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**2017/1556**

**Applicant:** McCarthy and Stone Retirement Lifestyles Ltd

**Description:** Demolition of former Council office building and part new build/part conversion development of 58 apartments (including 49 retirement living apartments) together with communal facilities, landscaping, car parking and associated access

**Site Address:** Berneslai Close, Barnsley, S70 2HL

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12 letters of objection were received to the application that went before Members at the September 4<sup>th</sup> 2018 Planning Board along with 7 letters of support. On re-consultation on the amended plans a further 6 letters of representation have been received.

### **Proposed development and Amendments following September 4<sup>th</sup> Planning Board**

Members will recall considering this application on 4<sup>th</sup> September 2018. The application proposed the demolition of the 1930's block and its replacement with a new build specialist Retirement Living accommodation for 53 units total, comprising new build of 45 units in the new building and 8 units proposed to be in the converted Edwardian Building.

The new building would be separated from the Edwardian hospital building with works then taking place to the existing building to repair and rebuild the attached wall to make good the separation. From the main public vantage points to the south and east the Edwardian Hospital Building would then remain externally as is with all works to convert it being predominantly internal.

The Retirement Living development would feature communal facilities such as a residents' lounge, CCTV entry system, and Careline alarm facility. A management company would maintain the grounds and fabric of the development following construction, thus safeguarding the interests of the owners and the local community.

The negotiations included extended discussions in order to achieve high quality design and high quality external detailing and materials in a building of four with the top floor of accommodation lies within the roofspace but still lower than the existing 1930's building.

33 no. parking spaces were originally proposed with two disabled spaces to the main car park to the rear and east of the proposed building. A further 7 no car parking spaces were proposed accessed from Berneslai Close to the rear of the retained Edwardian building. A small substation building was also proposed within the grounds.

At the Planning Regulatory Board meeting on September 4<sup>th</sup> 2018, Members resolved that the application be granted in accordance with the Officer recommendation but with delegated authority given to Officers to seek a more suitable balance between parking and garden areas within the layout.

In reconsidering the external layout, the applicants have also reconsidered the overall viability, the initial scheme was the subject of a viability assessment, and offer of the proposal and have now submitted amended plans. These involve an increase in the amount of garden space available for future residents as requested by Members, which has been accomplished with a re-design of the layout without any loss in parking spaces. The applicants also propose a small increase in the number of units, by a total of 5 overall. This comprises:

3 apartments in a new lower ground level to the new build  
1 additional apartment to ground level in the new build  
1 additional apartment to Edwardian Hospital Building, and erection of separate refuse store to east of building

The proposed building would be slightly higher than previously approved to accommodate the additional lower ground floor but would still be lower than the existing 1930's block to the front elevation. The addition of a part lower ground floor would not raise the building a full floor height however, due to variations in gradient of the site which alters the extent of uplift but from the front this would be approximately 1.5m higher than was previously presented to Members. The revised elevations of the building would be the same height, or lower, than the existing building, although there are additional windows to the east elevation to serve the three new apartments in the new lower ground floor, and there are minor changes in fenestration to other elevations proposed approved.

The applicant has agreed to pay the additional offsite open space contribution for the additional units, bring the total to £44994.11

Given the additional changes that have been made to the Scheme it is being taken back to Members for them to consider the changes made.

### **Site Location & Description**

The site measures approximately 0.42 hectares (1.04 acres) and is located in Barnsley Town Centre on the north side of Berneslai Close.

The site comprises disused former Council office buildings and an area of hard standing (mainly car parking). The existing building comprises the main buff brick building which was constructed in the 1930s with modern additions to the rear, together with an adjoining red brick Edwardian former hospital building. The site is irregular in shape and has some level changes. The site is located approximately 400 metres from the defined Shopping Area of Barnsley Town Centre.

Access is taken from Berneslai Close, which forms the site's southern boundary. There is established residential development to the north and west boundaries with a mews court to Churchfields Close to the east.

The site lies wholly within the Victoria Road Conservation Area. The Conservation Area was enlarged in 2008 specifically to include the buildings at Berneslai Close with considerable Member and local support.

