

**1.0**

**Application Number – [2/2019/0151/TECHD](#)**

**Site address: Land West Of Luton Mews, Shorts Lane, Blandford Forum, Dorset, DT11 7GE**

**Proposal: Technical Details Consent on a site that has been granted Permission in Principle 2/2018/0889, to erect 9 No. flats, retain 6 No. parking spaces and create 9 No. cycle spaces. Carry out ancillary works in association with this.**

**Applicant name:** Blandford Forum Limited

**Case Officer:** Hannah Smith

**Ward Member:** Cllr. Lacey-Clarke, Cllr. Quayle

**REASON APPLICATION IS GOING TO COMMITTEE:** At request of Head of Planning.

**2.0**

**Summary of Recommendation:** GRANT subject to conditions

**3.0**

**Reason for the recommendation:**

- This is a vacant site within the town centre of one of the most sustainable settlements in North Dorset.
- The development would bring forward smaller units of accommodation of which there is a significant need within the local area.
- The development of the site would enhance the appearance of the Conservation Area, and would not harm the setting of nearby listed buildings.
- The amenity of surrounding land users would be safeguarded at an acceptable level.
- There is no highway safety concern and the highway impact of the proposal cannot be considered to be severe.

**4.0**

**Table of key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Principle of development	The site is located within the settlement boundary of Blandford Forum. Therefore, the principle of providing dwellings in this location is acceptable as it would comply with the spatial distribution of development which is contained within Policy 2.

	Permission in Principle has been granted for 6-9 dwellings.
Setting of heritage assets, the site is within the Blandford Conservation Area and within the setting of grade II listed buildings.	The proposal would not result in any harm to the significance of heritage assets. The development is considered to enhance the appearance of the Conservation Area.
Amenity	The development would not give rise to unacceptable overlooking, overbearing or overshadowing.
Highway safety, access and parking	There would be no harm caused to the highway network. Sufficient parking would be provided. There is no highway objection.
Landscaping	There would be no loss of trees and a landscaping condition would ensure that planting is incorporated into the development. A green wall is proposed on the southern elevation facing 14 River Mews, this is considered to be an attractive feature.
Economic and Social Benefits	The proposal would create construction jobs during the construction phase and provide 9 units of residential accommodation in a sustainable location.

## 5.0

### Description of Site

The site is located in the town centre of Blandford, behind the Crown Hotel and the High Street. It is therefore located in a highly sustainable location, in which the principle of development is acceptable.

The site is accessed from Shorts Lane and is on the junction of Shorts Lane and Luton Mews. The site is located between the alleyway leading to West Street and the public right of way through the Crown car park, it is vacant and overgrown. An area of informal parking, which is not marked out, is located at the rear of the site, adjacent to 7 Luton Mews. The site is slightly elevated above the level of the car park of the Crown Hotel. The site has temporary boarding along the street to

Shorts Lane and there are no other boundary treatments. Boundary treatments in the area generally comprise of brick walls and brick and flint enclosures. The Stables and Old Garden Cottage are located to the north of the site. Properties in River Mews are located to the west and southwest of the site.

The site is located within the Blandford Conservation Area and within the setting of listed buildings, notably the imposing Crown Hotel which is grade II listed. In terms of historic interest within the site, there are some old cellars that are left from when pre existing buildings were demolished.

## 6.0

### Description of Development

The site is on the Council's Brownfield Register Part 1. Permission in principle has been granted for the erection of to 6-9 units of accommodation. This application is for approval of technical details. Whilst the permission in principle application was limited in scope to the consideration of the location, land use and amount of development, the technical approval is treated in the same way as a planning application.

## 7.0

### Relevant Planning History

Application: 2/2002/0761

Proposal: Erect 4 No. dwellings with garages, create vehicular and pedestrian access

Decision: Approve

Decision Date: 03.01.2003

Application: 2/2009/0981/PLNG

Proposal: Construct temporary car park

Decision: Approve

Decision Date: 20.01.2010

Application: 2/2018/0889/PIP

Proposal: Permission in principle to erect between 6 to 9 residential units

Decision: Grant Permission in Principle

Decision Date: 28.08.2018

## 8.0

### List of Constraints

Conservation Area - The Blandford Forum Conservation Area

Settlement Boundary - Name: Blandford Forum

## 9.0

### Consultations

All representations can be viewed in full on the website.

### **Blandford Forum Town Council**

Consulted on the 14 February 2019, their comments dated 26 February 2019 are as follows:

The Town Council objects to the application for the following reasons:

- Overdevelopment
- Concerns over highways issues and public safety
- Concerns over suitable access for emergency vehicles
- Loss of amenity
- Loss of light
- The development is not fitting within the Conservation Area.

### **Conservation Officer South**

Consulted on the 14 February 2019, their comments dated 15 April 2019 are as follows: Support subject to conditions.

### **Tree Officer South**

Consulted on the 14 February 2019, their comments dated 22 July 2019 are as follows: No objection subject to conditions.

### **County Archaeological Office**

Consulted on the 14 February 2019 There was no response from this consultee at the time of report preparation.

### **Transport Development Management**

Consulted on the 14 February 2019, their comments dated 26 April 2019 are as follows: No objection subject to conditions.

## **10.0**

### **Representations**

The 11 letters of objection contained the following summarised points:

- Effect on the Appearance of Area, out of keeping,
- Impact on Access, lack of parking
- Road Safety
- Traffic or Highways, exacerbate the, serious traffic and parking issues that already exist here and in adjacent roads
- Noise/Disturbance
- Overlooking/Loss of Privacy
- No residents had letter and the site notice was taken down
- Impact on Light, impact on solar panels
- Overdevelopment
- This development of flats in a small area will detract from that and damage the quality of life for existing residents

- The planned new development is at a higher density than is out of character with the existing surroundings
- Would cause considerable disruption and congestion both during and after the building works
- Lack of parking on Shorts Lane and this development will make this worse
- Access for larger vehicles is difficult
- Biodiversity
- Flooding Issues
- Landscape, trees
- Devalue properties
- Heritage
- Loss of view
- Site is prominent
- Boundary is disputed and includes an access to properties

## **11.0**

### **Relevant Policies**

#### **10.1 Blandford Neighbourhood Plan**

The Blandford + Neighbourhood Plan 2011 - 2033 has been submitted to Dorset Council for examination. An independent examiner is currently examining the plan. A hearing relating to the plan took place on the 12 November 2019. The inspector's report has not yet been published. There is no specific conflict with the draft Neighbourhood Plan in relation to this current proposal.

#### **10.2 North Dorset Local Plan Part 1**

- Policy 1 - Sustainable Development
- Policy 2 – Core Spatial Strategy
- Policy 3 - Climate Change
- Policy 4 - The Natural Environment
- Policy 5 - The Historic Environment
- Policy 6 – Housing Distribution
- Policy 7 - Delivering Homes
- Policy 16- Blandford
- Policy 23 – Parking
- Policy 24 – Design
- Policy 25 – Amenity

1. 7 Dev. within Settlement Boundaries (saved policy from the LP 2003).

#### **10.3 National Planning Policy Framework (2019):**

1. Introduction
2. Achieving sustainable development
4. Decision-making

5. Delivering a sufficient supply of homes
7. Ensuring the vitality of town centre
8. Promoting healthy and safe communities
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Sections of the NPPF which are specifically relevant to this case:

Paragraph 78- to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 148 – The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

In terms of heritage, section 16, paragraphs 184, 189, 190, 192 and 200 are relevant. Paragraph 184 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Once they are destroyed, they cannot be replaced.

Paragraph 192 – In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

## **12.0 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.

## **13.0 Public Sector Equalities Duty (standard text)**

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.

Arrangements would be made to ensure people with disabilities or mobility impairments are accommodated in order to comply with Building Regulations. The proposed development would result in the creation of 9 No. dwellings within a sustainable location which benefits from access to a range of facilities.

## **14.0 Financial benefits**

Jobs would be created during the construction stage.

Occupants would make use of local services.

The dwellings would generate council tax.

The proposal would contribute to the rural economy in terms of increased support for local businesses.

## **15.0 Climate Implications**

The dwellings would be designed to meet current building regulations which would help reduce the carbon footprint of the ongoing heating and running of the building.

## **16.0**

## **Planning Assessment**

### **Principle**

Blandford is one of the largest towns in the north Dorset area. It is located on the River Stour, where the river runs through a gap in the Dorset Downs. To the south of the river is the smaller settlement of Blandford St. Mary, where the residential area clusters around the bridge and the Brewery.

This proposal would provide smaller units of accommodation comprising x3 two bed flats, x3 one bed flats and x3 studio flats. There would be a mix of larger flats and smaller units. There is a great need for this type of accommodation in the Blandford area. Currently, on the housing register in the Blandford area, there are 361 households in housing need. 149 of this identified need relates to the need for single person accommodation, people requiring studio accommodation or a 1 bedroom property. The highest level of demand is for smaller homes. This high demand for smaller properties is the same across Dorset. Those who are classed as having a lower level of need and those that can only bid for low cost home ownership are likely to be able to afford smaller entry level private housing, which forms part of this application.

The principle of developing the site with between 6-9 units of accommodation has been established through the grant of the application for Permission in Principle. In terms of location, the site is located within the defined settlement boundary. Saved Policy 1.7 of the Local Plan 2003 permits development within the defined settlement limits of the town. Policy 16, Blandford, of the Local Plan Part 1, seeks to maintain Blandford's role as the main service centre in the southern part of the former North Dorset district. Blandford has seen a significant amount of growth in recent years. However, this growth has not always been in locations that are accessible to the centre and facilities. A key aim of Policy 16 is to focus housing in accessible locations, particularly locations close to the town centre and other facilities.

The application site is located in a highly sustainable brownfield location, just off the main centre of Blandford Forum. This location provides easy access to facilities such as shops, health facilities and jobs. Occupiers of the development would not need a car as all facilities are within easy walking distance. With this in mind, the location of the proposal is considered to be acceptable.

The site has a previous planning permission for a temporary car park and for three town houses. The site is brownfield previously developed land. The proposal to develop the land for residential purposes has been established previously. The use would not lead to a loss of an employment use and policy 1.7 and 16 of the Development Plan support residential development in this location. In view of this, the proposed residential use of the site is considered to be acceptable.

Consequently, the development would not conflict with Policies 2, and 16 of the North Dorset District Plan, Part 1 and the Framework. These policies seek, amongst other things, to deliver new housing in sustainable locations where there is access to existing facilities.

## **Density and Layout**

The proposed development would make effective use of a brownfield site by providing 9 units of accommodation. There would be a shared amenity space which would have adequate space for bin storage and cycle storage. Soft landscaping is also proposed in this area.

Concern has been raised in relation to the amount of development that is proposed for this site. The housing mix includes two bed properties, one bed properties and studio flats. The floor area of the units with two bedrooms would be 68-62 sqm. This is comparable with the guidance which is contained within the Governments Technical Housing Standards – nationally described space standard. Whilst this guidance is not part of the development plan, it provides a useful benchmark. The flats with one bedroom would have a floor area of 33 sqm. This is slightly below the 37 sqm contained within the space standard documents. There is no guidance on studio accommodation in the space standards. Overall, the size of the units would provide sufficient sized accommodation and an adequate level of amenity for future occupiers of the flats. The efficient use of the site would also contribute to the continued vitality and viability of the town centre.

## **Design and Scale**

The approach of Policy 24 of the local plan, which relates to design, is to ensure that all developments improve the character and quality of the area within which they are located. This reflects national guidance in that good design is a key aspect of sustainable development and should contribute positively to making places better for people, and seek to enhance locally distinctive features.

The design of the block of flats is considered to reflect the ancillary and semi industrial nature of the sites location, adjacent to the listed Crown Hotel and its ancillary service yard with single storey buildings. The design of the proposed building with a double pile mansard roof, which takes reference from a number of buildings in the town, mansard roofs being a characteristic of Blandford on dwellings, but more commonly on rear service buildings, is considered to be locally distinct to Blandford and as such, it would reinforce local character. With this in mind, the design is not out of keeping with this back lane location and its neighbouring former ancillary buildings. In terms of the proposed materials, these are also in keeping both with the area and character of the proposed building. The window designs and shutters have also taken on board the warehouse style.

The sensitive and creative treatment of public and private spaces within and around a development is important. Development should promote the continuity of street frontages, reinforce existing spatial patterns and create new and exciting spaces with public and private areas clearly distinguished. In this instance, the proposal would enhance the appearance of the Conservation Area through the use of locally distinct design and materials. Public and private areas are clearly delineated and the design would create enclosure to the street.

The scale, massing and height of a proposal should be related to any adjoining buildings, the general pattern of heights in the area, views, vistas and landmarks. In this regard, the height of the proposal is considered to be commensurate with the buildings which surround the site. The stone parapet coping of the proposed block of flats would be slightly higher than the ridge of 14 River Mews. However in the street, the proposal would not appear visually dominant. The proposed roof arrangement would reduce the appearance of the overall mass of the building.

The richness of a building lies in its use of materials including their texture, colour, pattern and durability that contribute to the attractiveness of its appearance and the character of an area. In this instance, the proposal would use high quality materials such as the proposed brickwork which would be constructed in English Bond, with red brick stretchers and blue brick headers. This is a very attractive bond which is also locally distinct to Blandford. Brick types will be agreed in a sample panel to be built on site. Slate hanging is also traditional to Blandford. A materials and sample panel condition is recommended in line with the Conservation Officers comments. The proposed openings are carefully arranged so as to achieve the appearance of a traditionally detailed warehouse building.

A condition that relates to boundary treatments is recommended as the use of close boarded fence around the application site would not be supported. The use of walls as a means of enclosure is more locally distinct and would be more fitting within the Conservation Area and within the setting of listed buildings.

### **Impact on the Conservation Area and Setting of Listed Buildings**

The site lies within the Blandford Conservation Area and in close proximity to the Grade II listed Crown Hotel. It is also within the vicinity of the rear burgage plots and their generally listed ancillary buildings set behind West Street, Shorts Lane being the historic back land within the medieval planform.

Blandford, whose town core was rebuilt in one period 1731 - 1760, is the most complete and cohesive surviving example of a Georgian country town in England. This sub-area covers all the area affected by the 1731 fire which was subsequently rebuilt in addition to some peripheral areas which survived the fire. Within the area are eight Grade I Listed Buildings and six Grade II\* buildings.

The principal building materials are handmade plain clay tiles with stone or slate verges; brickwork, with headers for patterning and colour, for domestic properties and stone for the public buildings; ashlar or rusticated quoins; white painted sash windows. The buildings are designed in architectural styles typical for the period, and are carefully proportioned and decorated to achieve a particular effect.

The area is characterised by its low status plain ancillary appearance, with most properties abutting directly onto the road. The overall appearance is one of traditional form with the majority of building being two storeys. At present, the site is located between the alleyway leading to west Street and the public right of way through the Crown carpark, it is vacant and overgrown.

The proposed building would be two storeys with attics, and a double pile mansard design, which takes reference from a number of buildings in the town, mansard roofs being a characteristic of Blandford on dwellings, but more commonly on rear service buildings. As such, the design is not out of keeping with this back lane location and its neighbouring former ancillary buildings. The materials selected are also in keeping both with the area and character of the building. The window designs and shutters have also taken on board the warehouse style.

It is considered that the building is set far enough away from the Crown Hotel, as well as orientated gable end onto its service yard, now customer carpark not to be overly intrusive within its setting. In line with the original comments of the Conservation Officer, the proposed side elevations of the building were amended to add more interest with the addition of false windows and windows with obscured glazing. It is noted that the proposed building will be located across from the converted outbuildings, now known as Nos. 10-13 River Mews, however the principle of the position is not out of keeping with the area, where properties are situated close to the street edge and there is a sense of enclosure to this back lane.

As regards to the cellar, the DC Archaeologist has advised that it is of no great merit and it is therefore considered that some recording of the structure via photographs and drawings will be sufficient prior to any infilling.

Overall the scheme is considered to have taken on board the character of this back lane site and its front and rear elevations executed in a well thought out manner that respect the significance of the Conservation Area and the setting of listed buildings. In determining the proposals due consideration has been given to Section 16 (Paragraphs 190,192,193,194,195,196,200) of the NPPF, Section(s) 66/72 of the 1990 Act and Policy 5 of the Local Plan.

## **Amenity**

Policy 25 of the Local Plan and the NPPF seek to safeguard the amenity of existing and future occupiers of land and buildings. The dwellings are designed to limit the possibility of overlooking and overbearing. The amenity of the surrounding residential properties would be safeguarded at acceptable levels. There would be no unacceptable direct overlooking of private garden areas.

### *10-13 River Mews*

The development would be located immediately east of numbers 12 and 13 River Mews. The orientation of the buildings means that there would not be any significant overshadowing of these dwellings as they are located to the north west. New openings would face towards River Mews, however, this would be across the public highway. Furthermore, openings on the terrace opposite are mainly limited to those serving stairwells and bathrooms.

### *14 River Mews*

14 River Mews is a detached dwelling, located to the south of the application site. It has an enclosed garden area which would be located immediately adjacent to the proposed block of flats. There are no openings proposed that would overlook this dwelling and overshadowing is not an issue due to the orientation of the site to the north. The proposed window openings on the side elevation which faces towards 14 River Mews would be obscured, this is identified on the panning drawings and a condition is recommended. Concerns were raised in relation to possible overbearing. A green wall is proposed on the side elevation of the proposal which faces the Crown car park, which would provide visual relief and appear as an attractive feature within the Conservation Area.

Where development is proposed, the impact on the immediate neighbouring properties should be given careful consideration. Developments can often be overbearing in scale when considered against their immediate neighbours. In addition, developments can be poorly designed overlooking adjacent properties or in close proximity to neighbouring properties. In this instance, the amenity of the private garden area of 14 River Mews would not be adversely impacted, as the garden area would remain very open to the east and west. Therefore the garden area would not feel hemmed in by the development.

### *Luton Mews*

The terrace of dwellings that comprise Luton Mews are located gable onto the application site to the east. Number 7 Luton Mews is located adjacent to the site. Sufficient distance would be retained between the application site and Luton Mews and there are no windows on the side elevation of this property.

### *The Stables*

The Stables is located to the north of the application site at a distance of approximately 17 metres. There would be no overlooking of this property. Nor would the proposed building be overbearing. Due to the orientation of the dwelling to the application site, any overshadowing would relate to the parking and drive area of the dwelling. A garage outbuilding is located along the boundary of this property which would already result in some shading.

### *Old Garden Cottage*

The proposed block of flats would be located a sufficient distance from Old Garden Cottage to avoid any adverse impact in respect of this properties amenity.

### **Highways and Parking**

Many of the objectors have complained in relation to highway impact. However, the Highway Authority has no concerns in respect of matters of highway safety. Small units of accommodation are not required to provide dedicated parking in this location due to the sites sustainable and accessible location. Parking is limited in the immediate area although there is an option to by residents permits for town centre car parks. Six spaces would be provided in to serve the development which is in excess of the policy requirement.

It should be noted that the site is in a very sustainable location. Providing parking where it is not required runs contrary to the required approach to climate change which requires a greater reliance on sustainable forms of travel. In relation to cycle provision, 9 cycle spaces would be provided.

In view of the 6 parking spaces which would be available to the 9 units of accommodation, the size of the units proposed, and the town centre location, there would be no highway harm as a result of the proposed development.

### **Flooding and Drainage**

The site is located in flood zone 1 and is at a low risk of flooding. The site abuts flood zone 2, but there are no flooding concerns that are applicable to this site.

In terms of foul drainage, the existing provision along Short's Lane and Luton Mews is sufficient to serve the proposal. It is shown on DLS Plan 2391-0918. The connection is shown on Drawing PA06C. Surface water disposal would be by onsite soakaways as shown on Drawing PA06C. Approval would be subject to building regulations.

## **Ecology**

An ecology condition is recommended to ensure that the ecology enhancements are secured. The Biodiversity Mitigation & Enhancement Plan has been approved by Dorset's Natural Environment Team. This includes enhancements which are shown on Drawing PA03B and include bat and bird boxes.

## **Trees and Landscaping**

There are no trees of any significance on this site. A planting condition is recommended. This would ensure that the soft landscaping and the green wall are carried out in full. No specimen trees were located on site and the self-seeded vegetation is of low quality. The Site was cleared outside of the bird-nesting season in liaison with the Tree Officer.

A concern was the view from 14 River Mews to the western elevation of the proposed development. Following a site meeting a solution to this issue has been reached. A freestanding wire framework to a height of 2/3rds of the height of this elevation would be used with climbing plants able to use it as support.

Ideal plants that were considered included rambling roses and wisteria. Ultimately the intention is to provide an attractive foil to the development and this could be readily achieved as detailed above subject to a sufficient water and nutrient availability from a large enough planting area. The use of simple or open cup roses would assist in providing nectar and pollen for insects and attractive hips for birds in autumn. Ideally the roses chosen should be disease resistant preferably with a Royal Horticultural Society (RHS) Award of Garden Merit (AGM). Condition 8 relates to this requirement.

## **Archaeology**

The remains of cellars contained within the site have been assessed as not being of great historical value. The applicant states that an attempt was made to drag out and fill the cellars. Part of the roof is missing and partially replaced with a concrete slab. As a result, much of the remnant is unstable. In view of this, a condition is considered appropriate in this instance to ensure that any archaeology of significance is properly recorded during the construction works.

## **Other issues**

A contaminated land condition is not considered necessary in this instance. There has been no former use of the site that would indicate that contamination is an issue.

## **17.0**

### **Conclusion**

The proposal would bring forward 9 units of accommodation in a sustainable location. The impact of the proposal on the Conservation Area and on the setting of listed buildings would be positive.

The NPPF states that decisions should apply a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. There are three strands of sustainable development, an economic objective, a social objective, and an environment objective. As there is no identified harm to heritage assets in this instance and the proposal would enhance the appearance of the Conservation Area, the presumption in favour of sustainable development applies.

The NPPF recognises that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites. This is backed up in the local plan as policy 16 states that town centre regeneration should embrace a range of town centre uses, not only retail and commercial but community and leisure as well as residential uses, and should be encouraged.

In terms of benefits, the proposal would secure a contribution to the local housing supply of 9 dwellings. It would also make a positive contribution to the Conservation Area and to the setting of listed buildings which surround the site. There would also be some economic benefits, both from the construction of the homes and subsequent occupation, which would result in support for local facilities. There are no adverse impacts that have been identified, the sites location is sustainable and the effect on living conditions of neighbours would be acceptable.

## **18.0**

### **RECOMMENDATION** Grant, subject to conditions.

#### **CONDITIONS:**

1. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:  
PA00, PA01, PA02A, PA04A, PA05, PA06C, PA07, PA08, PA09, PA18C, forming the approved application.

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

2. No development above foundation level of the flats hereby approved shall commence until samples of materials to be used in the construction and finish of the block of flats; shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. 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.

Reason: To safeguard the character of the locality.

3. Prior to the commencement of construction of any external wall of the development hereby permitted, a sample panel measuring at least 1 metre by 2 metres, using the approved brick to include blue headers and demonstrating the proposed coursing, mortar mix and pointing detail, shall be constructed on site. Construction of the development hereby permitted shall not commence until the sample panel has been approved in writing by the Local Planning Authority, thereafter, the panel shall remain on site until the external walls of the flats have been constructed to eaves height and the development shall be carried out in full accordance with the approved panel

Reason: To safeguard the character of the locality.

4. No development above foundation level of the flats hereby approved shall commence until large scale details of the eaves, verges, lintels, windows, doors, and cladding shall be submitted to the local planning authority for approval in writing. The development shall thereafter accord with the approved details.

Reason: To safeguard the character of the locality.

5. Prior to the erection of any new boundary, precise details of the boundary treatment shall be submitted to the local planning authority for approval in writing. The details shall include brick walls and include details of the materials, bond, coursing and mortar. The development shall be carried out in accordance with the agreed details and there shall be no further enclosures erected other than those approved.

Reason: To safeguard the character of the locality.

6. Before the development is occupied or utilised the turning and parking shown on Drawing Number 12-173 PA06 Rev C must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

7. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 12-173 PA18 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. No development above foundation level shall take place until a landscaping scheme for a climbing plant border to the western elevation of the site has been submitted to and approved in writing by the Local Planning Authority. This specification should include detail of the proposed framework to support the plants, planting methodology, and post planting maintenance. Thereafter this screen planting shall be implemented in full in the first planting season following commencement of development and before the first occupation, or within such other time as may be approved with the Local Planning Authority in writing beforehand. The screen planting shall be maintained in accordance with a maintenance schedule which shall first be approved in writing by the Local Planning Authority and any trees or shrubs which are removed or found to be dead, dying or diseased shall be replaced with similar species during a period of five years following the completion of the screen planting scheme.  
Reason: In the interests of the amenities of the area.
9. All rainwater goods shall be constructed of metal, with a black painted finish.  
Reason: To safeguard the character of the locality.
10. No development above foundation level of the flats hereby approved shall commence until details of all external flues and vents shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details and there shall be no further vents or flues installed on the building. There shall be pipe work installed on the exterior of the building.  
Reason: To safeguard the character of the locality.
11. No development above foundation level of the flats hereby approved shall commence until precise details of the lantern light shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.  
Reason: To safeguard the character of the locality.

12. No development shall take place until the applicant or their successors in title have made arrangements for archaeological observation and recording to take place during any period of demolition and/or development. Details of those arrangements shall be submitted to and approved in writing by the Local Planning Authority, at least one month before any work commences on the development site. The observations and recording shall be carried out as approved.

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

13. The Biodiversity mitigation measures set out in the approved Report approved January 2019 shall be implemented in full in accordance with the timetable set out in the report, or in the absence of a specific timetable, prior to the development hereby approved being first brought into use and the site shall thereafter be maintained in accordance with the approved mitigation proposals.

Reason: To ensure adequate habitat is provided and subsequently protected to ensure adequate protection for important habitats and species is secured.

14. The window openings in the side elevation to the Crown car park and the side elevation to Luton Mews shall be obscured glazed prior to first use of the building hereby permitted and shall be subsequently permanently retained in that condition.

Reason: To safeguard residential amenity.

15. No occupation of the development shall commence until precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size) shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of continued visual public amenity.