

Application Number: WP/19/00370/FUL

Site Address: 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.

Applicant: Cranbourne (Weymouth) Ltd

Case Officer: Emma Telford

Ward Member: Cllr J Orrell

Application Number: WP/19/00371/LBC

Site Address: Maiden Street Methodist Church, Maiden Street, Weymouth

Proposal: Internal & external alterations to facilitate the reconstruction & change of use of church to 25 no. apartments and remedial works to existing house

Applicant: Cranbourne (Weymouth) Ltd

Case Officer: Emma Telford

Ward Member: Cllr J Orrell

This application is brought to committee at the request of the Nominated Officer in accordance with section 134 of the Officer Scheme of Delegation, following representation received from the Town Council contrary to the officer recommendation and consultation with the Chair, Vice Chair and Ward members.

Summary of Recommendation:

GRANT planning permission and listed building consent, subject to conditions detailed below.

2.0

Reason for the recommendation:

- The application site is located within the defined development boundary for Weymouth and the location is considered to be sustainable.
- The proposal is acceptable in its design and general visual impact, it would preserve the significance of the grade II* structure and would preserve the appearance of the Conservation Area.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

3.0

Key planning issues

Issue	Conclusion
Principle of Development	Within the defined development boundary.
Neighbouring Amenity	No significant harm to neighbouring residential amenity.
Visual Amenity and	The building is uncompromisingly modern in its

Heritage Assets	appearance but nevertheless interprets the historic character in a sympathetic manner.
Highway Safety	The proposal does not include any provision for parking, Highways held no objection and the site is located within the town centre.
Drainage	Flood Risk Management Team held no objection subject to conditions.
Flooding	The proposal is considered to comply with the Local Flood Risk Standing Advice.
Biodiversity	Natural England held no objection, subject to conditions.
Archaeology	Possibility of surviving archaeological remains beneath the existing structure, a condition would be required for a programme of archaeological work.
Affordable Housing	Scheme accepted by District Valuer as not viable for the provision of affordable housing.
Community Infrastructure Levy (CIL)	CIL liable.

4.0 Description of Site

4.1 The application site is located to the south of Mitchell Street and east of Maiden Street within the town centre of Weymouth. The site is almost entirely occupied by the shell of the former II* Maiden Street Methodist Church and its associated Ministers House. There is a narrow external yard located to the south of the former church building which separates it from the small back gardens of the residential properties on Helen Lane. There is also a small yard to the south of the former Ministers House.

4.2 The church suffered a fire in 2002 which resulted in the loss of the roof and upper sections of the external walls. Further materials were removed which were considered to be unsafe and the remaining has been left exposed to the elements.

4.3 A previous planning application and listed building consent were granted for the repair and reconstruction of part of the church with the construction of a new building within the church shell. The scheme contained 15 residential units above a ground floor restaurant.

5.0 Description of Proposal

5.1 The proposed development involves the reconstruction and change of use of the former Methodist Church to create 25 apartments and remedial works to existing house and associated works. A separate application for listed building consent has also been submitted under the reference WP/19/00371/LBC.

5.2 The proposal involves a resident's common room and gym, a laundry room and cycle store on the ground floor. It would consist of 18, 1 bed flats, 3 bed-sits, four maisonettes (with a sleeping deck) and a three bed house in the former minister's house. The proposed scheme does not provide any car parking.

6.0 Relevant Planning History

Application No.	Proposal	Decision	Decision Date
10/00317/FULM	Extension of time limit for implementation of planning permission for the repair and reconstruction of part of chapel and the construction of a new building within the shell of the existing to provide A3 use on ground floor and residential units (reference 07/00320/FULMAJ).	Undetermined Legal agreement not completed	-
10/00318/LBC	Extension of time limit for implementation of listed building consent for repair and reconstruction of part of chapel and the construction of a new building within the shell of the existing to provide A3 use on ground floor and 15 residential units (reference 07/00321/LBC).	Approved	30/06/2010
07/00320/FULM	Repair and reconstruction of part of chapel and the construction of a new building within the shell of the existing to provide A3 use on ground floor and 15 residential units.	Approved	13/07/2007
07/00321/LBC	Repair and reconstruction of part of chapel and the construction of a new building within the shell of the existing to provide A3 use on ground floor and 15 residential units.	Approved	05/07/2007

7.0 Relevant Constraints

Within settlement limit for Weymouth

Grade II* listed building (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

Within the Weymouth Town Centre Conservation Area (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

Flood Zone 2

8.0 Consultations

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

8.1 Natural England – *No objection, subject to condition*

Radipole Lake Site of Special Scientific Importance (SSSI)

The proposed development is within 1000m of Radipole Lake SSSI. However, from the information provided, it appears unlikely that the works will impact the protected features of the SSSI.