The buildings, which are located on a site that once housed Beckett Hospital which was founded in 1862, and now contain redundant offices, which are large scale 3/4 storey buildings. The elevations that face the former St. Mary's burial ground are of particular interest. The oldest of these buildings is the 3 storey, red brick Edwardian building in Baroque style. It has a hipped Welsh slate roof with overhang and decorated stone corbels, a central gabled projection with pediment, round window and decorated oriel window above the main entrance. Bays to either side incorporate sliding sash frames in an unusual 8 over 2 arrangement. Height to eaves 9m, height to apex 12.5m.

Adjacent and attached to this building is a larger 1930's building of 4 storeys with a stepped elevation in an orange-buff brick. 11 bays, some with vertical proportions, some square. Square bays incorporate windows in an 8 over 12 arrangement and vertical windows incorporate side hung casements. The foundation stone was laid by Countess Fitzwilliam in October 1938. Height to eaves is 13.5m, height to roof is 16m on the front elevation. Two arms extend to the rear, one 4.3m to eaves and 6.3m to ridge; one 12m to eaves, and 14m to ridge. It is this later building which is intended to be demolished. There are some trees to the perimeter. The open space to the south is the former St Mary's Burial Ground.

## **Planning History**

B/80/0894/BA Environmental works and car parking area

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Local Plan and the Joint Waste Plan. The Council has also a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The site is within Barnsley Town Centre and a Conservation Area.

## Local Plan Policies

SD1	Presumption in favour of sustainable development
GD1	General Development
CC1	Climate Change
CC2	Sustainable Design and Construction
CC4	Sustainable Drainage Systems
CC3	Flood Risk
RE1	Low Carbon and Renewable Energy
LG2	Location of Growth
H1	The Number of New Homes
H2	The Distribution of New Homes
H6	Housing Mix and Efficient Use of Land
H7	Affordable Housing
T3	New Development and Sustainable Travel
T5	Reducing the Impact of Road Travel
T4	New Development and Transport Safety
D1	Design
HE1	The Historic Environment
HE2	Heritage Statements and general application procedures
Bio1	Biodiversity and Geodiversity
CL1	Contaminated and Unstable Land
Poll1	Pollution Control and Protection
I1	Infrastructure and Planning Obligations

## Relevant Supplementary Planning Documents and Advice Notes

The SPDs/PAB's are currently being updated given the adoption of the Local Plan with a number already out to consultation. Those of relevance to the scheme are as follows:

SPD Designing New Housing

SPD Open Space provision on New Housing Developments

SPD Parking

### Other

South Yorkshire Residential Design Guide

### NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 109 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'

Para 62 where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on site unless off site provision or an appropriate financial contribution in lieu can be robustly justified and, the agreed approach contributes to the objective of creating mixed and balanced communities.

Para 189 In determining applications, LPA should require an applicant to describe the significance of any heritage asset including any contribution made by their setting.

Para 192 in determining applications, LPA should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Para 197 the significance of a non-designated heritage asset should be taken into account in determining the application, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para's 124 good design is a key aspect of sustainable development

## Consultations

The full range of consultations was undertaken when the application was considered previously and which Members were minded to approve. The responses at that time were as follows:

Historic England – No comments required  
South Yorkshire Archaeology Service – no comments received  
South Yorkshire Police – advice provided on secured by design  
Civic Trust – supports the application and considers relative heights have been considered properly  
Yorkshire Water – no objections in principle  
Pollution Control –no objections.  
Highways DC – no objections in principle  
Design – no formal comments received, requested enhanced planting  
Policy – A greenspace assessment would require a contribution  
Contaminated Land Officer – no comments received  
Affordable Housing - affordable housing would normally be required or equivalent offsite contribution  
Forestry Officer – no objections subject to conditions  
Biodiversity Officer – no objections subject to conditions  
Conservation Officer - no objections subject to conditions  
Highways Drainage – the submitted information is sufficient, no conditions required  
Waste Management – the developer will be charged for bins. Bin store should be large enough for 11 x 1100 litre containers for household waste and then extra for recycling bins  
Adult Care Homes – no comments received  
Natural England – No comments

