



SITE PLAN ATTACHED

Committee Report

APPLICATION NOs: 1)16/00999/FUL & 2)16/01000/LBC

Leverton Hall Dark Lane Great Warley Essex CM14 5LL

Description 1) Change of use, conversion and extension of existing building to provide 13 residential apartments; demolition of secure wing, other structures and buildings; construction of 8 detached family dwellings, parking and garaging; attenuation pond and hard and soft landscape works

Description 2) Conversion and extension of existing building to provide 13 residential apartments; demolition of secure wing, other structures and buildings.

WARD Warley **13 WEEK DATE** 20.10.2016

PARISH

CASE OFFICER Mr Mike Ovenden 01277 312500

Drawing no(s) relevant to this decision: PL 01B, PL 02A, PL 03A, PL 002A, PL 003D, PL 004D, PL 005C, PL 006C, PL 007C, PL 008C, PL 009D, PL 010D, PL 011B, PL 017, PL 016, PL 100B, PL 102B, PL 103E, PL 104C, PL 105C, PL 106C, PL 107D, PL 301A, PL 302A, PL 303A, PL 304A, PL 305A, PL 310A, PL 311A, PL 320A, 13797 GA, 03 A, 822 04.

1. Proposals

The main building on the site is a grade II listed building dating from the 1770s. It was formerly known as Boyles Court. It is currently unoccupied and has endured a series of interventions, both internally and externally during its most recent use as a secure unit for children/young adults. This includes the construction of a large secure wing attached to the host listed building. At that time the premises was renamed Leverton Hall. It is understood that the developer proposes to return to using the name Boyles Court as suggested by local residents although this is not a planning matter.

The proposal involves the demolition of this large secure wing which is approximately rectangular in footprint with three enclosed open air courtyards covering a distance of

approximately 155 metres by 85 metres. The listed building would be converted into 13 units including flats and duplexes.

A small walled yard to the side of the main building would be partially in filled to form Plot 1. In the listed building there would be:

- 10 x 2 bedroom apartments
- 3 x 3 bedroom apartments

i.e. 13 units in all.

Following the demolition of the secure wing, a development of eight dwellings would be erected on its site and on that of the adjacent lightly landscaped parking area (measuring approximately 200 metres by 65 metres). The new dwellings comprise the following accommodation.

- 1 x 4 bedroom house
- 5 x 5 bedroom houses
- 2 x 6 bedroom houses

The redevelopment of the site would also include the provision of 58 associated car parking spaces and landscaping.

The works described above require planning permission and listed building consent and this report addresses both applications.

2. Policy Context

Brentwood Replacement Local Plan (BRLP):

CP1 General Development Criteria
H6 Small unit accommodation
H9 Affordable Housing on larger sites
T2 New development and highway considerations
T5 Parking – general
GB1 New Development
GB2 Development Criteria
GB16 Residential conversions
GB17 Conversion or change of use of listed buildings
C5 Retention and provision of landscaping and natural features in development
C10 Protected lanes
C15 Demolition, alteration or extension of listed buildings
C16 Development within the vicinity of a listed building
C17 Change of use of a listed building

Other policy documents:

National Planning Policy Framework (NPPF)

Local Development Plan:

The emerging Local Development Plan is currently at the Draft Stage (Regulation 18) and has outstanding objections to be resolved. As the plan advances and objections become resolved, more weight can be applied to the policies within it. A further round of consultation will take place later in 2017 with submission to the Secretary of State for an Examination in Public at a later date. At this time only very limited weight can be given to it in terms of decision making, as set out in paragraph 216 of the National Planning Policy Framework.