Protected species

The ecological report by Nicholas Pearson Associates (dated March 2019), describes the presence of a number of feral pigeons at the site. It is an offence to intentionally kill or injure any wild bird or to damage or destroy any active bird's nest or its eggs – Section 1 of the Wildlife and Countryside Act 1981 (as amended), and the Countryside and Rights of Way (CROW) Act 2000. Therefore, your authority should secure a condition that demolition will be outside of bird nesting season.

It may be necessary to contact Natural England to obtain a licence to remove remaining birds.

Judging by the ecological report and the photographs provided, it is unlikely that the site currently supports bats. Should bats (or any other protected species) be encountered, works should stop and Natural England consulted.

Biodiversity enhancement

It is a requirement of all development to enhance the natural environment, as stated in the NPPF (2019 as amended), paragraphs 170-171. This proposal does not allow much scope for biodiversity enhancement due to the lack of outside space, and the heritage status of the building. The requirement to provide biodiversity net gain could be met by investigating the possibility of using enhancement measures in the build, such as bird bricks, and green roofs. Alternatively, a contribution to a local nature conservation initiative of an appropriate amount would be acceptable.

8.2. Historic England – Historic England has no objection to the application on heritage grounds, subject to the recommendations being taken into consideration and some additional information provided where requested.

As the works proposed within this application will have a significant impact on a Grade II listed building, one of the top 8.5% of all listed buildings, the proposal will need to be considered against the national legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) and Chapter 16 of the National Planning Policy Framework. The NPPF advises in paragraphs 193-4 that any harm or loss to a designated asset should require a clear and convincing justification - unjustified harm is never acceptable, regardless of the public benefit it brings, if alternative and less harmful options exist. This applies most strongly to highly designated heritage assets. Before weighing up the harm against any public benefit associated with a proposal, it needs to be demonstrated that that harm cannot be avoided or reduced through amendments to the scheme, or offset by mitigation of the harm or enhancement of the asset. Historic England's Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment sets out a clear process for making that assessment in paragraphs 6 and 25-26. When considering change, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.*

Due to the high designation of the building under consideration, any change will need to be considered against the high bar set out in the legislation and policy, and robustly justified. However, given the comprehensive, positive and lengthy dialogue between the applicant, your Authority and Historic England which has resulted in the submission of this scheme, we have no objections to the proposed conversion on heritage grounds but we rely on the Council to satisfy itself on the quality of the new materials and detailing and to attach appropriate conditions controlling those aspects to any consent.

8.3 Highways – The Highway Authority notes that the location, in relation to the town centre, could be regarded as "sustainable". There are parking restrictions implemented at various locations in the vicinity of the site and these could be legally amended, if required (using legislation outside of the Planning process). The Authority is of the opinion that the residual cumulative impact of the development cannot be thought to be "severe", when consideration is given to

paragraphs 109 of the National Planning Policy Framework (NPPF 2018) and therefore, has NO OBJECTION.

Cycle parking

Before the development is occupied or utilised 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.

8.4 Flood Risk Management Team – *No in-principle objection to the proposed scheme subject to the attachment of the following two planning conditions to any permission granted.*

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, has been submitted to, and approved in writing by the planning authority. The necessary detail design shall verify the existing drainage arrangements and clarify the proposed surface water management scheme, as agreed with Wessex Water. 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.

No development shall take place until details of responsibility; maintenance and management of the surface water sustainable drainage scheme and any associated infrastructure have been submitted to and approved in writing by the local planning authority. The 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.

8.5 Housing Enabling Team – *There is a high level of housing need in the borough of Weymouth and Portland which this proposal would assist in meeting. In exceptional situations where affordable on site contribution cannot be offered then a financial contribution towards affordable housing can be considered. As a scheme providing 25 apartments and 1 house it is expected that, in order to*

comply with Hous 1, 35% of the homes developed on this site should be affordable and secured by a S106 agreement.