For the minor changes proposed, the following limited consultation exercise was undertaken limited to material considerations which may be affected by the proposed changes;

Conservation – no objection subject to a condition regarding materials

Highways – no objections subject to re-imposition of all previous conditions

## Representations

The initial scheme that went before members in September 2018 had 12 letters of objection and 7 letters of support. The concerns raised are summarised as follows:

- Support for project as a whole but concerns about details
- Loss of privacy/size/overlooking/overshadowing/over development
- Impacts of noise/dust on health during demolition/construction
- Effect on drains/ water pressure etc.
- Effect on street parking in local area as there are insufficient spaces proposed
- Noise disturbance from vehicle movements in proposed car park
- Design is out of character for this low rise conservation area( bulk scale massing details)
- A 10 ft. high Victorian brick wall should be built instead of proposed fence
- A nursery was refused in this area, why should this application be granted?
- Potential for rats to be disturbed
- Must ensure the flats are only for the over 55's and not rented out to drug or alcohol dependents
- Loss of view

Following the submission of these amended plans, local residents were consulted and representations from 6 addresses have been received. Whilst several of the letters supported the development overall, the following issues were raised which predominantly reflect comments made previously which are:

- Loss of privacy/overlooking/amenity
- Insufficient parking provided
- Potential disruption during demolition/construction
- Overbearing/overshadowing/loss of light
- Boundary treatment
- Noise from vehicle movements
- Materials not in keeping with surroundings

One resident raised Juliet balconies in particular as causing a loss of privacy, one resident also raised the impact on bats and considered that the proposal does not address significant public health or safety issues.

## **Assessment**

### Principle of Development

The principle of the development was accepted by Members when the scheme went before them in September 2018, with only the issue of gaining a suitable balance between parking and garden areas remaining outstanding and being delegated to Officers to resolve. It is not considered that the adoption of the Local plan in the intervening period would alter the principle of the development as the site is still located within the Urban Barnsley, which is a focus for growth and that it lies within a sustainable location, close to town centre amenities and services including the transport interchange, health centres shops and entertainment.

In view of the above, Members are asked to consider whether the amendments to the approved scheme set out in this report are acceptable.

### S106 considerations – off-site public open space, affordable housing,

A viability assessment previously demonstrated that the proposal cannot support affordable housing. However, In accordance with GS1 and I1 and the SPD Open Space Provision on New Housing Developments, new developments that exceed 20 residential units are expected to contribute towards green space requirements.

There is limited amenity space within the site proposed for residents, however, the developer previously agreed to pay the off-site greenspace contribution of £41,763. The developer has now agreed to provide a pro rata increase to £44994.11 as a result of the 5 additional units proposed.

### Historic Environment

Members previously accepted that the potential harm to the conservation area as a result of the loss of the 1930's building was outweighed by its replacement which proposes separation from the Edwardian hospital building; high quality materials and detailing and a more appropriate scale and massing than the existing, together with the provision of a significant number of much needed dwellings for elderly and retention of the Edwardian Building.

In considering the proposed amendments, the Conservation Officer considers that the height of the building is increased slightly as a result of the amendments, however, this is order to minimise the very significant excavation that would have been required to set the building down circa 700mm as was previously proposed. However, a submitted plan comparing the exiting 1930's building to the proposed elevations demonstrates that:

- The key corner Edwardian red brick element of Becketts is retained and restored.
- The proposed massing and scale of the Berneslai Close frontage is still markedly less than the existing building.
- The footprint of the proposed is still markedly less than existing. Moreover, the northern most elevations of the proposal are is much less close to the rear of existing dwellings along Victoria Road (primarily 10-14).
- The important bay projections to the Berneslai Close frontage are retained from the previous approval.
- The use of buff brick, stone strings and detailing and slate (roof) is retained in the redesign.
- The proposal still broadly reflects the appearance and arrangement of the existing (1938) element but imposes its character less forcefully (primarily due to the reduction in bulk) on its Edwardian neighbour.