3. Relevant History

- CC/BRW/6/95 Erection of secure unit and adaption of existing building
- CC/BRW/4 & 9/97 Amendments to above scheme
- 05/00012/LBC: Installation of A 0.3m Diameter Dish Aerial On Roof -Application Refused
- 05/00028/LBC: Installation of A 0.3m Diameter Dish Aerial On Roof -Application Permitted
- 06/00061/LBC: Reduction In Height Of Wall -Application Permitted
- 09/00051/LBC: Installation of Anti-Climb Devices And 1 No Fence Panel - Application Permitted
- 09/00784/FUL: Installation of Anti-Climb Devices And 1 No Fence Panel - Application Permitted
- 13/01131/TPO: T1 Sycamore to be felled, T2 Norway Pine to be removed to ground level, T3 Oak remove large branch lodged in crown and remove dead wood, T4 Birch to be removed to 1.5 metres high from ground level, T5 Beech to be felled to ground level, T7 and T8 Mature Oaks to remove the major deadwood, T9 Acer to remove to ground level. -Application Permitted
- 14/00471/ESS: Erection of an external vertical ladder and access door. Leverton Hall, Dark Lane, great Warley, Brentwood, Essex CM14 5LL -No Objections

4. Neighbour Responses

The application were publicised by neighbour letter, site notices and a press advertisement. Twelve comments have been received. The full version of each response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

- Objection to passing plays on grounds of land ownership
- Increase in ground level
- New building should be subservient to Boyles Court
- Affect openness of greenbelt
- Increased traffic in Dark Lane
- No protection for trees in new gardens once in private ownership
- Do not agree to passing places on Dark Lane

- Concern over potential flooding which would need to be addressed by planning condition
- Inadequate parking proposed
- Planning permission should prohibit right turns onto Dark Lane
- Upgrading passing places to the north of the access
- No change to the lane south of the access
- Site lies in unsustainable location – poor access to services and most travel likely to be by private car

Great Warley Conservation Society

At meeting in May 2016 there was general acceptance of proposal, subject to concerns

- Concerns about traffic/highway safety
- Should be left turn only from access
- Should be width restrictions to the south of Dark lane

5. Consultation Responses

The full version of each consultation response can be viewed on the Council's website via Public Access at the following link:

<http://publicaccess.brentwood.gov.uk/online-applications/>

County Archaeologist:

The conversion of the existing buildings and construction of 8 detached family dwellings does not require any archaeological work. However the proposed highway improvement work to Dark Lane does cause some concern.

The Protected Lane status of Dark Lane was assessed in 2015 and it was found that the lane scored well above the cut off score within the system used across the County. The lane retained much of its historic integrity; there were very limited highway improvements and very limited damage to the road or its associated verges. The suggested creation or formalisation of passing places within the lane will increase the level of damage, especially to the historic integrity of the lane.

Works to formalise the existing passing places along the length of Dark Lane as part of the development proposal, would be unacceptable as it would cause significant damage to the historic lane and would potentially reduce the lanes importance.

Highway Authority:

The proposals are expected to generate considerably less trips than the existing lawful use of the site. The Highway Authority raises no objections subject to conditions on the following matters:

- provision and implementation of a Residential Travel Information Pack

- the public's rights of passage over Bridleway no 184 (ref PROW 272_184) shall be maintained free and unobstructed at all times.
- provision of 3 visitor parking spaces prior to occupation (each space shall have minimum dimensions of 2.9 metres x 5.5 metres).
- Cycle parking for the proposed apartments shall be provided in accordance with EPOA Parking Standards.
- The provision of vehicle passing places on Dark Lane should be established in a position and to a specification to be agreed with the Local Planning Authority and the Highway Authority prior to occupation.
- Construction Method Statement

ECC SUDS (Local Lead Flood Authority):

No objection subject to conditions on the following matters

- Submission of detailed surface water drainage scheme for the site
- Submission of scheme to minimise off site flood risks during construction
- Submission of a surface water drainage system maintenance plan (to include yearly maintenance logs)

Anglian Water Services Ltd:

- None received

Essex & Suffolk Water:

- Our existing apparatus does not appear to be affected by the proposed development. We have no objection to this development subject to compliance with our requirements

Historic Buildings and Conservation Officer:

- Planning application 16/00999/FUL

The listed building is currently unoccupied and has endured a series of interventions, both internally and externally during its most recent use. This includes the construction of a secure wing adjoining the host listed building (W.S Atkins 1997). The building is not 'at risk' but requires a high quantum of repair and restoration.

Principle

In terms of the principle of the proposed subdivision of the listed building into residential units, this can be accepted in Conservation terms, subject to elements of detail. The removal of the secure wing is supported by Conservation along with the construction of a new two storey range at the rear.