8.6 Planning Obligations Manager – *On the understanding that the application will be CIL liable I have no comments.*

8.7 Dorset Police Crime Prevention – *I have reviewed the plans for the above proposed development and wish to make the following recommendation:*

Although a Secured By Design accreditation is not being applied for at this time, I strongly recommend that the security of the development meets the standards laid out in Secured By Design Homes 2019. This is the Police guidance on crime prevention and security in new developments and will assist with the sustainability of the development. www.securedbydesign.com

8.8 Dorset Waste Partnership – No comments were received at the time of report preparation.

8.9 Environmental Health – No comments were received at the time of report preparation.

8.10 Wessex Water – No comments were received at the time of report preparation.

8.11 Scottish and Southern Energy – No comments were received at the time of report preparation.

8.12 Environment Agency – The finished floor levels will be set no lower than 3.0m AOD, which therefore conforms to our Local Flood Risk Standing Advice for Weymouth Town Centre.

8.13 Weymouth Town Council – *The Council is pleased to see this proposal come forward and has no objections to the development of the building in principle, however, the Council has the following objections to this application: The layout is too dense, the window should be reproduced in materials as close to the original as possible, and not metal. The Council requests that this goes to the Dorset Council Planning Committee for determination. The Council has concerns about the zinc cladding and would prefer to see copper used.*

8.14 Technical Services – No comments were received at the time of report preparation.

8.15 Senior Archaeologist - Thank you for reconsulting me on this application in the light of the submission of Oxford Archaeology's desk-based archaeological assessment (DBA) of the proposed development.

In my opinion the DBA has done a good job at considering the archaeological evidence and the potential for the proposed development to have an archaeological impact. I think it is correct in concluding that there may be surviving archaeological remains beneath the existing structure, but that investigation of these at present (e.g. by the digging of trial trenches) is unfeasible.

I further agree with the DBA that this investigation should take place after any grant of planning consent when it is safe to do so. Hence, I advise that the following condition should be attached to any grant of planning consent to secure this further work.

'No works shall take place 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 by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.'

8.16 Conservation Officer - In response to the previous comments the only amendment made is to the finish of the French doors to the Minister's House and the design of the single one over one sash windows.

Detailed comments were provided above in response to the fact that this submission is at the detailed stage of the application process. Pre-application did not involve fine detailing such as to the rose window and was not also subject to public consultation. Whilst the site has been subject to a previous consent, this allowed much open space within the building to be retained and the rose window to be reinstated and therefore other issues over design were therefore sacrificed in response. We have conceded further as an authority in response to the viability arguments presented and it is dismaying not to be met even half way with the comments provided. The issue of the rose window remains a fundamental concern as there is a significant lack of any detail to this western elevation through stone carving around the glazing, reinstatement of brick detailing or of the finial. These are elements that are fundamental to the success of this important, Grade II Listed frontage.*

The following items of information are still outstanding:

- *An existing survey of the minister's house.*
- *Detailed plans and sections showing the proposed junctions between the existing masonry and steel cladding.*

- *Coloured elevations which distinctly show the separation of glazing to masonry and steel cladding. The north and south elevations are quite hard to read in this respect and I am concerned that the photomontage submitted in July 2019 does not show an accurate representation of the northern elevation in terms of colour or materials/depths of reveals etc. There is also a discrepancy in the glazing shown in this drawing.*

If the case officer is minded to approve the application as it stands, then the above would need to be applied pre-commencement conditions to any consent granted.

Sadly, my full support to this scheme cannot be provided for the reasons given.

8.17 Victorian Society – Maiden Street Methodist Church is a Grade II-listed building designed by Foster and Wood in the Lombardic Renaissance style. It has a particularly detailed western façade noted by the conservation area appraisal to be a “splendid terminal feature” of St Edmund Street. The building was significantly damaged by a fire in 2002, and much of the interior of the building has now been destroyed, as well as the roof and upper exterior walls. The loss also included the 8-light wheel window which was once a key feature of the western façade. We appreciate that there is very little remaining original fabric in the interior, and so have no comment to make on the proposed treatment of this. What we are concerned with is some aspects regarding the proposals for the exterior, particularly those concerning the western façade.*