The Conservation Officer concludes that on balance the new design still defers to the traditional without being a pastiche, and the proposed amendments would result in a building appropriate for its context and contributes something new and positive in the Conservation Area. As such, the test at NPPF para 196 is still satisfied as the less than substantial harm is offset by the public benefit and the proposal accords with Local Plan Policy HE1q.

#### Design and Visual Amenity

Members previously agreed that the proposals were of high quality design and materials and together with the scale and massing, and high quality detailing were considered to be appropriate to its location and is considered to preserve and enhance the character of the of the Conservation Area.

The amended proposals retain the high quality materials and detailing and key design elements, and the Conservation Officer is satisfied that the amended proposal presents a high quality design suitable for the replacement of this large building in the Conservation Area despite one objector having concerns that the materials are not in keeping.

Whilst the new building is slightly higher than the approved plans, it is clear the height of the key front elevation (south elevation) would still be lower than the existing 1930's building. Additionally, as with the previous plans presented to Members, the building would still have a significantly smaller footprint than the existing, sitting centrally with in the plot with a much larger parking and circulation area around it than the existing building.

The top (4<sup>th</sup>) floor accommodation would remain located in the roof space as previously shown to Members and also reduces the impact of the building, and minimises the visual impact of the fourth floor accommodations. The additional units to the new lower ground floor level are accommodated without being visually intrusive to the street scene due to level changes within the site. The level changes allow the additional units to be accommodated without raising the building a whole floor height.

The amended plans show the rear(north) elevation to have a higher roof apex, although no additional windows are proposed, and the location of the proposed windows is almost identical to those previously seen by Members.

The east elevation (facing Berneslai Close) proposes to insert additional windows for the new lower ground floor apartments. There are other changes to fenestration proposed which do not affect the character of the proposal.

Overall the amended proposals are still considered to demonstrate a high quality design and materials. The scale and massing remain appropriate and together with the high quality detailing the amended plans are considered to be appropriate to its location and is considered to preserve and enhance the character of the of the Conservation Area. As such the proposal is considered to be in accordance with Local Plan policies GD1, D1 and HE1.

### Residential Amenity

Residents were previously concerned about loss of privacy and overlooking, and overshadowing caused by the height and mass of the proposed new building. One resident considered that the proposal would appear overbearing although the existing building is virtually abutting the garden boundaries to Victoria Road properties, compared to the proposed which will be at least 14m away from the boundary to the north. The approved plans meet and considerably exceed all relevant external space standards, between the proposed building and the existing dwellings, increasing from 17m and 18m (existing), to 28m and 32m as proposed to the north elevation; from 26 and 32 as existing to 32 and 36m to proposed west elevation and from 23m increased to 32m away to the east elevation. Even though one element of the building is taller than the existing at this point, the proposed building meets the 25 degree rule at all elevations. This demonstrates that there would not be any overshadowing or loss of light. Only number 14 Victoria Avenue immediately to the west of the site does not meet required external distance requirements, but it is currently only 1m away from the Council Offices and the approved plans would see an increase to 8m from the new building. The dwelling does not have any windows to the side elevation.

The amended proposals also meet and exceed these standards to the same degree despite the slight increase in height, taking into account additional distances required to offset the height of the proposed building. As such it would not appear overbearing to existing dwellings to the north or west. To the east elevation, the proposed building is the approximately the same height as existing but further away (existing 23m away, proposed 32m away.)

One objector has concerns that Juliet balconies would lead to increased overlooking and loss of privacy. However, Juliet balconies do not result in greater overlooking than windows and were on plans already seen by Members. In addition, only the southwest corner of objector's garden boundary touches the site. Additionally, as the dwelling is at an angle to the site, intervening distances, boundary treatment and existing and proposed tree planting, it is very unlikely that any impact on privacy would occur as a result of the proposal.

A shading study specifically for Victoria Rd properties has previously been provided from the applicant which demonstrates that the dwellings would not be significantly impacted by the new building due to its significantly greater distance from the neighbouring properties than the existing building. Despite the slight increase in height from that previously approved, the substantially increased distance from existing dwellings will satisfactorily maintain residential amenity including privacy and light levels and would not lead to overshadowing or overlooking to a significant degree.

