except those works permitted under condition 3, drawings of the existing and proposed sections of the ground floor and a schedule of work and method statement for all works and materials to be employed in the construction of the slab level shall be submitted to, for approval in writing by, the local planning authority. Such details shall include insulation, foundations, and any underpinning or tying in of ground treatment to the walls. At all times the existing outer walls are to be protected in situ whilst such works are underway. The development shall be implemented in accordance with the details approved.

REASON: In the interests of the integrity and appearance of the listed building.

25. Prior to the commencement of the development, except those works permitted under condition 3, details of the treatment of all internal masonry walls, shown in section and plan form, shall be submitted to, for approval in writing by, the local planning authority. The original walls should be protected from inappropriate use of gypsum and wall linings involving excessive puncturing of masonry with nails, screws or other similar invasive fixings. The works shall thereafter be implemented in accordance with the details approved.

REASON: In the interests of the integrity and appearance of the listed building.

26. Prior to the commencement of development, details in the form of sections and plans of the construction of the proposed inner steel frame shall be submitted to, for approval in writing by, the local planning authority. Such details shall include the measures for tying into the walls, including number of fixings, a separate roof construction plan and engineer's report. Thereafter the works shall be implemented in accordance with the details approved.

REASON: In the interests of the integrity of the listed building.

27. Prior to commencement of development hereby approved a Construction Traffic Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

REASON: To ensure the proper and appropriate development of the site in the interest of highway safety and amenity of nearby properties.

Informatives

1. The applicant is advised that this permission and listed building consent pertains only to the works, including demolitions and reconstructions, as illustrated on the approved plans. Any further works, additions, demolitions or other alterations as may be considered prior to, during or after the construction period may require separate listed building consent and/or planning permission. You may be open to legal action if you undertake unauthorised works to the listed building.

2. NPPF statement.

WP/19/00371/LBC

Decision:- Listed Building Consent Granted , subject to the following conditions:

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

Location Plan - Drawing Number 460-P-13 received on 03/05/2019
Proposed Floor Plan - Drawing Number 460-P-01B received on 03/05/2019
Proposed Floor Plan Level 1 - Drawing Number 460-P-02 received on 03/05/2019
Proposed Floor Plan Level 2 - Drawing Number 460-P-03 received on 03/05/2019
Proposed Floor Plan Level 3 - Drawing Number 460-P-04 received on 03/05/2019
Proposed Floor Plan Level 4 - Drawing Number 460-P-05 received on 03/05/2019
Proposed Mezzanine Floor Plan - Drawing Number 460-P-06 received on 03/05/2019
Proposed Front Elevation - Drawing Number 460-P-09 received on 03/05/2019
Proposed East Elevation - Drawing Number 460-P-11 received on 03/05/2019
Proposed Roof Plan - Drawing Number 460-P-12 received on 03/05/2019
Proposed Site Plan - Drawing Number 460-P-14A received on 03/05/2019
Building Elevations - Drawing Number 17-0101c received on 03/05/2019
Building Elevations - Drawing Number 17-0101b received on 03/05/2019
Outline Floor Plans - Drawing Number 17-0101a received on 03/05/2019
Topographical Survey - Drawing Number 16-1216a received on 03/05/2019
Proposed Mitchell Street Elevation - Drawing Number 460-P-08A received on 12/09/2019
Proposed Rear Elevation - Drawing Number 460-P-10A received on 12/09/2019
Proposed Viewpoints to Balconies and Lights - Drawing Number 460-P-15B received on 12/09/2019
Proposed Part Maiden Street Elevation - Drawing Number 460-P-16 received on 12/09/2019
Proposed Typical Section Drawing No. 460/P/07 Rev A received on 12/09/2019

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

2. The work to which it relates must be begun no 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).

3. Prior to the commencement of development, a method statement and schedule of works to be undertaken to enable the scaffolding to be removed and for the building to be made safe, shall be submitted to and approved in writing by the local planning authority. Such a method statement and schedule shall include a reasonable description of all making good and remedial works likely to be necessary, once the scaffolding has been taken down, to allow the approved rebuild and conversion works to be implemented and the dates on which the scaffolding shall be removed. In addition, once the scaffolding has been removed, a structural survey of the Chapel and the Minister's House shall be submitted to the Local Planning Authority within 4 weeks of the scaffolding being removed. The schedule of works shall specify the use and type of materials proposed. The method statement and schedule shall be implemented in accordance with such approval unless otherwise approved in writing by the local planning authority.

Reason: To enable the building to be made safe to allow surveys to take place and in the interests of the structural integrity and appearance of the listed building.

4. No works shall take place, other than those works required for health and safety reasons which have been first agreed in writing with the Local Planning Authority under condition 3, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

REASON: To safeguard and/or record the archaeological interest on the site.