It is worth noting however that our comments are made from what can be discerned from the submitted documents. Given the scale and importance of the building at the heart of the application which is both Grade II listed and positioned in a conservation area, we would have liked more detailed proposed elevations to have been submitted along with CGIs that would give a better indication of the potential impact.*

The western façade was the most important elevation of the building which stands in a prominent position within Weymouth. Even in its current dilapidated state, the incredible attention to detail paid by Foster and Wood to this elevation is still recognisable albeit severely reduced. In the reinstatement of this façade, it is crucial that the details which have been lost are recreated as a facsimile of the original design thus matching those which remain whilst also maintaining the integrity of the building. The current application however proposes a “sympathetic interpretation” regarding the rebuilding of this façade. Whilst with smaller, less visible and less detailed buildings, this may be an appropriate approach, in the case of the Grade II listed Maiden Street Methodist Church it would result in harm to the building itself and the setting. We understand that in the pre-application process, the applicant adopted a number of Historic England’s suggestions regarding the accurate recreation of several features. However, in order to achieve the full scholarly reconstruction that we see as necessary, we*

would argue that there are other key features which need to be included and other elements of the design which need to be altered. These included the reinstatement of the lost finial on the apex of the gable, as well the removal of the glazing from behind the outer columns of the 4-bay arcade as proposed which would damage the sense of depth so important to the design. Our greatest concern however is the proposed creation of a rose window in steel rather than in the original stone. Again, given the size and detail of this façade, the rebuilding must preserve its integrity, yet the current proposal for this window would result in major degradation to the building itself as well as the setting. We therefore see the accurate recreation of this façade to be of significant importance, and it would moreover go some way toward mitigating the harm caused by the alterations to the north and south elevations.

8.18 Ancient Monuments Society - This building, in a pivotal location in the townscape, remains eminently listable at Grade2, despite what the supporting documentation argues, and we applaud the principle of shell retention with what in essence is a brand new build inside.

The visual effect of new dwellings in a retained ruin sufficiently excited the judges for the Stirling Prize to give the annual award to a similar approach at Astley Castle in Warks. What is proposed at Weymouth lacks the drama of Astley but it is a polished example of the approach, expressive of a conservation philosophy which AMS has been pleased to endorse in other cases like this.

We don't necessarily take the view that the reproduction of the rose window in steel is in any sense a bad thing. It seems a sensible marriage between historic form and modern materials which should add to the sense of dramatic contrast. The colour of paint for the steel will be critical and a bold "seaside" primary could add to the excitement.

We wish the scheme well and hope that 17 years after the fire this, architecturally still powerful, chapel will be reborn as one of Weymouth's most arresting exercises in imaginative conservation.

9.0 Representations

9.1 Two third party comments have been received in response to the application, the comments made have been summarised below:

- Proposed size of the apartments are considered to be unsuitably small.
- Ongoing difficulty with shortage of residential parking spaces in the area which will be increased by the possible requirement for an additional 25 or more parking spaces.
- The use of dark grey zinc will blend in with its surroundings especially in important views from across the harbour.

10.0 Relevant Policies

West Dorset, Weymouth and Portland Local Plan

INT1 – Presumption in Favour of Sustainable Development
ENV1 – Landscape, Seascape and Sites of Geological Interest
ENV 2 – Wildlife and Habitats
ENV4 – Heritage Assets
ENV 5 – Flood Risk
ENV10 – The Landscape and Townscape Setting
ENV11 – The Pattern of Streets and Spaces
ENV12 – The Design and Positioning of Buildings
ENV15 – Efficient and Appropriate Use of Land
ENV16 – Amenity
SUS1 – The Level of Economic and Housing Growth
SUS2 – Distribution of Development
HOUS1 – Affordable Housing
HOUS3 – Open Market Housing Mix
HOUS4 – Development of Flats, Hostels and Houses in Multiple Occupation
COM 3 – The Retention of Local Community Buildings and Structures
COM7 – Creating a Safe and Efficient Transport Network
COM9 – Parking Standards in New Development
COM10 – The Provision of Utilities Service Infrastructure
WEY 1 – Weymouth Town Centre Strategy

National Planning Policy Framework

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
7. Ensuring the vitality of town centres
11. Making effective use of land
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

Other material considerations

- Weymouth Town Centre Masterplan
- Weymouth Town Centre Conservation Area Character Appraisal
- Listed Buildings and Conservation Areas SPG
- Urban Design SPG
- DCC Parking standards guidance

11.0 Human rights

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.

12.0 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.

In the context of the above PSED duties the scheme is for flats and therefore provides living accommodation all on the same level and a lift would be provided.

13.0 Financial benefits

Material benefits of the proposed development	
Affordable housing	None provided due to viability
CIL contributions	£143,807 include index linking

Non-material benefits of the proposed development	
Council Tax	Not known at this stage
New Homes Bonus	Not known at this stage
Restoration of the grade II* listed building	N/A

14.0 Climate Implications

14.1 There is no specific information provided on the degree to which the project will be carbon neutral. The location of the building within the town will provide some benefits by reducing the need for some carbon based travel movements.

15.0 Planning Assessment

Principle of Development

15.1 The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to this: economic, social,

and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation because they are mutually dependent.

15.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Proposed development that accords with an up-to-date Local Plan should be approved; and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes guidance and a material consideration in determining applications.

15.3 This Council's Policies in the adopted Local Plan follow the approach of the presumption in favour of sustainable development. This Council can only demonstrate 4.88 years of housing land supply as such the relevant policies for the supply of housing should not be considered up-to-date. This invokes NPPF paragraph 11, d) which states, *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

15.4 The site is located within the defined development boundary of Weymouth where the principle of residential development is acceptable subject to compliance with other policies in the Local Plan.

15.5 The use of the building was previously a church and therefore would have been considered as a local community building and Local Plan policy COM 3 would be applicable. However the fire damage to the building in 2002 has left the building without a roof and considered unsafe. The building has therefore not been in use as a community building since the fire. Furthermore previous planning applications have granted the change of use of the building to residential.

Neighbouring Amenity

15.6 The proposal involves the reconstruction and change of use of the fire damaged church. This application follows a previously approved application 07/00320/FULM for 15 residential units. The proposal would involve an increase in height on the existing structure on the site. There are no windows proposed on the east elevation. The proposal is not considered to have a significant adverse

impact on the living conditions of occupiers of residential properties as the proposed flats would be separated by the road. This relationship between residential properties reflects many streets in Weymouth. The proposal does involve balconies that would face on to the rear of the buildings of Helen Lane however the balconies would face onto the roof and over the buildings of Helen Lane.

15.7 The amenity of any future occupiers of the proposed development also needs to be considered. The proposed units are small in size and the majority do not meet the national space standards for a one bedroom unit. It should however be noted that the National Space Standards are guidance only and do not form policy, although properties obviously need to be of a reasonable size to provide adequate amenity to residents. However the proposal does involve the conversion of the existing building to flats rather than new build housing. It is also considered that the market will determine whether there is a requirement for these units and that the size of the units would be reflected in the price.

15.8 Local Plan policy HOUS 4 sets out that any proposals for flats should provide sufficient private amenity space within the site for likely future occupants, normally comprising at least 10% of the site area for conversions. The Minister's house is served by a courtyard and a roof terrace and flats 19-22 each have a private roof terrace. The other units would not have access to outside space. However the proposal is for the conversion of the remainder of the existing grade II* building which covers the full extent of the site with no additional space for amenity. Furthermore the application site is located within the town centre in close proximity to Weymouth beach.

Visual Amenity and Heritage Assets

15.9 The proposed development involves the reconstruction and change of use of the fire damaged church. The existing structure is grade II* listed and is located within the Weymouth Town Centre conservation area. Historic England were consulted on the application and considered that *whilst unfortunate, a faithful restoration of the original building is accepted to not be financially viable. Therefore, on such a limited site the only possibility of restoring what is left is through a creative adaptation of the surviving shell to provide an alternative use.* The assessment of the financial viability of the reproduction of the west (front) elevation has resulted in the proposed design of this part of the building – a metal framed rose windows set within a stone outer frame. Historic England commented that *whilst they regret that a faithful reinstatement of this highly significant element of the building is no longer proposed, they accept that given the location of the site and the magnitude of the reconstruction, the harm to the structure resulting from the implementation of the current compromise scheme would be outweighed by the heritage benefit of bringing this much neglected site back into a viable, long-term use. The scheme would also enhance the character and quality of the Weymouth Town Centre Conservation Area, reinstating the*

focal point of the key view East along St Edmund Street. Historic England held no objection to the proposed development on heritage grounds, subject to conditions.

15.10 The Conservation Officer was also consulted on the application, they held no objection to the proposal in terms of the principal of the development. However, they set out that in policy terms it is important that any harm created to heritage assets be mitigated as far as practical. It was considered by the Conservation Officer that due to the desire to see the building reinstated and removed from the 'At Risk List', a number of compromises were accepted to assist in ensuring the scheme remains viable. It is accepted that some of the further details required cannot be produced at this stage due to the condition of the existing structure and therefore these will be included as conditions. The Conservation Officer considered that there were some amendments that were critical to the success of the scheme that could not be covered by condition. The first being that the proposed roof terraces are too deep in size. The previously approved scheme on the site also included balconies on both the north and south elevations. The agent also sets out in response that the previously approved balconies would have had copper mesh balustrading and would have been more visually prominent than those now proposed. The current proposed scheme includes balconies on the south elevation only. A further plan was also submitted to show the visibility of the balconies from pedestrian viewpoints at street level. The drawing demonstrates that the balconies would be 12.2m above ground level and would be significantly higher than pedestrian viewpoints at street level due to the combination of the height of the balconies, their location on the building and the layout of the streets surrounding the site they would not be visible from street level. The same argument is made in terms of the visibility of the proposed roof lights and that they are required to provide light to the mezzanine floor level (sleeping deck). Another concern raised was due to the existing fireplace openings not being retained. The agent has set out that the fireplaces are in poor condition, have no stacks and their retention would significantly limit the internal layout of the interior.

15.11 In assessing these aspects of the proposal, the decision maker must take into account the requirement of the National Planning Policy Framework 2019, paragraphs 192 and 196 which state:

“In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.”

And

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

15.12 In this case it is considered that the parlous condition of the heritage asset is a material consideration but that the proposal, subject to a number of necessary conditions to require further detailed information about the re-build and conversion, can bring the building back into beneficial use. The public benefit in preserving what’s left of the Listed Building and bringing it back into use is considered to outweigh the harm.

Highway Safety

15.13 The proposed development does include any provision for car parking on the site. Concerns have been raised by third parties regarding the existing shortage of residential parking spaces in the area which would be increased by the possible requirement for an additional 25 parking spaces. Highways were consulted on the application and held no objection. The location of the development in relation to the town centre means the site can be regarded as sustainable and the residual cumulative impact of the development cannot be thought to be severe. The proposal does involve the provision of cycle storage and Highways have requested a condition for the provision of the cycling parking before first occupation which would be placed on any approval granted.

Drainage

15.14 A Flood Risk Assessment & Outline Drainage Management Plan was submitted as part of the application. The Flood Risk Management Team were consulted on the application and considered that the constrained nature of the site and status of the church as a Listed Building, offers very little, if any, scope for the inclusion of SuDS features or betterment over the existing drainage arrangements. Therefore the Flood Risk Management Team raised no in-principle objection to the proposed scheme subject to conditions for a detailed and finalised surface water management scheme for the site and details of the maintenance and management of the surface water sustainable drainage scheme.

Flooding

15.15 The application site is located within Weymouth Town Centre where there is specific local flood risk standing advice. The proposal is for residential development and the finished floor levels would be set no lower than the 3.0m AOD which conforms to the Local Flood Risk Standing Advice. If the application were recommended for approval it would be conditioned that the proposal be carried out in accordance with the submitted FRA. A flood warning and evacuation plan would also be conditioned in line with the FRA. It was considered to comply with the Local Flood Risk Standing Advice that further details of flood resilience and resistance measures that would be carried out in addition to the raised finished floor level is also required. Therefore a condition would be placed on any approval for the details of the flood resilience measures.

Biodiversity

15.16 An Ecological Appraisal was submitted as part of the application. During the survey a large amount of pigeons were present. Natural England were consulted on the application and held no objection subject to condition. A condition was requested for demolition to be carried out outside of the bird nesting season. However the proposal does not include the demolition of the building but is for restoration of the existing structure and therefore a condition would be placed if approval were to be granted for the works to be commenced outside of the bird nesting season. Natural England commented that the proposal does not allow much scope for biodiversity enhancement due to the lack of outside space and the heritage status of the building. It was advised that the requirement to provide biodiversity net gain could be met by investigating the possibility of using enhancement measures in the building, such as bird bricks and green roofs. The agent agreed the provision of bird bricks but would not be able to provide specifications or locations at this stage so this would be conditioned on any approval granted. Natural England also commented that a contribution to a local nature conservation initiative would be appropriate however this is considered to be covered by CIL.

Archaeology

15.17 The application site lies on the eastern side of the historic town of Melcombe Regis. The Senior Archaeologist was consulted on the application and considered that the submitted information had not considered the potential remains of the earlier buildings and other archaeological material to survive on the site and whether the proposed development would have any impact on them. In the response to the comments an Archaeological Desk-Based Assessment was submitted, the report concluded that there may be surviving archaeological remains beneath the existing structure, but that investigation of these at present would be unfeasible. The Senior Archaeologist agreed with the conclusions and requested a condition be placed on any approval for a programme of archaeological work.

Affordable Housing

15.18 Para 63 of the NPPF states that *Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 unit or fewer)*. Major development for housing is defined in the NPPF as *development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more*. The proposed development exceeds this threshold and therefore local plan policy HOUS 1, requires 35% of the development to be for affordable housing.

15.19 A viability assessment was submitted with the application which concluded that it was not financially viable to provide the policy compliant scheme including 9 affordable units and the remaining financial contribution. The assessment was sent to the District Valuer who also concluded that the scheme including affordable housing provision would not be financially viable on the site. Given the above affordable housing would not be required as part of the development in accordance with criteria iii) of Local Plan policy HOUS 1.

Community Infrastructure Levy (CIL)

15.20 The adopted charging schedule only applies a levy on proposals that create a dwelling and/or a dwelling with restricted holiday use. All other development types are therefore set a £0 per square metre CIL rate.

15.21 The development proposal is CIL liable. The rate at which CIL is charged is £100 per sqm. The CIL charge is approximately £143,807. Confirmation of the final CIL charge will be included in a CIL liability notice issued prior to the commencement of the development Index linking as required by the CIL Regulations - (Reg. 40) is applied to all liability notices issued, using the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. CIL payments are index linked from the year that CIL was implemented (2016) to the year that planning permission is granted.

16.0 Conclusion

16.1 The proposal is in accordance with 192 and 196 of the National Planning Policy Framework.

16.2 The “planning balance” in this case lies between the interests of protecting the remaining historic structure with its architectural features and the provision of

an economically viable development that will ensure its future. There is never a single solution to this common conundrum. However, in this case it is considered that the proposal will;

1. bring an important Grade II* listed building into productive use,
2. make a positive, modern contribution to the streetscape,
3. help protect the remaining structure,
4. include a re-interpretation of lost features that assist in its interpretation of its historic value by future generations.

16.3 The building is a designated heritage asset as described in the National Planning Policy Framework 2019 where paragraph 11(d) states that:

“d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

16.4 In considering specific matters that are raised by the proposal, the following conclusions are reached:

Issue	Conclusion
Principle of Development	Within the defined development boundary. The proposed use is in accord with the NPPF.
Neighbouring Amenity	No significant harm to neighbouring residential amenity.
Visual Amenity and Heritage Assets	The proposal is uncompromisingly modern in its appearance but nevertheless interprets the historic character in a sympathetic manner. The public benefit of retaining the remains of this heritage asset and bringing it back into productive use outweighs the harm and the inability to restore the building to original condition.
Highway Safety	The proposal does not include any provision for parking, Highways held no objection and the site is located within the town centre.

Drainage	Flood Risk Management Team held no objection subject to conditions.
Flooding	The proposal is considered to comply with the Local Flood Risk Standing Advice.
Biodiversity	Natural England held no objection, subject to conditions.
Archaeology	Possibility of surviving archaeological remains beneath the existing structure, a condition would be required for a programme of archaeological work.
Affordable Housing	Scheme accepted by District Valuer as not viable for the provision of affordable housing.
Community Infrastructure Levy (CIL)	CIL liable.

17.0 Recommendation A:

WP/19/00370/FUL

GRANT PLANNING PERMISSION, 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.

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.

18.0 Recommendation B

WP/19/00371/LBC

GRANT LISTED BUILDING CONSENT, 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.