In terms of proposals to construct detached dwellings within the curtilage of the grade II listed building. The proposals illustrate a courtyard style layout which relates to the axis of the listed building but is off set in line with the curtilage.

The most important considerations are the setting of the listed buildings and how they would be affected by the development. In particular the new two storey rear wing; and the legibility of the host form must not be encroached upon by the proposed residential development.

While the removal of the extensive secure wing should result in a positive enhancement to the setting of the listed building, particular attention should be paid to some of the Plots immediately adjacent to the listed building and their projections.

In terms of the architectural language and the proposals for an 'Arts and Crafts' narrative, I advise the approach of using red brick with stone dressings as 'pavilions' to the host listed building with the addition of the courtyard garden is achievable and can be acceptable subject to design development.

In respect of the protected lane which contributes to the character of the location and feeds into the Great Warley Conservation Area, I raise concern for any increased vehicular movement from the site to the south (towards the village) by the implementation of additional passing places, these may result in further signage at the junction with Warley Street which falls within the Great Warley Conservation Area. My concern has been highlighted to the ECC highways Consultee.

- Listed building application 16/01000/LBC

I note the justification for the spiral staircase but request this matter is discussed further through liaison with myself and Building Control should LBC be granted. Should the spiral staircases be required as a means of escape, detailed design would be required by Condition.

Detail of the abutment of this new two storey range with the listed building should be required by condition.

In terms of other areas where refinement was required, fenestration within the attic has been amended and the iron gates are proposed to be repaired.

I maintain the position of advising that clerestory windows within the buttery are repairable and do not require removal as proposed within the submission. Windows at the Front Range Ground Floor are also cited for removal and replacement but form part of the buildings' legibility.

I recommend conditions on the following matters:

- Use of appropriately qualified professional specialising in conservation work to supervise with prior written agreement of the LPA

- details to secure and protect the interior and exterior features during the building work
- details to secure and protect windows during the building work
- Approval of Fire Safety Strategy and Method Statement
- All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent unless otherwise approved
- new facing brickwork shall match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond, and pointing
- agreement of details of the abutment of the two storey rear range to the host listed building
- new joinery work to match the existing joinery adjacent in respect of materials, dimensions and profiles
- schedule of retention/re-use of door/doorcases/windows fireplaces and surrounds, decorative plaster work, panelling, windows/doors (linings and architrave) /skirting/cornice/ironmongery
- Control over method of cleaning masonry

Natural England:

- Based upon the information provided, Natural England advises that the proposal is unlikely to affect any statutorily protected sites or landscapes.
- We have not assessed this application and associated documents for impacts on protected species and direct the Council towards Standing Advice on protected species.

Essex Wildlife Trust: No comments received

National Grid: No comments received

Schools, Children Families Directorate: To be reported

Essex Badger Protection Group:

- I am not aware of badgers living close to this proposed development; therefore a survey of the area should be carried out to confirm this.

Bat specialist: No comments received

6. Summary of Issues

Greenbelt

The site is outside the built up area and within an area defined as greenbelt. Both national and local policy seeks to protect the greenbelt from inappropriate development. The reuse of existing permanent and substantial buildings is not inappropriate. In greenbelt terms the conversion of the existing building is therefore acceptable in principle.

Under the NPPF, the redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development is acceptable. The following table compares the existing and proposed built form:

	Existing	Proposed
Volume	19, 600 m ³	19,410 m ³
Building Footprint	2,830 m ²	2,800 m ²
Hardstanding	7,848 m ²	5,171 m ²
Total Footprint (inc. hardstanding)	10,678 m ²	7,971 m ²
Max. Ridge Height Original listed building	14.3 m	14.3 m
Secure wing	9 m - 11.1 m to be demolished	n/a
Detached dwellings	n/a	8.9 m – 10.8 m

From the above measures it is considered that the quantum of development proposed is less than currently on the site. While the proposed new dwellings and courtyard would span a wider area than the existing secure wing it would introduce space within the grouping currently not provided in the existing built form. In total it is considered that the proposed development would not have a greater impact on the openness of the Green Belt and is therefore acceptable in green belt terms. The proposal complies with Policies GB1, GB2, GB16 and NPPF Chapter 9 'Protecting Green Belt land'.

