

1.0 APPLICATION NUMBER:

2/2019/0351/FUL

SITE ADDRESS: Three Choughs Inn, West Street, Blandford Forum, Dorset, DT11 7AJ**PROPOSAL:** Change of use and conversion of ground floor and rear outbuilding to additional staff accommodation for the Crown Hotel and create 3 No. parking spaces (demolish existing single storey rear outbuilding).**APPLICANT:** Hall & Woodhouse**CASE OFFICER:** Cass Worman**WARD MEMBERS:** Cllr. Noc Lacey-Clarke, Cllr. Byron Quayle.**2.0 Summary of Recommendation:** Approve with conditions**3.0 Reason for the Recommendation:**

The ground floor of the property has lain vacant for over 10 years. Thorough and reasonable attempts have been made to find suitable tenants (with incentives offered for the refurbishment required). It is considered that the benefits of enabling the development to bring this Listed Building at Risk back into use, outweighs the dis-benefits of departing from Policy 12 of the Local Plan.

It is considered that the 'loss' of the A Class Use would not undermine the focus of on retailing in the area, and is not considered that the change of use would lead to a significant adverse impact on the vitality and viability of the town centre as a whole, and in fact would contribute to the enhancement of the town centre by bringing a vacant ground floor unit which has lain empty for some time back into active use, providing low-cost housing for local workers, and contribute to additional local town centre footfall.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	Local Plan Policy 12 'Retail, Leisure and Other Commercial Developments' discusses how the Council will seek to retain and resist the loss of retail and other A Class uses in the town centres. However due to the unique circumstances of the site, it is considered that the loss of this ground floor unit would not significantly impact on the vitality and viability of the town centre.
Economic benefits	Use of the ground floor for accommodation for staff at the Crown Inn would provide low-cost housing for local workers, and contribute to additional local town

	centre footfall. Employers have difficulty in finding staff and retaining good customer service staff, one factor being staff suffering from the lack of availability of small-scale, affordable housing; the creation of work-related accommodation could be good both for employer and staff.
Listed Building	The proposed use would secure the long-term preservation of the heritage asset at risk.
Scale, design, impact on character and appearance of Conservation Area	Alterations to the rear are considered to be sympathetic and in keeping with the locality.
Access and Parking	The scheme retains three car parking spaces for residents, access into the site remains as existing.

5.0 Description of Site:

5.1 This is a three storey Grade II listed 'corner house', post 1731 located in the heart of the historic core of the town and within the Conservation Area. Its most recent use was as a public house. A car parking area lies to the western side of the pub behind the Crown Inn. A right of way crosses this car parking area leading to Bryanston Park. The property lies within the defined town centre area, but lies just outside the defined primary shopping frontage.

5.2 Its position facing the approach to the town's centre with its cranked façade and large vertical sliding sash windows, some with arched heads, make it a notable and prominent building.

5.3 To the rear is the remnant of a single storey historic stable range, now incorporated within the main building formerly as a skittle alley. To the rear right hand corner is a flat roofed modern single storey infill, which previously served as the cellar and now blocks the rear entrance to the historic cross passage.

5.4 Formerly a public house, it is vacant at ground floor level, while flats above provide staff accommodation for the neighbouring hotel and are accessed separately.

5.5 Internally, despite alterations, the building retains its historic character with exposed brick chimney breasts and fireplaces, timber posts indicating a former hallway, exposed brick walls, blocked windows due to the C20 extension, and staircase with ornate ballusters, string detail and handrail. The lower section of the stair is now enclosed. Ceilings within the main areas appear to be lath and plaster.

5.6 Despite the majority of the ground floor having been opened up, the original rear right hand room still remains enclosed, complete with arched fireplace recess. The subdividing wall is curious with potentially some historic fabric incorporated within it. Stone flags to a large area of the ground floor appear, although characterful, to be laid on cement.

5.7 Having been vacant now for a decade, the lack of use is now taking its toll on its fabric and it is considered a Building at Risk.

5.8 Listing Entry Extract:

1. 865 WEST STREET (North Side) Three Choughs Public House ST 8806 1/129
2.10.50.