Both the new build element and the conversion element complies with the relevant internal space standards for the most part, as set out in the Councils adopted SPD "Designing New Housing Development and the adopted best practice guidance in the South Yorkshire Residential Design Guide, although some individual rooms in the conversion are slightly below due to the constraints encountered when converting an existing building.



Concerns were raised about potential noise of vehicles using the car park to the apartments. The existing Council buildings have car parks to east and west elevations which were used during office hours, and there are also commercial premises to the north of the site, with car parking to the rear, closest to properties on Victoria Road. It is acknowledged that there will be some increase in noise levels over and above existing as the Berneslai Close building is currently unused.

Given that parking will be no closer than the existing, and that an additional boundary fence will be erected which will additionally mitigate against vehicular noise, it is not anticipated that vehicular noise from the site will be overly detrimental on existing residents, the majority of which have rear gardens which back on to the site.

Comments were received from resident relating to boundaries. However, the exiting boundary treatments belonging to the various properties surrounding the application site are proposed to be retained and a 1.8m timber fence proposed to the rear and west boundary; and 1.8m railings to the east as per the plans that Members previously saw.

To summarise, despite concerns from local residents, a careful assessment has demonstrated that the proposed amendments would not impact detrimentally on the exiting dwellings to a significant degree, and the application is considered to accord with Local Plan Policy GD1, and the relevant supplementary planning documents and best practice.

#### Highways

The amended proposal does not result in any reduction in the no. of parking spaces. The site lies within a sustainable town centre location, with all town centre services and the transport interchange within walking distance. As such the normal parking requirements as set out by adopted Supplementary Planning document Parking can be relaxed and the Highways Officer has no objections to the amended plans on this point.

On balance the proposal is considered to comply with the adopted SPD Parking and Local Plan Policy T4

#### Pollution Control

The Pollution Control Officer initially had concerns about a small substation on site and the potential impacts of noise. This had also been raised by an objector. However, following the submission of further information the Pollution Control Officer is satisfied that the brick construction would provide sufficient noise mitigation to prevent nuisance.

Residents raised concerns about noise during construction and demolition. A construction method statement has been submitted which adequately covers the potential issues with respect to noise and dust during demolition and construction, which was raised as a concern by objectors. This includes hours of operation for construction/demolition and control of noise/dust. It is acknowledged that there will be some disturbance during demolition and construction, although this would be for a temporary period only. The Pollution Control Officer is also satisfied that there would be no significant impact on existing dwellings as a result of the substation and the application is therefore in accordance with relevant policies

#### Drainage

A resident raised concerns about the impact the proposal would have on water pressure, drains etc. A drainage strategy and plan have been submitted and both Yorkshire Water and the Highways Drainage Officer have no objections and it is considered the proposal is acceptable on this point.

## Trees

The Council's Tree Officer has assessed the scheme and the changes and, given that most of the areas for the new parking are already hardstanding, has raised no objections to the scheme.

## Biodiversity

The site has been surveyed for bats, including roof voids where accessible. Evidence of bat activity has been found and avoidance and mitigation measures are proposed as follows:

- Provision of four tree mounted bat boxes to provide roosting opportunities during the demolition and renovation of building to be installed prior to any development works commencing on site and remain in place for a minimum of five years but preferably permanent
- inclusion of suitable bat features within the retained building, such as installation of a bat 'ridge box' to be incorporated in to one of the loft voids
- Use of Bitumen felt only, to be utilised within the re-roofed section of retained building

The Biodiversity Officer is satisfied with the survey, reports and avoidance and mitigation proposals subject to conditions for implementation of the measures.

## Other issues

Concerns were raised about noise and dust during demolition and construction. A planning condition is proposed for the construction period. However, the control of demolition falls under the Building Act 1984 and is administered by the Highways Authority.