5. Prior to the commencement of the development, except those works permitted under condition 3, detailed plans and sections that show the proposed structural junction between the existing masonry and the proposed steel cladding shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure that there is minimal destruction of historic fabric and to clarify the appearance of these features.

6. Prior to the commencement of the development, except those works permitted under condition 3, detailed coloured elevations which distinctly and accurately show the separation of glazing to masonry and steel cladding shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure that the works are clearly itemised for the avoidance of doubt.

7. Prior to the commencement of the development, except those works permitted under condition 3, samples of the materials to be used that are intended to reconstruct missing structure and/or as noted to match existing walling and other built features as stated on the approved drawings shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out using the approved materials.

REASON: To ensure that the works are clearly itemised for the avoidance of doubt.

8. Prior to the commencement of the development, except those works permitted under condition 3, drawing details of all windows on all external elevations shall be prepared at a scale of 1:10 and sections at 1:5 and shall be submitted to, for approval in writing by, the local planning authority. Such details shall require all new window units to be of a slimline and double glazed design at a glazing depth no greater than twelve millimetres (12mm) and using black spacers. The windows shall be installed in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

9. Prior to the commencement of the development, except those works permitted under condition 3, details of the finish to all the external timber doors shall be submitted to, for approval in writing by, the local planning authority. The doors shall be finished in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

10. Prior to the commencement of the development, except those works permitted under condition 3, drawing details shall be prepared at a scale of 1:10 elevation for the rose window and a 1:5 section along with a section of the window reveal to show the exact depth of recess and also, details of the colour and finish of the steel frame of the rose window shall be submitted to, for approval in writing by, the local planning authority. The glazing of the rose window should be clear glass unless otherwise agreed in writing by the local planning authority. The rose window and frames shall be constructed in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

11. Prior to the commencement of the development, except those works permitted under condition 3, drawing details shall be prepared at a scale of 1:5 section of the frameless glass doors to the west elevation showing their exact position and method of fixing to the existing openings and showing them recessed behind the masonry. These details shall be constructed in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

12. Prior to the commencement of the development, except those works permitted under condition 3, samples of the proposed zinc roofing and cladding material to be provided including colour and finish shall be submitted to, for approval in writing by, the local planning authority. The materials shall be used in accordance with the samples approved.

REASON: In the interests of the appearance of the listed building.

13. Prior to the commencement of the development, except those works permitted under condition 3, stone and brick samples shall be provided for inspection on site by the Local planning Authority including a 1 metre (1m) sample wall panel showing any new pointing proposed. This will show the proposed mortar and method of pointing. Any raking out must be done by hand, the extent of pointing agreed before works commence and the submission of a mortar mix which should be a lime and sand mix (without the use of cement) is to be agreed with the Local Planning Authority before works commence. The walls shall thereafter be constructed in accordance with the samples approved.

REASON: In the interests of the appearance of the listed building.

14. Prior to the commencement of the development, except those works permitted under condition 3, details of all vent, extract, or flue locations shall be submitted as details on elevations and roof plans including details of their material and colour finish , for approval in writing by, the local planning authority . Thereafter they shall be constructed and installed in accordance with the details approved.

REASON: In the interests of the appearance of the listed building.

15. Prior to the commencement of development, except those works permitted under condition 3, drawings of the existing and proposed sections of the ground floor and a schedule of work and method statement for all works and materials to be employed in the construction of the slab level shall be submitted to, for approval in writing by, the local planning authority. Such details shall include insulation, foundations, and any underpinning or tying in of ground treatment to the walls. At all times the existing outer walls are to be protected in situ whilst such works are underway. The works shall be implemented in accordance with the details approved.

REASON: In the interests of the integrity and appearance of the listed building.

16. Prior to the commencement of the development, except those works permitted under condition 3, details of the treatment of all internal masonry walls, shown in section and plan form, shall be submitted to, for approval in writing by, the local planning authority. The original walls should be protected from inappropriate use of gypsum and wall linings involving excessive puncturing of masonry with nails, screws or other similar invasive fixings. The works shall thereafter be implemented in accordance with the details approved.

REASON: In the interests of the integrity and appearance of the listed building.

17. Prior to the commencement of development, details in the form of sections and plans of the construction of the proposed inner steel frame shall be submitted to, for approval in writing by, the local planning authority. Such details shall include the measures for tying into the walls, including number of fixings, a separate roof construction plan and engineer's report. Thereafter the works shall be implemented in accordance with the details approved.

REASON: In the interests of the integrity of the listed building.

Informatives

1. The applicant is advised that this permission and listed building consent pertains only to the works, including demolitions and reconstructions, as illustrated on the approved plans. Any further works, additions, demolitions or other alterations as may be considered prior to, during or after the construction period may require separate listed building consent and/or planning permission. You may be open to legal action if you undertake unauthorised works to the listed building.

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