Listed building and heritage matters

The listed building is currently unoccupied and has endured a series of interventions, both internally and externally during its most recent use including the construction of a secure wing adjoining the host listed building. The building is not 'at risk' but requires a high quantum of repair and restoration.

In accordance with advice in the NNPF officers have come to the view that it is desirable to sustain and enhance the listed building and putting it to viable uses consistent with its conservation. Conservation can make a contribution to sustainable communities including their economic vitality.

The principle of the proposed subdivision of the listed building into residential units is accepted in Conservation terms, subject to elements of detail. The removal of the secure wing along with the construction of a new two storey range at the rear is seen as a significant benefit and supported by the Conservation Officer.

The conversion works have been discussed during the pre application stage and while broadly supported, there are some matters of detail that would be required by condition in the event of permission being granted. The proposed internal spiral staircase has been discussed further through liaison with the Conservation Officer and Building Control and should the spiral staircases be required as a means of escape, detailed design would be required by condition. Detail of the abutment of this new two storey range with the listed building should be required by condition. In terms of other areas where refinement was required, fenestration within the attic has been amended and the iron gates are proposed to be repaired.

Conservation Officer has advised that clerestory windows within the buttery are repairable and do not require removal as proposed within the submission. Windows at the Front Range Ground Floor are also cited for removal and replacement but form part of the buildings' legibility. The conditions requested by the Conservation Officer are recommended to be part of the planning permission and listed building consent. Subject to these conditions it is considered that the proposal complies with the requirements of Policies C15 and C17.

New build

In addition to the conversion works, the proposal includes the construction of eight detached dwellings within the curtilage of the grade II listed building. The most important considerations are the setting of the listed buildings and how they would be affected by the development. In particular the new two storey rear wing; and the legibility of the host form must not be encroached upon by the proposed residential development. The proposals illustrate a courtyard style layout which relates to the axis of the listed building but is off set in line with the curtilage. On the approach to the development the listed building would retain its pre-eminence, due to its height (the main element is four storeys with three storey and lower elements. In contrast the new dwellings would be two storey with lower elements, apart from plot 18 furthest away from the listed building which would be three storeys tall. The eight new dwellings would be to the side and rear, pulled back from the principal elevation

While the removal of the extensive secure wing was always welcomed for the positive enhancement it would bring about for the setting of the listed building, particular attention was paid in discussions to the Plots immediately adjacent to the listed building and their projections. In the final iteration of the drawings Plots 14 and 21 have been scaled back to lessen their impact on the listed building.

In terms of the architectural language and the proposals for an 'Arts and Crafts' style, the Conservation Officer advises the approach of using red brick with stone dressings as 'pavilions' to the host listed building with the addition of the courtyard garden is achievable and can be acceptable subject to design conditions. To protect the setting of the listed building and the qualities of the greenbelt conditions are proposed to control further additions and outbuildings. Subject to these conditions it is considered that the proposal complies with the requirements of Policies CP1 and C16.

Highways

The applicant has provided information on the traffic that could be generated by the proposal given the existing lawful use of the site. This may represent a greater level of traffic movements than occurred in the past but is a level that could occur without a further planning permission. Data submitted with the application has been considered by the highways authority and agrees that the proposal is expected to generate considerably less trips than the existing lawful use of the site. On this basis the Highway Authority raises no objections subject to conditions.

Concerns have been expressed that Dark Lane, particularly to the south of its junction with the site entrance, is not capable of supporting increased levels of traffic movements. Notwithstanding the issue of lawful use above, the applicant has sought to mitigate this possible greater use by proposing passing spaces on Dark Lane. While acceptable to the highways department (subject to a maintenance payment) they were not considered necessary. The Archaeological team at the County Council does not support the formalising of these passing places as they would change the character of this Protected Lane (A status based on an assessment of biodiversity, historic and aesthetic value). Therefore the provision of these passing places is not recommended. The applicant has responded to local concerns about use of Dark Lane but recognises that it is not possible to control use of the public highway in the planning system. However by angling the exit from the site, a modest degree of persuasion to turn north along Dark Lane would be achieved, even though travel southwards could not be prevented. The proposal complies with policies T2, T5 and C10.