II GV

2. Post 1731. 3 storey front. Usual brickwork. Frontage bends on plan. 3 bays facing South-east, and 2 bays and lean to annexe facing South-west. Sash windows, those to 2nd floor having segmental heads. Ground floor altered. Stucco plinth and door surround.

No 12, Three Choughs Public House, and The Crown Hotel form a group.

Listing NGR: ST8840606309

6.0 Description of Proposal:

6.1 The Three Choughs Inn closed in 2009 and all attempts by Hall and Woodhouse to find a new tenant for public house or retail use have since failed. A tenant was secured in 2016, but they pulled out even before fitting out works had been completed.

6.2 The two upper floors are already in use as staff accommodation associated with the nearby Crown Hotel (also in Hall & Woodhouse's ownership) and the brewery now wishes to convert the ground floor accommodation, which has been vacant for a decade, into four further accommodation units for staff accommodation.

6.3 The proposal would create three en-suite staff bedrooms with shared kitchen facilities on the ground floor level of the main building, with a single self-contained manager's flat (en-suite bedroom, living area and kitchen) created from the existing outbuilding at the side/rear of the building.

6.4 The modern infill structure between the main historic inn and the single-storey rear outbuilding (ex-stables), permitted in 1994 as a bar area to serve the skittle alley, is to be removed, along with the existing external stair, and restored as an external courtyard area. A new external staircase to access accommodation on the upper floors is proposed.

7.0 RELEVANT PLANNING HISTORY:

Application: 2/2019/0703/LBC

Proposal: Demolish existing single storey rear outbuilding. Change of use and conversion of ground floor and rear outbuilding to additional staff accommodation for the Crown Hotel, create 3 No. parking spaces and carry out associated internal and external alterations.

Decision: Awaiting Decision - application for LBC was made jointly with this application for full planning permission being considere

Application: 2/2018/0905/LBC

Proposal: Remove damaged plaster and repair to match existing. Remove corrugated membrane low level, reinstate and carry out associated internal and external alterations.

Decision: Approve Decision Date: 10.09.2018

Application: 2/2013/0495/PLNG

Proposal: Carry out internal and external alterations - two glazed external fire exit doors, repaint existing external framework & entrance door, form outdoor seating area, erect signage, remove internal stud walls and ceiling elements, form lighting scheme and new flooring throughout.

Decision: Approve Decision Date: 12.09.2013

Application: 2/2013/0488/PLNG

Proposal: Form 2 No. exit doors to the rear of the building. Erect picket fence to yard area to match existing fencing and new external seating area to consist of 16 No. outdoor chairs, 6 No. outdoor tables and 4 No. outdoor umbrellas.

Decision: Approve Decision Date: 12.09.2013

Application: 2/2012/0211/PLNG

Proposal: Demolish internal partitions and remove doors. Carry out internal and external alterations.

Decision: Approve Decision Date: 27.04.2012

Application: 2/2011/1093/PLNG

Proposal: Change of use from Public House to Community Offices.

Decision: Approve Decision Date: 18.11.2011

Application: 2/1994/9167

Proposal: Erect ground floor extension to bar and form skittle alley, carry out internal modifications and fire improvements, carry out external alterations

Decision: Approve Decision Date: 01.02.1995

Application: 2/1994/0820

Proposal: Erect ground floor extension and form skittle alley

Decision: Approve Decision Date: 01.02.1995

Application: 2/1992/9097

Proposal: Remove window to form doorway, demolish iron fence, erect wall to form patio

Decision: Approve Decision Date: 02.09.1992

8.0 Constraints

- Within Blandford's Town Centre and secondary shopping frontage
- Grade II Listed Building, is considered a Building at Risk
- Within Blandford Forum Conservation Area
- Within Flood Zones 2 & 3
- Adjacent to Right of Way
- Adjacent to Site of Archaeological Importance

9.0 Consultations

All consultee responses can be viewed in full on the website.

Historic England

No comment - seek advice of Conservation Officer

Environment Agency

No objection on the basis that this is a change of use application for ancillary accommodation ONLY to the existing Crown Hotel, and with no new buildings being constructed or new open market dwellings being produced.

Dorset Council Conservation Officer

Support subject to amendments (proposed floor plans), modifications, clarification and conditions.

Dorset Council Transport Development Management

No objection.

Dorset Council Countryside Rights Of Way

No objection. The full width of the public footpath must remain open and available to the public, with no materials or vehicles stored on the route or if the public are unlikely to be able to exercise their public rights on the above path then a Temporary Path Closure Order must be obtained.

Dorset Council Archaeological Office

There was no response from this consultee at the time of report preparation.

Blandford Forum Town Council

The Town Council objects to the application as the proposal takes away A4 usage in the town centre and is not in line with the Blandford+ Neighbourhood Plan.

Representations

Blandford & District Civic Society

No objection in principle to the proposed change of use and alterations, but note that no suggestion of any repairs or actions to improve its external appearance is

mentioned in the submission, which after ten years lying vacant is perhaps in need of attention.

10. Relevant Planning Policies

North Dorset Local Plan Part 1 2011-2031

Policy 1 - Sustainable Devt.
Policy 2 - C Spatial Strategy
Policy 5 - The Historic Env.
Policy 7 - Delivering Homes
Policy 12 - Retail Leisure Comm
Policy 16 - Blandford
Policy 23 - Parking
Policy 24 - Design
Policy 25 - Amenity
Policy 27 - Comm. Facilities

National Planning Policy Framework (2019)

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centre
8. Promoting healthy and safe communities
9. Promoting Sustainable transport
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
16. Conserving and enhancing the historic environment

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Other material considerations

Blandford Forum Conservation Area
Blandford+ Neighbourhood Plan (v2) (in preparation)
Blandford Forum - Conserve & Enhance (1970)
Dorset Historic Towns Survey - Blandford Forum (2011)

11. Human Rights

6.1 Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED

This application is for ground floor accommodation in this listed building for staff working at the neighbouring public house. Whilst the conversion would comply with Building Regulations wherever possible, the listed status of the building may restrict some accessibility features otherwise desirable.

13. Financial Benefits

Staff working at the Crown Hotel would have access to affordable accommodation adjacent to their place of work. Residents of the accommodation would contribute to additional local town centre footfall and support other local businesses.

Employers have difficulty in finding staff and retaining good customer service staff, one factor being staff suffering from the lack of availability of small-scale, affordable housing; the creation of work-related accommodation could be good both for employer and staff.

14.0 Planning Assessment

14.1 Principle of development

The proposal follows pre-application advice from, and ongoing discussions with, the Council's Conservation Officer. Support is forthcoming from a Conservation point of view for the alterations proposed to bring this Building at Risk back into use. This

application for change of use and associated development is made jointly with listed building consent 2/2019/0703/LBC

The site lays outside the current defined Primary Shopping Frontage as defined and carried forward from the last Local Plan. However the site is within the Secondary Shopping Frontage as mapped in v1 of the Blandford+ Neighbourhood Plan (now withdrawn). V2 of the Blandford+ Neighbourhood Plan appears not to separate Primary and Secondary Shopping frontages, and instead seems to join the Primary and Secondary Shopping Frontages together - it should be noted however that neither v1 nor v2 of the Blandford+ Neighbourhood Plan has been adopted so hold little weight.

Local Plan Policy 12 'Retail, Leisure and Other Commercial Developments' discusses how the Council will seek to retain and resist the loss of retail and other A Class uses in the town centres, even when they become vacant. The Policy also discusses how it remains important to maintain a strong retail presence in both primary and secondary shopping frontages, and how loss of A Class uses within a unit fronting a street will not be permitted. Therefore, in light of Local Plan Policy 12, the application to convert the ground floor to residential is not supportable.

It is however important to assess the somewhat unique circumstances of this site:

History since 2009

- The ground floor has been vacant since January 2009 when The Three Choughs Inn ceased trading
- Marketing between 2009 and 2011 resulted in Planning Permission being granted in 2011 for change of use to community offices, this permission was never implemented
- Marketing between 2011 and 2013 resulted in the lease being passed to a national coffee chain. The coffee chain continued to pay rent, but the premises was never fitted out, and they did not choose to sub-let. This leaseholder exercised their lease break in 2018
- In October 2017, Hall & Woodhouse aware that the tenant was likely to break the lease, commenced to market the premises, and continue to market the property to date.
- Supporting information does show a concerted effort to lease the ground floor between 2017 and present, with extensive and appropriate marketing being carried out.
- The asking rent in terms of £ per square foot is the lowest of all the premises currently being marketed in Blandford, and well below the average.
- In addition to this reasonable asking price, incentives were included in the terms, acknowledging that the repair and refurbishment associated with bringing the listed property back into a viable commercial use may have been prohibitive to some prospective occupiers. The marketing details specified: *The premises are in need in refurbishment and our clients are prepared, subject to suitable lease terms being*

agreed, to offer an incentive package to assist the ingoing tenants with their programme of works

- The supporting documents describe how none of the limited number of viewings have proceeded in any meaningful way, and no offers have been received or negotiations even entered into

Site Constraints

- The property does not feature a conventional shop or retail frontage in the traditional sense in that there are no large, open fronted shop windows.
- The property frontage at the ground floor comprises four multi-paned windows and a traditionally styled front door. The building turns the corner away from West Street, and has little in the way of prominence or visibility from the main street as a retail or commercial unit, its appearance being more civic or domestic in its appearance.
- Internally the ground floor requires refurbishment, and whilst an incentive package was offered, this may have 'put off' some prospective occupants.
- As the building is listed, there would be limited flexibility to alter the premises to quickly/easily/economically reconfigure the unit to suit.
- Some potential occupiers cited the age and configuration of the premises unsuitable for their needs.

Discussion

- The marketing evidence supplied is thorough and comprehensive. Officers are satisfied that all reasonable efforts have been made to find a tenant for the ground floor premises
- The low price of the Three Choughs, combined with length of time the property has been on the market - including the failed attempt to lease, does indicate that the premises are of limited attractiveness to potential occupiers.
- The site is adjacent to The Crown Inn, a large and imposing, successful and recently renovated public house. On the opposite side of West Street is the Crown and Anchor pub, and a short distance away is the Greyhound pub. It does seem unlikely in the current climate of pub closures, that there would be demand for the premises to re-open as a pub in the foreseeable future.
- In officer opinion, the building is of low attractiveness in competition with other commercial and retail properties on the local market which have been successfully let. This could be because of its outlying position at the periphery of the retail centre, its unusual facing frontage, lack of conventional shop window, as well as its internal and yard geometry and listed status.
- The market movement of other premises in comparison seems to indicate there is generally an appetite to occupy more traditional Blandford town centre retail and commercial premises which the Three Choughs does not offer.

Policy 27 of the Local Plan is relevant in this instance, and this Policy discusses the retention (and loss) of commercial community facilities. The Policy discusses how it is expected that owners of these facilities will explore all options available to them to ensure the continued success of their business. As discussed above, it is considered

that the marketing information submitted with this application has met this test as described in paragraph 10.130 of Policy 27, and that the retail, commercial or other town centre use has been demonstrated to be unviable.

Local Plan Policy 5 'The Historic Environment' discusses how in exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long term preservation of a designated heritage asset at risk. The alterations proposed to facilitate the residential use of the ground floor follow pre-application advice from, and have the support of, the Council's Conservation Officer who is of the opinion that the scheme is considered to contribute a positive outcome for this Building at Risk.

Finally, with the difficulties that employers have in finding staff - one factor being customer service recruits suffering from the lack of availability of small-scale, affordable housing; the creation of work-related accommodation could be good both for employer and staff.

Taking the application as a whole, and bearing in mind that the ground floor of the property has lain vacant for over 10 years, thorough and reasonable attempts have been made to find suitable tenants (with incentives offered for the refurbishment required), it is considered that the benefits of enabling the development outweigh the dis-benefits of departing from Policy 12 of the Local Plan. It is considered that the 'loss' of the A Class Use would not undermine the focus of on retailing in the area, and is not considered that the change of use would lead to a significant adverse impact on the vitality and viability of the town centre as a whole, and in fact would contribute to the enhancement of the town centre by bringing a vacant ground floor unit which has lain empty for some time back into active use, providing low-cost housing for local workers, and contribute to additional local town centre footfall.