## **Conclusion**

This is a much needed specialist development which will provide accommodation for the elderly, on the edge of Barnsley Town Centre, replacing unused 1930's ex Council offices with a modern bespoke building of high quality design, appropriate scale, and materials suitable for this Conservation Area location. In an attractive and sustainable location, the development also proposes to retain the historic red brick Edwardian building on this former Beckett Hospital site, the latter building to be converted to apartments. The modest increase of 5 apartments will help to ensure the viability of the proposal and enable the development to go ahead. Despite neighbour objections, careful assessment has demonstrated that the small increase in the height of the proposed building and additional fenestration would meet and exceed all the adopted external space standards, would not be considered to be detrimental to the privacy and amenity of surrounding residents, and would not be overbearing or cause overshadowing. A contribution of £44,994.11 will be made towards the provision or enhancement of off-site greenspace, increased from that previously agreed. Car parking is considered appropriate in scale for this sustainable location and it is not considered that it would cause a noise impact or disturbance and significant enough to outweigh the benefits of the proposal.

It is considered that the amended design would retain and enhance the character of the Conservation Area whilst providing a welcome contribution to the housing need within Urban Barnsley and is in accordance with the relevant policies in the Development Plan and the NPPF.

**Recommendation:**

Approve subject to legal agreement for contribution of £44,994.11 greenspace contribution and to conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
  
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:  
NE-2473-03-01-AC-001 REV B Site location and context Plan  
NE-2473R-03-01-AC-006-1 REV A Former Barnsley CO Offices Plans and Elevations - Existing  
NE-2473R-03-01-AC-006-2 REV A Former Barnsley CO Offices Plans and Elevations - Demolition  
NPS-DR-A-(00)-060 REV P1 rec'd 7/2/19 Retained Building Alternative ground Floor Plan and Elevations  
NPS-DR-A-(00)-041 REV P1 Proposed First Floor Plan received 07/02/2019  
NPS-DR-A-(00)-042 REV P1 Proposed Second Floor Plan  
NE-2473-03-02-AC-006-1 REV S Elevations 1 of 2 rec'd 07/02/2019  
NE-2473-03-02-AC-006-2 REV M Elevations 2 of 2 rec'd 07/02/2019  
NE-2473-03-02-AC-006-7 REV D Materials and precedence sheet rec'd 07/02/19  
NE-2473-03-02-AC-002-2 REV Q Proposed site layout rec'd 7/2/19  
NE-2473-03-02-AC-002-3 REV C Boundary treatment plan rec'd 7/2/19  
NE-2473-03-02-AC-002-3 Proposed comparative site layout rec'd 21/2/19  
NE-2473-03-02-AC-005-1 Comparative context elevations  
NE-2473-03-02-AC-002-9 REV Q Floor Plans rec'd 07/02/2019  
NE-2473-03-02-AC-005 REV F Context Elevations rec'd 7/2/19  
NE-2473-03-01-AC-012 REV A Sub-station layout  
NPS-B1-PL-GF-A-Zz\_70\_60\_X-200 REV P1 Received 12/2/19 Proposed refuse store  
NE-2473-3-AC-133 16 Victoria Road - Shading Study  
NE-2473-04-LA-01 REV K Landscape General Arrangement Plan rec'd 11/2/19  
NE-2473-03-LA-03 REV D Detailed Landscape Plan rec'd 12/7/18  
NE-2473-03-DE-001 REV C Drainage Strategy rec'd 16/2/18  
9871-KC-XX-YTREE-TCP-01 Tree Constraints Plan  
9871-KC-XX-YTREE REV A Tree Survey impact assessment and method statement rec'd 2/2/18  
9871-KC-XX-YTREE Tree Protection Plan rec'd 2/2/18  
Bat Mitigation Statement dated V3 dated 31/7/18 WSP received 20/8/18  
Figure 5 Bat Mitigation Location received 20/8/2018  
Phase I Desk Top Study Report by Arc Environmental  
Phase 2 Ground Investigation report by Arc Environmental

Construction Method Statement dated 5/2/18  
NE-(XXXX)-1-AC-15 dated 6/27/17 Annotated Indicative retained  
building reinstatement plan