Affordable housing

Policy H9 indicates that the Council will seek affordable housing on suitable development sites of 20 units or more. When assessing this proposal, the detail of the conversion would make it problematic to provide affordable and market housing within the listed building for operational reasons. Furthermore the applicant has submitted financial information which has been assessed by an independent assessor which indicates that the development would not generate sufficient funds for affordable housing, even by way of an off site payment. Indeed in scaling back the development

for green belt and heritage reasons - the small surplus originally projected has been lost. Consequently this development does not support the on site provision of affordable units or monies for off site provision elsewhere. Given the evidence supplied, the advice from the Council appointed independent assessor and the improvements to the scheme to meet design and greenbelt concerns, this position is supported by policy H9 and is accepted by officers.

Other matters

The proposal would provide a significant proportion of two bedroom properties 10 units (48%). Under Policy H6 on this scale of development 50% of units should be for one and two bed properties. Given that the need for housing in the borough is now for larger properties – a change from when the local plan was adopted in 2005 - this minimal shortfall under the 50% required is not considered material. All properties – except plot 8 - meet the national space standards. Plot 8 is proposed in the first and second floor of the converted listed building and is 75 rather than 79sqm. However given the limitations inherent in a conversion, this minimal shortfall in one unit is acceptable. It is also the case that these space standards have not been adopted by the Council and therefore have limited weight in decision making.

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites. The Council cannot demonstrate a 5-year supply of deliverable housing sites. This lends further support to the development.

The site lies in attractive parkland with established trees and other planting. Discussions have taken place with regard to general and detailed landscaping matters, for example the position of car parking, and the retention and protection of trees and new planting can be controlled by planning conditions. The small area of parking proposed at the front of the listed building has been relocated to address the design officers comments.

Drainage issues associated with the development have been considered by the County Council drainage team and found to be acceptable subject to conditions.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

16/00999/FUL Planning permission

1. TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3. DEM01 Demolition of buildings on site (green belt)

The existing building(s) or parts of buildings on the site indicated on the approved drawings and/or specifications for demolition shall be demolished and all materials arising shall permanently be removed from the site prior to the first occupation of any part of the development hereby permitted.

Reason - In the interests of maintaining the openness of the Green Belt.

4. No Permitted Development (new dwellings)

Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, G or H of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the dwelling hereby permitted shall not be extended or enlarged without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent a proliferation of buildings that would conflict with the policies of restraint within the Green Belt and affect the setting of the listed building

5. RESL06 No Permitted Development for outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) no development falling within Schedule 2, Part 1, Class E of that Order (e.g. buildings, enclosures, swimming or other pools) shall be carried out without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent a proliferation of buildings that would conflict with the policies of restraint within the Green Belt and affect the setting of the listed building.

6. No Permitted Development for gates, walls or fences

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) no development falling within Schedule 2, Part 2 Class A of that Order (e.g. gates, wall and fences) shall be carried out without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent the erection of gates, walls or fences that would conflict with the policies of restraint within the Green Belt and affect the setting of the listed building.

7. No meter cupboards shall be provided on the exterior of any of the dwellings unless details of the position and design of the cupboards have previously been submitted to and approved in writing by the local planning authority.

Reason: To protect the setting of the listed building.

8. Materials

Notwithstanding the details indicated in the application, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, together with details of the bond and pointing of the brickwork, windows (which shall be constructed from timber) and rainwater goods have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area.

9. MAT04 Surfacing materials

Details of the surfacing materials of driveways and parking areas shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved and construction shall be in strict accordance therewith.

Reason: In order to safeguard the character and appearance of the area and the setting of the listed building.

10. Landscaping

Prior to the commencement of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels and all fencing or walls. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

11. LAN06 Protection of Trees

All trees and hedges to be retained, including trees outside the site whose canopies overhang the site, shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: In order to protect trees and hedges of importance to safeguard the character and appearance of the area.