14.2 Design

The proposed operational developments to the rear to facilitate the change of use are considered to be an improvement on the existing by the removal of somewhat incongruous 90s additions, the new external staircase is acceptable and would appear as a subservient addition to the building. The area of paving to the rear would be reconfigured to provide a private courtyard area for residents. The existing informal bin area would be formalised and properly fenced for use by occupants. Planning conditions would be sought to ensure suitable and sympathetic fencing and hard surfacing appropriate to the setting of the listed building are utilised. Taken as a whole, the external alterations are considered not have an adverse impact on the visual amenities of the character of the site or locality.

14.3 Amenity

The upper floors are already used for staff accommodation for the Hall and Woodhouse Company. The proposed ground floor managers flat faces into the car park and there are no concerns with regards to over or in-looking. Similarly the provision ground floor accommodation in the main building would not have a

significant adverse impact on the living conditions of occupiers of neighbouring residential properties.

14.4 Access and parking

The proposal would not compromise road safety. The site plan shows three parking spaces would be allocated in the private car park (serving The Crown Hotel) for the Three Choughs. Access to the ground floor accommodation would be via the existing front door. A new external staircase to the rear would provide access to the upper floor accommodation.

14.5 Listed building

The proposal is considered to preserve the character or appearance of the listed building, and the proposed use would secure the long-term preservation of the heritage asset at risk. This conclusion has been reached having regard to: (1) section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the setting of Listed Buildings; and (2) Local Plan policy.

14.6 Conservation Area

The proposal removes some unsympathetic 1990s additions to the rear, and the new staircase is a sympathetic and acceptable addition. The rear will also be 'tidied up' by fencing off the bin store, and re-surfacing the patio area to form a courtyard. Bringing back into use the ground floor of the building which has long since been vacant will enhance the vitality and vibrancy of the Conservation Area by increasing footfall in the area. The proposal is considered to preserve the character or appearance of the conservation area. This conclusion has been reached having regard to: (1) section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area; and (2) Local Plan policy.

14.7 Archaeology

The site of The Crown Inn to the south is a Site of Archaeological Importance. There are no new extensions proposed, and external works to the patio are unlikely to adversely impact potential archaeological interest. The County Senior Archaeologist has been consulted on the proposals and has offered no comments.

14.8 Flood risk

The site is in Flood Zones 2 & 3. Having regard to the submitted Flood Risk Assessment, it is considered that the proposal would not increase the risk of flooding, there is no increase in the existing impermeable area. The Environment Agency has no objection to the proposals on the basis that this is a change of use application for ancillary accommodation ONLY to the existing Crown Hotel, and with no new buildings being constructed or new open market dwellings being produced, subject to the installation of comprehensive flood resilience and resistance mitigation measures being installed within the buildings as part of the refurbishment. The Environment Agency recommends that the applicant/developer should prepare a

Flood Warning and Evacuation Plan for the occupants of the site and their recommendations are included as conditions and in the informatives attached to the decision notice.

14.9 Right of Way

The proposal would maintain the rights of way, the applicants are reminded to ensure the right of way remains unobstructed.

15.0 Conclusion

The ground floor of the property has lain vacant for over 10 years, thorough and reasonable attempts have been made to find suitable tenants (with incentives offered for the refurbishment required), it is considered that the benefits of enabling the development outweigh the dis-benefits of departing from Policy 12 of the Local Plan.

It is considered that the 'loss' of the A Class Use would not undermine the focus of on retailing in the area, and is not considered that the change of use would lead to a significant adverse impact on the vitality and viability of the town centre as a whole, and in fact would contribute to the enhancement of the town centre by bringing a vacant ground floor unit which has lain empty for some time back into active use, providing low-cost housing for local workers, and contribute to additional local town centre footfall.

In terms of heritage considerations, the development would result in no harm to the significance of the asset (listed building and Conservation Area). It would lead to a positive impact on the appearance of the Conservation Area as it would bring a vacant building back into use.

The proposals would secure a long-term viable use for the heritage asset at risk, and the alterations proposed to facilitate the change of use have the support of the Council's Conservation Officer.

The proposed development has no impact on highway safety and three parking spaces are to be allocated for the accommodation.

The accommodation should be tied to the Crown Hotel as unrestricted occupation would not normally be supported in Flood Zones 2 & 3. The applicants should prepare a Flood Warning Evacuation Plan for occupants of the accommodation.

16.0 Recommendation

GRANT 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 strictly and only in accordance with the following approved drawings and details:

2CD01897 STPL - SITE PLAN REV A;

2CD01897 LPL - LOCATION PLAN;

2CD01897 03 - EXISTING GF PLAN;

2CD01897 04 REV C - PROPOSED GF PLAN;

2CD01897 05 - EXISTING & PROPOSED ELEVATIONS;

; forming the approved application.

Reason: For the avoidance of doubt and to clarify the permission.

3. The occupation of the dwelling hereby permitted shall be limited to a person solely employed in the Crown Hotel, Blandford Forum.

Reason: Permission has only been granted having regard to the need for a dwelling where unrestricted occupation would not normally be appropriate in the flood risk area.

4. Prior to the addition of cladding or brick infills, samples of materials to be used in the construction and finish of walls shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. A sample panel of not less than 1m x 1m shall be constructed on site for comparison with the existing historic brickwork to demonstrate the brick bond; bricks; and mortar colour, texture and finish. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials. All subsequent brickwork shall match the approved sample panel, which shall remain on site until completion of the works

Reason: To safeguard the character of the locality and in the interests of the heritage Asset

5. Prior to the erecting of any fencing and boundary treatments, prior to the demolition of the courtyard infill and associated parapet wall, stairs, and all related structural works, and prior to the installation of any new hard surfacing; A precise scheme detailing the methodology, materials, details and finishes, shall be submitted to and approved in writing by the Local Planning Authority. All demolition shall be carried out by hand unless otherwise agreed in writing by the Local Planning Authority. The works shall proceed in accordance with the agreed details to the satisfaction of the Local Planning Authority.

Reason: To safeguard historic fabric, architectural interest and the significance of the heritage asset and its setting.

6. Prior to the installation of the external staircase, a precise scheme for the external staircase and all associated railings/ balustrading, flat roof surface and courtyard surfaces to include details of materials, design, colour, finish, method of fixing, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter proceed in accordance with the details as agreed to the satisfaction of the Local Planning Authority

Reason: To safeguard the character of the locality, and to safeguard the significance of the heritage asset and its setting.

7. Prior to the installation of any new or replacement external doors and windows, annotated scale drawings at a scale of 1:20 elevations and 1:5 cross-sections (both vertically and horizontally in the case of windows), to include details of framing profile, glazing type and thickness, colour of unit spacers, method of fixing glazing, glazing bar construction and profile, depth of reveal, window head sill construction and design, and joinery finish and method of opening, shall be submitted to and approved in writing by the Local Planning Authority. No trickle vents shall be employed. The works shall thereafter accord with the details as agreed to the satisfaction of the Local Planning Authority.

Reason: to safeguard historic fabric and significance of the heritage asset

8. Prior to first use or occupation of the accommodation hereby permitted, a Flood Warning Evacuation Plan shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the occupants of the site are adequately prepared and protected in the event of a flood event.

NOTE: Climate Emergency

Every effort should be made to demonstrate how development for the Council is addressing the 'state of Climate Emergency'. This means demonstrating as part of the planning application how the proposed development will be making improvements on our use of natural resources and reduction of pollution. In this particular case, a statement should be submitted prior to occupation of the development hereby approved, however it is acknowledged that due to the constraints of the site being a designated heritage asset, it may not be possible to implement otherwise desirable sustainable features due to the listed status of the building.

NOTE: Flood Warning Evacuation Plan

The applicant/developer is strongly advised to ensure that a Flood Warning Evacuation Plan is prepared for the occupants of the site. The provision of such a plan may help to protect life and property during a flooding incident. For commercial properties a Flood Warning Evacuation Plan should form part of the Health and Safety at Work Register maintained by the operator of the site.

NOTE: Flood Resilience

In view of the potential flood risks in this locality, it is advised that the developer of this site gives consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'.

http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

NOTE: Right of Way

The attention of the applicant is drawn to the existence of a public Right-of-Way which crosses the site. This permission does not authorise any interference with or obstruction of the footpath. If the diversion or stopping-up of the path is desired, application should be made to Dorset Council, Tel 01305 224463 Email:

DefinitiveMapTeam@dorsetcouncil.gov.uk