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

- 3 On commencement of development a representative sample of the roofing materials, facing stone and brick shall have been submitted to, and approved in writing by, the Local Planning Authority. This shall include the building on site, of a sample panel of at least 1m by 1m in size of the proposed brick and facing stone. Thereafter the development shall proceed in strict accordance with the details as approved.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 Design.**
- 4 The windows, doors and frames shall be set in at least 75mm in the reveal and decorated in a colour to be agreed in writing with the Local Planning Authority on commencement of development. Thereafter, the agreed fenestration shall be installed and retained for the duration of the development.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 Design.**
- 5 The gutters shall be ogee in section mounted either on corbels or brackets (no fascias) with matching circular down pipes and soil pipes all in black.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 Design.**
- 6 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material ( ie not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.  
**Reason: to ensure that satisfactory off street parking/manoeuvring are provided, in the interests of highway safety and the free and safe flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.**
- 7 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.  
**Reason: In the interests of highway safety in accordance with Local Plan Policy Poll1 Pollution Control and Protection.**

- 8 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority  
**Reason: In the interests of Highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.**
- 9 The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to 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 in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.  
**Reason: To safeguard existing trees, in the interest of visual amenity and in accordance with Local Plan Policy Bio1. Biodiversity and Geodiversity.**
- 10 On commencement of development full details of the mitigation measures identified in Part 5 of the Bat Mitigation Statement by WSP dated July 2018, and Part 8 of the Extended Phase 1 Habitat Survey by Innovation Group Environmental Services dated 26/2/18 reference E-13792 REV 3, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.  
**Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy Bio1 Biodiversity and Geodiversity.**
- 11 Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.**

- 12 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy Bio1 Biodiversity and Geodiversity.**
- 13 Upon commencement of development details of measures to facilitate the provision of high speed broadband for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
**Reason: In order to ensure compliance Local Plan Policy I1 Infrastructure and Planning Obligations, in the emerging Local Plan and in accordance with paragraphs 42 and 43 of the National Planning Policy Framework**
- 14 Upon commencement of development, details of external lighting shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to occupation of the development hereby approved and retained in accordance with the approved details.  
**Reason: To enhance the quality of the development in the interests of the amenities of the locality, in accordance with Local Plan Policy D1 Design and POLL1 Pollution Control and Protection.**

15 On commencement of development, details of a scheme to reduce the developments carbon dioxide emissions to at least achieve carbon compliance targets as defined in Building Regulations by using decentralised, renewable or low carbon energy sources or other appropriate design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that the required reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

**Reason: In the interest of sustainable development, in accordance with Local Plan Policy RE1 Low Carbon and Renewable Energy.**

16 The development shall not advance above damp-proof course level until details of the works to the exterior of the retained Edwardian Building have been submitted to and approved by the Local Planning Authority substantially in accordance with annotated indicative plan NE-(XXXX)-1-AC-15 dated 6/27/17. The submitted details shall include, inter-alia, making good the separation of the Edwardian Building as well as replacing and repairing matching stone detailing and matching bricks. The development shall be carried out in accordance with the approved details before the first occupation of the new apartment building.

**Reason: in the interests of visual amenities of the locality and in accordance with Local Plan Policy D1 Design and to preserve the historic character of the area in accordance with Local Plan Policy and HE1 The Historic Environment .**

17 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:-

- The parking of vehicles of site operatives and visitors;
- Means of access for construction traffic;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Measures to prevent mud/debris being deposited on the public highway.

**Reason: In accordance with Local Plan Policy T4 New Development and Transport Safety.**

- 18 Any gates/barriers shall be located at least 5 m from the adopted highway, to allow a vehicle to wait clear of the highway whilst the gates are being opened/closed.  
**Reason: In the interests of highway safety and in accordance with Local Plan Policy T4 New Development and transport Safety.**
- 19 On commencement of the development a plan shall be submitted to and approved in writing by the Local Planning Authority which indicates the position of boundary treatment to be erected and shall provide details of each boundary type proposed. The boundary treatment shall be completed before the building is occupied. Development shall thereafter be carried out in accordance with the approved details.  
**Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining properties in accordance with Local Plan Policies HE1 and D1.**



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