12. LAN05 Retention of existing Trees, Shrubs and Hedges

All existing trees, shrubs and hedgerows on the site indicated for retention on the approved drawings shall be retained and shall not be felled, lopped or topped without the prior written consent of the local planning authority. If prior to the commencement of the development or within five years of the completion of the development, any such trees, shrubs or hedges are removed without such consent, or become severely damaged or diseased, they shall be replaced with others of a species, number, size and in positions to be agreed in writing with the local planning authority. The replacement shall be carried out within the first planting season after the Council's written agreement. Any works to existing trees, shrubs and hedgerows which may prove necessary shall be carried out in strict accordance with a written scheme to be approved in writing with the local planning authority prior to the carrying out of those works.

Reason: In order to safeguard the character and appearance of the area.

13. Phasing

None of the new build dwellings (plots 14 to 21) shall be occupied until the works to the listed building (approved under reference 16/01000/LBC) have been completed.

Reason: To ensure that the renovation/restoration of the listed building which is a significant benefit that weighs in favour of the overall development is carried out.

14. Residential Travel Information Pack

Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport as approved by Essex County Council.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

15. Parking provision

The proposed development shall not be occupied until such time as a minimum of 3 visitor parking spaces for the proposed apartments have been hard surfaced, sealed and marked out in parking bays. Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

16. CON1 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the route of construction vehicles to and from the site
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vi. wheel washing facilities
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- ix. hours of working and hours during which deliveries may be taken at the site

Reason: In the interests of highway safety, visual and neighbour amenity.

15. No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation and should include but not be limited to:

- Groundwater testing and infiltration testing in line with BRE 365. If infiltration is found to be unviable, run-off from the site should be restricted to 1l/s.
- Attenuation storage for the 1 in 100 inclusive of climate change (40%) storm event and 'urban creep'.
- An appropriate amount of treatment in line with the CIRIA SuDS Manual C753.
- Final detailed modelling of the whole drainage network on site.

- A drainage plan highlighting final conveyance and exceedance routes, location and sizing of storage features, level of outfall/s and discharge rates from the site.

Reason: The National Planning Policy Framework paragraph 103 states that local planning authorities should ensure flood risk is not increased elsewhere by development.

16. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented. The scheme shall be implemented as approved.

Reason: The National Planning Policy Framework paragraph 103 states that local planning authorities should ensure flood risk is not increased elsewhere by development.

17. No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. This maintenance plan shall include yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation of flood risk.

16/01000/LBC Listed Building Consent

1. TIM05 Standard Time - Listed Building Consent

The works hereby granted consent shall be begun on or before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 1990.

2. DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Conservation details

3. Before work begins it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional specialising in conservation work who will supervise the hereby approved works of alteration or demolition. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written agreement of the LPA.

Reason: To protect the architectural and historic qualities of this listed building.

4. Before work begins, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior [and exterior] features during the building work. The agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority. Particular regard should be given to the following item(s): chimney-pieces; cast guttering and hopper-heads; staircases, balusters and handrails; windows containing historic window glass; wattle and daub infill panels; vulnerable surfaces and finishes.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

5. Before the work begins, a Fire Safety Strategy and Method Statement shall be approved by the Local Planning Authority, and the works carried out in full according to such a Statement.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

6. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

7. The new facing brickwork shall match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

8. Details of the abutment of the two storey rear range to the host listed building should be submitted and must be agreed prior to the commencement of any works including below ground work.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

9. The new joinery work shall match the existing joinery adjacent in respect of materials, dimensions and profiles, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

10. Before work begins, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the windows during the building work, particularly the historic window glass. The agreed measures shall be carried out in full. No such features shall be disturbed or damaged or removed temporarily or permanently to facilitate protection except as indicated on the approved drawings or with prior approval in writing. Any intact historic window glass damaged during the building work shall be reported to the Local Planning Authority and shall be replaced like-for-like from a suitable approved source. (Note: conventional polished plate glass will not be acceptable).

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

11. Before work begins, a schedule showing the retention/re-use of door/doorcases/windows fireplaces and surrounds, decorative plaster work, panelling, windows/doors (linings and architrave) /skirting/cornice/ironmongery and so forth, shall be approved in writing by the Local Planning Authority.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

12. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority. (Informative LBI 05).

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

The public's rights of passage over Bridleway no 184 (ref PROW 272_184) shall be maintained free and unobstructed at all times.

BACKGROUND DOCUMENTS

DECIDED: